

*Randal Park Community
Development District*

Agenda

March 18, 2022

AGENDA

Randal Park

Community Development District

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

March 14, 2022

**Board of Supervisors
Randal Park Community
Development District**

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, March 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. Approval of Minutes of the February 18, 2022 Meeting
4. Engineer's Report
 - A. Stormwater and Wastewater 20-year Needs Analyses – *Being Sent Under Separate Cover*
5. Review and Acceptance of Fiscal Year 2021 Audit Report
6. Consideration of Swim Lesson Agreement with SwimKids USA
7. Consideration of Polling Place Agreement with City of Orlando
8. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Amenity Report
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date
12. Adjournment

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

The third order of business is the approval of the minutes of the February 18, 2022 meeting. The minutes are enclosed for your review.

The fourth order of business is the Engineer's Report to include the Stormwater and Wastewater 20-year Needs Analyses. The Analyses report will be provided under separate cover.

The fifth order of business is the review and acceptance of the fiscal year 2021 audit report. A copy of the report is enclosed for your review.

The sixth order of business is consideration of swimming lessons with SwimKids USA. A copy of the agreement is enclosed for your review.

The seventh order of business is the consideration of allowing use of Randal House Clubhouse as a polling place for calendar year 2022. A copy of the agreement is enclosed for your review.

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

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

MINUTES

**MINUTES OF MEETING
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **February 18, 2022** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
Marshall Tindell	Field Manager
Alexandra Panagos	Community Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Yon stated I would like to know what is going to happen to the entrance to the cell tower. Who paid for the sod?

Mr. Bell stated Mattamy did. I don't know their schedule when they are going in and out but we did that for aesthetics.

Ms. Yon stated the sod is going to wash out during the rainy season. I came around 528 to 417 and I pulled my SUV off right there. It is 125 feet from the fence. They are allowing CFX to come off of 528 so they can get back to the railroad track to service that. Why can't they put an entrance right there because the trucks are boom trucks. Why can't we approach CFX to let them come off the ramp right there because it is only 125 feet from the fence.

Mr. Bell stated I would have to look at the record to see if the lessee who leases the cellphone tower who got the permits to construct and operate the cellphone tower requested that. Normally you wouldn't, you came on private property that is why Mattamy secured the easement to get to that across CDD property. Underneath that sod it is stabilized.

Ms. Steuck stated I agree it needs to be addressed and we will look at other options.

Ms. Brinkley stated when they build the train and we have half a wall instead of a whole wall as some communities have, I'm concerned about the noise.

Ms. Steuck stated some of the neighbors are getting sound walls but they are for the 417 expansion project, this is completely separate, this is a train and they install the sound wall.

THIRD ORDER OF BUSINESS

Presentation of Swimming Lesson Program

Representatives of Lane 4 Swim School, SwimKids USA, and Sharks and Minnows gave a presentation on their background, swim programs number of children in each class and hours of lessons.

After discussion the board directed staff to enter into contract negotiations with Swim Kids USA.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the January 21, 2022 Meeting

On MOTION by Mr. Grimm seconded by Mr. Bell with all in favor the minutes of the January 21, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Engineer's Report

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-01 Setting a Public Hearing for Modification of the Rules Regarding the Amenity Facilities and Chapter III of the Rules of Procedure

Ms. Trucco stated this resolution sets a public hearing for the adoption of the rules regarding amenity facilities and Chapter III of the Rules of Procedure regarding fees for use of

the facilities and services. There were a few additions to the rules in addition to the waiver for the non-profit organization.

On MOTION by Mr. Grimm seconded by Mr. Bell with all in favor Resolution 2022-01 setting a public hearing for April 15, 2022 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated the railroad agreement is going before the Central Florida Expressway Authority because that board also has to approve the final version.

Ms. Steuck asked can we see if the cellphone tower company can get access from the highway instead of through Randal Park?

Ms. Trucco stated I certainly can but I need to know the background because my understanding is that we have granted an easement on CDD owned property for right of way access. I will look at the easement and work with Jimmy.

Ms. Steuck stated the access is granted but it looks terrible all the time.

Mr. Bell stated we can talk to the engineer and see if he will do a typical section and the best way to help in that situation rather than the sod.

B. Manager

i. Approval of Check Registers

On MOTION by Mr. Bell seconded by Mr. Grimm 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
Proposal for Soccer Field Sod Replacement

On MOTION by Mr. Bell seconded by Ms. Steuck with all in favor the proposal from Yellowstone for selective removal and installation of Zoysia in the soccer field was approved.

iv. Amenity Report

A copy of the amenity center report was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Steuck asked were you able to find out if OUC could put brighter lights at the park?

Mr. Showe responded we haven't gotten a response yet, but we will follow-up.

Mr. Bell stated a few meetings ago I said I would have the solar bollard lights in at the park and they finally came into the port and will be installed within the next week or two.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Showe stated the next meeting will be March 18th and that is spring break and I will make sure we have a quorum.

On MOTION by Mr. Bell seconded by Mr. Grimm with all in favor the meeting adjourned at 11:14 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

*This item will be provided under
separate cover*

SECTION V

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	25
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	26-27
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	29-30



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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 14, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



February 14, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Randal Park Community Development District, City of Orlando, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,966,187).
- The change in the District's total net position in comparison with the prior fiscal year was \$257,982, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$2,808,459, an increase of \$183,511, in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned for capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Current and other assets	\$ 2,828,160	\$ 2,665,736
Capital assets, net of depreciation	6,837,145	7,073,528
Total assets	9,665,305	9,739,264
Current liabilities	350,089	377,455
Long-term liabilities	14,281,403	14,585,978
Total liabilities	14,631,492	14,963,433
Net position		
Net investment in capital assets	(7,443,767)	(7,511,959)
Restricted	1,647,031	1,614,691
Unrestricted	830,549	673,099
Total net position	\$ (4,966,187)	\$ (5,224,169)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2021	2020
Program revenues		
Charges for services	\$ 2,143,651	\$ 2,149,426
Operating grants and contributions	47,520	61,760
Capital grants and contributions	-	4
General revenues		
Unrestricted investment earnings	505	3,396
Total revenues	2,191,676	2,214,586
Expenses:		
General government	117,311	112,196
Maintenance and operations	1,016,049	1,026,591
Interest	800,334	814,909
Total expenses	1,933,694	1,953,696
Change in net position	257,982	260,890
Net position - beginning	(5,224,169)	(5,485,059)
Net position - ending	\$ (4,966,187)	\$ (5,224,169)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,933,694. The costs of the District's activities were paid by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$7,752,152 invested in capital assets. In the government-wide financial statements depreciation of \$915,007 has been taken, which resulted in a net book value of \$6,837,145. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2021, the District had \$14,400,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Randal Park Community Development District's Finance Department at 219 E. Livingston Street, Orlando FL 32801.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 425,718
Investments	372,809
Assessments receivable	5,392
Due from others	3,995
Prepays and other assets	45,233
Restricted assets:	
Investments	1,975,013
Capital assets:	
Depreciable, net	6,837,145
Total assets	<u>9,665,305</u>
 LIABILITIES	
Accounts payable	19,701
Accrued interest payable	330,388
Non-current liabilities:	
Due within one year	295,000
Due in more than one year	13,986,403
Total liabilities	<u>14,631,492</u>
 NET POSITION	
Net investment in capital assets	(7,443,767)
Restricted for debt service	1,647,031
Unrestricted	830,549
Total net position	<u>\$ (4,966,187)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
Primary government:				
Governmental activities:				
General government	\$ 117,311	\$ 117,311	\$ -	\$ -
Maintenance and operations	1,016,049	889,271	47,340	(79,438)
Interest on long-term debt	800,334	1,137,069	180	336,915
Total governmental activities	1,933,694	2,143,651	47,520	257,477
		General revenues:		
		Unrestricted investment earnings		505
		Total general revenues		505
		Change in net position		257,982
		Net position - beginning		(5,224,169)
		Net position - ending		<u>\$ (4,966,187)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 425,718	\$ -	\$ -	\$ 425,718
Investments	372,809	1,974,522	491	2,347,822
Due from other funds		17	-	17
Due from others	3,995	-	-	3,995
Assessments receivable	2,512	2,880	-	5,392
Prepays and other assets	45,233	-	-	45,233
Total assets	\$ 850,267	\$ 1,977,419	\$ 491	\$ 2,828,177
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 19,701	\$ -	\$ -	\$ 19,701
Due to other funds	17	-	-	17
Total liabilities	19,718	-	-	19,718
Fund balances:				
Nonspendable:				
Prepaid items	45,233	-	-	45,233
Restricted for:				
Debt service	-	1,977,419	-	1,977,419
Capital projects	-	-	491	491
Assigned for:				
Capital reserve	372,809	-	-	372,809
Unassigned	412,507	-	-	412,507
Total fund balances	830,549	1,977,419	491	2,808,459
Total liabilities and fund balances	\$ 850,267	\$ 1,977,419	\$ 491	\$ 2,828,177

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$	2,808,459
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	7,752,152	
Accumulated depreciation	<u>(915,007)</u>	6,837,145

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(330,388)	
Bonds payable	<u>(14,281,403)</u>	<u>(14,611,791)</u>
Net position of governmental activities		<u>\$ (4,966,187)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 985,492	\$ 1,137,069	\$ -	\$ 2,122,561
Other contributions	47,340	-	-	47,340
Miscellaneous revenue	21,090	-	-	21,090
Interest	505	180	-	685
Total revenues	1,054,427	1,137,249	-	2,191,676
EXPENDITURES				
Current:				
General government	117,311	-	-	117,311
Maintenance and operations	755,475	-	-	755,475
Debt service:				
Principal	-	310,000	-	310,000
Interest	-	801,188	-	801,188
Capital outlay	24,191	-	-	24,191
Total expenditures	896,977	1,111,188	-	2,008,165
Excess (deficiency) of revenues over (under) expenditures	157,450	26,061	-	183,511
Fund balances - beginning	673,099	1,951,358	491	2,624,948
Fund balances - ending	\$ 830,549	\$ 1,977,419	\$ 491	\$ 2,808,459

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 183,511
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is eliminated and capitalized as capital assets in the statement of net position.	24,191
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(260,574)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	6,279
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(5,425)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	310,000
Change in net position of governmental activities	<u>\$ 257,982</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Randal Park Community Development District ("District") was created by Ordinance number 0612111005 of the City of Orlando, on December 11, 2006. The District was created by Ordinance of the City of Orlando, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District's boundary was contracted on December 13, 2010 by Ordinance number 2010-54 of the City of Orlando, Florida, and further contracted on December 7, 2015 by Ordinance number 2015-60 of the City of Orlando, Florida, and later expanded on September 4, 2018 by Ordinance number 2018-48 of the City of Orlando, Florida.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District. During the current fiscal year, the boundaries of the District were expanded by approximately 18 acres bringing the total acreage coverage of the District to approximately 595 acres.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, two board members were elected by qualified electors within the District and three board members were affiliated or appointed by Mattamy Homes ("Current Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - stormwater	30
Recreational facilities and other	30
Furniture, fixtures and equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized Cost	Credit Risk	Maturities
Wells Fargo Advantage Government Money Market Fund	\$ 1,975,013	S&P AAAM	Weighted average of the fund portfolio: 37 days
Local Government Surplus Trust Funds (FL PRIME)	372,809	S&P AAAM	Weighted average of the fund portfolio: 48 days
Total Investments	<u>\$ 2,347,822</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2021, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - stormwater	\$ 2,035,276	\$ -	\$ -	\$ 2,035,276
Recreational facilities and other	5,664,512	14,289	-	5,678,801
Furniture, fixtures and equipment	28,173	9,902	-	38,075
Total capital assets, being depreciated	7,727,961	24,191	-	7,752,152
Less accumulated depreciation for:				
Infrastructure - stormwater	148,641	67,843	-	216,484
Recreational facilities and other	500,809	189,293	-	690,102
Furniture, fixtures and equipment	4,983	3,438	-	8,421
Total accumulated depreciation	654,433	260,574	-	915,007
Total capital assets, being depreciated, net	7,073,528	(236,383)	-	6,837,145
Governmental activities capital assets	\$ 7,073,528	\$ (236,383)	\$ -	\$ 6,837,145

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2012

On May 17, 2012, the District issued \$5,115,000 of Special Assessment Revenue Bonds, Series 2012 consisting of \$835,000 Term Bonds Series 2012 due on November 1, 2022 with a fixed interest rate of 5.75%, \$1,490,000 Term Bonds Series 2012 due on November 1, 2032 with a fixed interest rate of 6.125%, and \$2,790,000 Term Bonds Series 2012 due on November 1, 2042 with a fixed interest rate of 6.875%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid serially on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2013 through November 1, 2042.

The Series 2012 Bonds due November 1, 2042 are subject to redemption at the option of the District after November 1, 2032 as outlined in the Bond Indenture. The remaining Series 2012 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Series 2015

On March 18, 2015, the District issued \$9,055,000 of Special Assessment Revenue Bonds, Series 2015 consisting of \$1,755,000 Term Bonds Series 2015 due on November 1, 2025 with a fixed interest rate of 4.25%, \$2,760,000 Term Bonds Series 2015 due on November 1, 2035 with a fixed interest rate of 5.00%, and \$4,540,000 Term Bonds Series 2015 due on November 1, 2045 with a fixed interest rate of 5.20%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid serially on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds due November 1, 2035, and thereafter, are subject to redemption at the option of the District on or after November 1, 2025 as outlined in the Bond Indenture. The Series 2015 Bonds due on November 1, 2025 are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2018

On November 30, 2018, the District issued \$1,770,000 Special Assessment Revenue Bonds, Series 2018 consisting of multiple term bonds with maturity dates ranging from May 1, 2024 to May 1, 2049 and fixed interest rates ranging from 4.1% to 5.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2018 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2012	\$ 4,580,000	\$ -	\$ 115,000	\$ 4,465,000	\$ 95,000
Less original issue discount	(56,402)	-	(2,608)	(53,794)	-
Series 2015	8,390,000	-	165,000	8,225,000	170,000
Less original issue discount	(67,620)	-	(2,817)	(64,803)	-
Series 2018	1,740,000	-	30,000	1,710,000	30,000
Total	\$ 14,585,978	\$ -	\$ 304,575	\$ 14,281,403	\$ 295,000

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2022	\$ 290,000	\$ 786,942	\$ 1,076,942
2023	305,000	772,956	1,077,956
2024	330,000	757,717	1,087,717
2025	355,000	737,234	1,092,234
2026	360,000	719,609	1,079,609
2027-2031	2,170,000	3,295,749	5,465,749
2032-2036	2,830,000	2,620,201	5,450,201
2037-2041	3,745,000	1,684,674	5,429,674
2042-2046	3,700,000	532,576	4,232,576
2047-2049	315,000	33,280	348,280
Total	\$ 14,400,000	\$ 11,940,938	\$ 26,340,938

NOTE 7 – DEVELOPERS TRANSACTIONS

The Developers own a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developers.

The District has a cost sharing agreement with the Original Developer whereby the Original Developer has agreed to reimburse the District fifty percent of certain maintenance costs. During the fiscal year ended September 30, 2021, the Original Developer reimbursed the District in the amount of \$47,340 which includes a receivable of \$3,995.

NOTE 8 – CONCENTRATION

The Developers own a majority of the land within the District. Therefore, the District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – INTERLOCAL AGREEMENT

During the fiscal year ended September 30, 2013, the District entered into an interlocal agreement ("Agreement") with the City of Orlando ("City") regarding maintenance of City owned rights of way ("City ROW") within and adjacent to the District. The Agreement acknowledges that the City has ultimate responsibility for the maintenance of the ROW but provides the option and mechanism for the District to maintain the ROW to a higher standard than the City would otherwise provide.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. The District has also contracted with the same management company to perform field management services, which include monthly inspection of the District's irrigation system. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Accounts	
REVENUES			
Assessments	\$ 963,338	\$ 985,492	\$ 22,154
Other contributions	46,221	47,340	1,119
Miscellaneous revenue	15,000	21,090	6,090
Interest	-	505	505
Total revenues	<u>1,024,559</u>	<u>1,054,427</u>	<u>29,868</u>
EXPENDITURES			
Current:			
General government	132,556	117,311	15,245
Maintenance and operations	892,003	755,475	136,528
Capital outlay	-	24,191	(24,191)
Total expenditures	<u>1,024,559</u>	<u>896,977</u>	<u>127,582</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	157,450	<u>\$ 157,450</u>
Fund balance - beginning		<u>673,099</u>	
Fund balance - ending		<u>\$ 830,549</u>	

See notes to required supplementary information

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	16
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$8,000
Independent contractor compensation for FYE 9/30/2021	\$888,349
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 24 of annual financial report
Ad Valorem taxes;	
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and Maintenance - \$1,191.80
	Debt Service Series 2012 - \$1,072.15 \$1,125.75 \$1,179.35 \$804.54
	Debt Service Series 2015 - \$300.59 \$251.42 \$202.25 \$313.83 \$1,117.01 \$1,551.10 \$1,630.50 \$1,704.62 \$1,164.64
	Debt Service Series 2018 - \$1,170.00
Special assessments collected FYE 9/30/2021	\$2,115,684
Outstanding Bonds:	
Series 2012, due November 1, 2042,	see Note 6 for details
Series 2015, due November 1, 2045,	see Note 6 for details
Series 2018, due May 1, 2049,	see Note 6 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 14, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Gray & Associates

February 14, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

We have examined Randal Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Randal Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

February 14, 2022



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2021 and have issued our report thereon dated February 14, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 14, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Randal Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Randal Park Community Development District, City of Orlando, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

February 14, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

SECTION VI

SWIM LESSON SERVICE AGREEMENT

(Randal Park Community Development District and Poolskool USA Inc.)

THIS SWIM LESSON SERVICE AGREEMENT (“Agreement”) is made and entered into effective as of the 1st day of April, 2022 (the “Effective Date”), between the **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT** (the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and **POOLSKOOL USA INC.**, a Florida corporation (the “Instructor”), whose address is 10601 Lake Louisa Road, Clermont, Florida 34711.

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Instructor agree as follows:

1. DEFINITIONS.

(a) Agreement. The Agreement consists of this Swim Lesson Service Agreement and the Instructor’s proposal (the “Proposal”), attached hereto as Exhibit “A.” The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 16. In the event of any conflict between the term(s) herein and the terms in Exhibit “A,” the term(s) herein shall prevail.

(b) Services. The term “Services” as used in this Agreement shall be construed to include all work/services set forth in the Proposal and all obligations of Instructor under this Agreement, including any addenda or special conditions.

2. SCOPE OF SERVICE.

(a) A description of the nature, scope and schedule of Services to be performed by the Instructor under this Agreement shall be pursuant to the Proposal.

3. COMMENCEMENT OF SERVICES AND TERM. Instructor shall commence the Services on April 1, 2022, pursuant to the Proposal. The term of this Agreement is April 1, 2022 to October 10, 2022.

4. USE OF FACILITIES. The Instructor shall have a non-exclusive license to use a portion of the pool located adjacent to the Randal Park Community Center, in such manner as designated by staff as may be modified from time to time in the District’s sole discretion.

(a) Hours and Area of Use.

A. Subject to the approval of the District's authorized representative/recreational facilities manager (the "Manager"), the Instructor may teach swimming lessons at the following times:

Monday to Friday: 8:00 a.m. to 7:00 p.m.

Saturday and Sunday: 8:00 a.m. to 12:00 p.m.

B. Additional hours or revisions to the schedule may be authorized in writing by the Manager and the Instructor. The parties acknowledge that weather conditions may affect the use of the pool facilities and that the District shall have the right to temporarily close the pool facilities at any time due to inclement weather, including but not limited to rain, lightning, hail, and/or strong winds. Additionally, the District shall have the right to temporarily close the pool facilities at any time in the event that a danger to public health, safety or welfare exists. Licensee shall abide by the decision of the District as to the closure of the pool facilities, and shall be responsible for the safety of its employees, agents, representatives, students, guests and/or invitees during such times.

C. The swimming lessons shall be conducted in an area of the pool facilities that is designated by the Manager. Instructor shall not have exclusive use of the entirety of the pool facilities.

5. DISTRICT MANAGER.

(a) The District Manager shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, Attention: Jason Showe; provided, however, that the District may, without liability to the Instructor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Instructor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement. To be effective, such change in authorized represented must come from District counsel or the District's Chairman

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District; provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Instructor for all sums required to be paid by the District to the Instructor hereunder.

6. PAYMENTS.

(a) Instructor shall pay the District ten percent (10%) of gross revenues from the Services, pursuant to the Proposal.

(b) The Instructor agrees to provide the District's residents with a 10% (ten percent) discount on all classes provided at the District's pool facility.

(c) The District shall in no way be liable or responsible for any disputes relating to the fees charged by the Instructor.

7. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Instructor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) All employees, volunteers and other agents of Instructor shall possess CPR certification and have completed all internal training requirements with the Instructor.

8. EMPLOYEES; INDEPENDENT INSTRUCTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion and discharge of any employees of Instructor or of entities retained by Instructor are the sole responsibility of Instructor. Instructor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Instructor shall obtain, for each individual Instructor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Instructor's industry. Instructor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Instructor's employ, and Instructor shall make all background checks available for District's review upon request. Instructor shall enforce strict discipline and good order among its employees on the District's premises.

(b) Instructor is an independent Instructor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Instructor. Instructor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

9. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Instructor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

(b) Instructor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Instructor or its services provided hereunder, at Instructor's sole cost and expense, and Instructor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Instructor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Instructor shall not comply with the same. Instructor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Instructor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Instructor.

10. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY

(a) Instructor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Instructor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District). In addition to all other requirements of this Agreement, Instructor shall comply with all federal, state and local laws and regulations related to health and safety.

(b) The Instructor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Instructor will provide employees with training to perform their jobs safely.

(d) Instructor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

11. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Instructor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Instructor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Instructor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services, Inc. (the “Public Records Custodian”). Instructor shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services.

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Instructor does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

12. COMPLIANCE WITH E-VERIFY SYSTEM.

(a) The Instructor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Section 448.095, *Florida Statutes*, the Instructor shall enroll with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Instructor has knowingly violated Section 448.091, *Florida Statutes*.

If the Instructor anticipates entering into agreements with a subcontractor for the work, Instructor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Instructor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Instructor has otherwise complied with its obligations hereunder, the District shall promptly notify the Instructor. The Instructor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Instructor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Instructor represents that no public employer has terminated a contract with the Instructor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IF THE INSTRUCTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE INSTRUCTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT JSHOWE@GMSCFL.COM OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTN.: RANDAL PARK DISTRICT PUBLIC RECORDS CUSTODIAN.

13. INSURANCE. Instructor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum professional and general limited liability in an amount acceptable by the District Manager.

14. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. INDEMNIFICATION. Instructor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Instructor's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Instructor, its agents, employees or sub-Instructors, related to or in the performance of this Agreement.

16. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, identify additional or revised scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Instructor shall comply with all such orders and instructions issued by the District.

17. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Instructor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Instructor, its SubInstructors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Instructor shall at all times keep the general area in which the Services are to be performed, including but not limited to the pool, pool deck and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Instructor to comply with such standards, means and methods of cleanup as the District may make known to the Instructor. In the event the Instructor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Instructor.

(d) Instructor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

18. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (15) days prior written notice to Instructor.

(b) If the Instructor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to any subcontractors, or otherwise, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Instructor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Instructor and its surety, if any, three (3) days written notice, terminate the Contract and the employment of Instructor.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Randal Park Community Development District
c/o Governmental Management Services - Central Florida
219 East Livingston Street
Orlando, Florida 32801
Attention: Jason Showe, District Manager
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: District Counsel
Telephone: (407) 481-5800

If to Instructor: Poolskool USA Inc.
10601 Lake Louisa Road
Clermont, Florida 34711
Attention: Kimberly Albert, President

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Instructor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Instructor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

26. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

[SIGNATURE ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
SWIM LESSON SERVICE AGREEMENT**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed
affective as of the day and year first above written.

WITNESSES:

Print: _____

Print: _____

DISTRICT:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Print: _____

Title: _____

WITNESSES:

Print: _____

Print: _____

INSTRUCTOR:

POOLSKOOL USA INC., a Florida
corporation

By: _____

Print: _____

Title: _____

EXHIBIT “A”

Proposal

[See attached.]

SECTION VII



SUPERVISOR OF ELECTIONS

**119 W. KALEY ST.
ORLANDO, FL 32806**

AGREEMENT FOR USE AS A POLLING PLACE

PRECINCT 440

(SUBJECT TO CHANGE DUE TO REDISTRICTING)

This agreement is entered into this Februar day of 24, 2022, by and between Bill Cowles, in his official capacity as Supervisor of Elections for Orange County, Florida, hereafter referred to as SOE, and Randal Park CDD hereafter referred to as

"owner/manager/organization", whose telephone number is 4078415524

WHEREAS, SOE desires to obtain the use of the premises and facilities known as:

Randal Park Clubhouse

8730 Randal Park Blvd.

Orlando, FL 32832

("premises")

for use as a polling place for elections in calendar year 2022; and WHEREAS, "owner/manager/organization" is agreeable to allowing the "premises" to be used as a polling place under the terms and conditions set forth below.

ACCORDINGLY, the parties agree as follows:

1. "Owner/manager/organization" agrees to allow the following described areas:

Room Randal House Clubhouse

Other areas

including available parking areas and directly connecting passageways to be used as a polling place on the following election dates:

Tuesday,	August 23, 2022	Primary Election
Tuesday,	November 8, 2022	General Election

The "premises" are to be occupied and used solely by SOE from the time that poll workers arrive until all Election Day activities are complete.

2. "Owner/manager/organization" will permit SOE to gain access to the "premises" on other necessary dates and times for purposes of carrying out elections activities, including but not limited to, delivering, setting up, and removing of election equipment and supplies. Arrangements between the parties with regard to dates and times for delivery and pick-up of voting equipment, supplies, and other materials shall be by mutual agreement.

3. SOE shall pay to "owner/manager/organization" the amount of \$300.00 for each election, to be paid in one check after the General Election, for use of the "premises" as set forth in this agreement.

Check should be made payable to: Randal Park CDD

And mailed to: 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

4. During the duration of this Agreement, each party shall maintain insurance or self-insurance coverage of such types and in such amounts as may be deemed necessary by each party. SOE shall also maintain "all-risk" property insurance covering its equipment and other personal property for the full replacement value of such property. Likewise, "Owner/manager/organization" shall maintain "all-risk" property insurance covering the building and its personal property for the full replacement value of such property. Each party hereby agrees to waive and release the other from all claims related to or arising out of damage to its respective property, howsoever caused, to the extent the claim or damage to its respective insurance whether or not said insurance was in effect as required.

Each party shall defend, indemnify and hold the other party harmless from all claims, damages, losses and expenses arising out of or resulting from the negligent performance of its respective operations under the Agreement; however, nothing contained herein shall constitute a waiver by either party of its sovereign immunity or the provisions of Florida Statutes Section 768.28

5. The parties agree that this agreement is based upon present precinct boundaries, determined by federal, state, and local district lines as designated by the respective legislative bodies. Accordingly, the parties expressly agree that this agreement is contingent upon those boundaries, as presently designated, remaining accurate at the time of the election. Should these boundaries change, either by way of legislative action or court order, the parties agree that this agreement shall be voidable upon notification by the Supervisor of Election to the other signatories to this agreement.

6. "Owner/manager/organization" agrees to permit entry to the "premises" on Election morning no later than 6:00 a.m. according to the following arrangements:

[Doors will be opened by our staff](#)

Emergency Contact Person for morning entry: [Alexandra Penagos](#)

Phone Number(s): (work) (home) (cell) [4075794545](#)

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates stated below:

FACILITY CONTACT

ORANGE COUNTY SUPERVISOR OF ELECTIONS

Signature:  42573E094EECA77

Print Name: [Alexandra Penagos](#)

Bill Cowles

Date: [February 24, 2022](#)

Date:



**SUPERVISOR OF ELECTIONS
POLLING PLACE INFORMATION
2022 ELECTIONS**

IMPORTANT DATES TO REMEMBER

PRIMARY ELECTION

- X **AUGUST 1, 2022*** – EQUIPMENT TESTING BEGINS
- X **AUGUST 22, 2022** – DELIVERY OF POLLING PLACE EQUIPMENT
- X **AUGUST 23, 2022** – ELECTION DAY
- X **AUGUST 24, 2022** – PICK UP OF POLLING PLACE EQUIPMENT

GENERAL ELECTION

- X **OCTOBER 17, 2022*** – EQUIPMENT TESTING BEGINS
- X **NOVEMBER 7, 2022** – DELIVERY OF POLLING PLACE EQUIPMENT
- X **NOVEMBER 8, 2022** – ELECTION DAY
- X **NOVEMBER 9, 2022** – PICK UP OF POLLING PLACE EQUIPMENT
- X **NOVEMBER 18, 2022**** – POLLING PLACE CHECKS MAILED (PRIMARY AND GENERAL)

If you have any questions, please contact us at 407-836-2070 ext. 71115

*Equipment testing will happen within the three weeks leading up to the election. Our technicians will be contacting you to set up an appointment time.

**Polling Place Payments do not apply to tax supported facilities, per Florida Statute. One check for both Primary and General elections.



SUPERVISOR OF ELECTIONS POLLING PLACE AVAILABILITY 2022 ELECTIONS

PCT # 440 (SUBJECT TO CHANGE DUE TO REDISTRICTING)

Make Corrections to Name or Address Here:

ADDRESS ON FILE: (make corrections below)

Randal Park Clubhouse

8730 Randal Park Blvd.

Orlando, FL 32832

Contact Information

Facility Phone # 4078415524

Hours of Operation: Mon. 9am-5pm Tues. 9am-5pm Wed. 9am-5pm Th. 9am-5pm Fri. 9am-5pm

Mailing Address: (if different from above)

Who is the facility contact person who will manage election matters? (equipment delivery and pickup, setup, etc.)

Alexandra Penagos

4075794545

Name

Phone Number (Business Hours)

Phone Number (Other)

Email Address: apenagos@gmscf.com

Alternate Contact Person:

Name

Phone Number (Business Hours)

Phone Number (Other)

Email Address:

Facility Information

Is there a sign in front of your facility, or on the building? NO

If yes, please write the name listed on the sign:

What room will voting take place in? Randal House Clubhouse

Is this the same room as was used in 2020? YES

Since 2020, have there been any structural changes or are there plans to make changes to the following areas prior to any of the election dates?

the building? NO

If yes to any, please describe:

the voting room? NO

the parking lot? NO

Can tables and chairs be provided for use on Election Day? YES

How many 6 foot (or longer) tables can be provided for use on Election Day? 3 tables

How many chairs can be provided for use on Election Day? 10



**SUPERVISOR OF ELECTIONS
POLLING PLACE AVAILABILITY
2022 ELECTIONS**

Do you have on-site law enforcement or security on weekdays? [NO](#)

If yes, please list agency name and hours they are on-site:

What company provides your electric? [OUC](#)

Does the Voting Room run on a generator when power goes out? [NO](#)

Is there a gate voters must pass through to enter your facility? [NO](#)

If yes, what arrangements will be made for voter access?

Can poll workers set up the Voting Room on the Monday prior to the election? [YES](#)

If yes, what time frame would be convenient?

Can our poll workers arrive at 5:30 AM on Election morning? [YES](#)

What arrangements will be made for access to the building Election morning?

[Doors will be opened by our staff](#)

Emergency Contact Person for morning entry: [Alexandra Penagos](#)
Name

[4075794545](#)
Phone Number

Election equipment will be delivered on the Monday preceding the elections, and picked up the Wednesday following each election. Please give us a **4 hour time frame** that would be convenient for delivery and pick up of our equipment:

Delivery: [9am-2pm](#)

Pick up: [9am-2pm](#)

According to Florida Law, No Solicitation will be permitted within 150 feet from the entrance to the Polling Place. The law also restricts property owners from limiting solicitation beyond the 150 feet during polling hours. Do you have a solicitation restriction policy for your property outside of polling hours?

[Yes](#)

If yes, what is the policy?

[No Soliciting](#)

Other Information:

Comments or special requirements/circumstances:

[Personnel Needs to be provided to move the furniture and put it back to the same conditions after the event.](#)

SECTION VIII

SECTION B

SECTION 1

Randal Park

Community Development District

Check Run Summary

February 1, 2022 thru February 28, 2022

Fund	Date	Check No.'s	Amount
General Fund	2/1/22	2395 - 2400	\$12,099.61
	2/4/22	2401	\$1,512.50
	2/8/22	2402 - 2408	\$36,550.85
	2/15/22	2409 - 2411	\$13,825.32
	2/18/22	2412 - 2414	\$746,500.34
	2/23/22	2415 - 2421	\$10,209.35
			<hr/> \$820,697.97

*** CHECK DATES 02/01/2022 - 02/28/2022 ***
 RANDAL PARK CDD
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/01/22	00043	1/25/22 15687566	202201 320-53800-46800	PEST CONTROL - JAN 22	*	50.00	
				ARROW ENVIRONMENTAL SERVICES			50.00 002395
2/01/22	00128	1/27/22 I-012722	202201 320-53800-47600	SECURITY SVC 01/02-01/22	*	343.50	
		1/28/22 I-012022	202201 320-53800-47600	SECURITY SVC-01/20-01/28	*	893.00	
				ORLANDO POLICE DEPT.			1,236.50 002396
2/01/22	00038	1/18/22 378441	202202 320-53800-46400	CHEMICALS/CONTROL-FEB 22	*	750.00	
				SPIES POOL, LLC			750.00 002397
2/01/22	00049	1/21/22 355390	202201 320-53800-34500	SECURITY MONITORING-JAN22	*	745.00	
				SYNERGY FL			745.00 002398
2/01/22	00136	2/01/22 W5100	202202 320-53800-34500	SECURITY MONITORING-FEB22	*	120.00	
				WI-PAK			120.00 002399
2/01/22	00066	12/22/21 ON 30806	202112 320-53800-47200	GRASS-MULCH INSTALL/IRRIG	*	3,787.68	
		12/22/21 ON 30806	202112 320-53800-47200	GRASS AND SOIL INSTALL	*	2,465.14	
		1/03/22 ON 31081	202201 320-53800-47200	3 PLAYGRND MULCH INSTALL	*	2,945.29	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			9,198.11 002400
2/04/22	00095	4/16/22 14341	202202 300-15500-10000	EASTER EVENT - 04/16/22	*	1,512.50	
				CAPTAIN CARNIVAL			1,512.50 002401
2/08/22	00031	1/31/22 200135	202201 320-53800-47000	LAKE MAINT 5 PDS - JAN 22	*	285.00	
		1/31/22 200135	202201 320-53800-47000	LAKE MAINT DOWDEN-JAN 22	*	55.00	
		1/31/22 200135	202201 320-53800-47000	MAINT AC1 RETENT - JAN 22	*	50.00	
		1/31/22 200135	202201 320-53800-47000	MAINT AC2 RETENT - JAN 22	*	95.00	
		1/31/22 200135	202201 320-53800-47000	MAINT 4 RET PONDS-JAN 22	*	355.00	
				APPLIED AQUATIC MANAGMENT, INC.			840.00 002402

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/08/22	00133	1/16/22 165206	202201 320-53800-53000		*	4,800.00	
			QTRLY MAINT - MITIGATION				
				BIO-TECH CONSULTING INC.			4,800.00 002403
2/08/22	00015	2/01/22 21891	202202 310-51300-32200		*	4,400.00	
			AUDIT FYE - 09/30/2021				
				GRAU & ASSOCIATES			4,400.00 002404
2/08/22	00025	1/27/22 291	202112 310-51300-31500		*	798.94	
			RVW AGENDA/ATTND BOS MTG				
				LATHAM, LUNA, EDEN & BEAUDINE LLP			798.94 002405
2/08/22	00128	2/01/22 I-020122	202201 320-53800-47600		*	549.50	
			SECURITY SVC-01/23-01/29				
		2/07/22 I-020722	202202 320-53800-47600		*	549.50	
			SECURITY SVC-01/30-02/05				
				ORLANDO POLICE DEPT.			1,099.00 002406
2/08/22	00039	1/01/22 7072	202201 320-53800-46400		*	600.00	
			POOL MAINTENANCE - JAN 22				
				ROBERTS POOL SERVICE AND REPAIR INC			600.00 002407
2/08/22	00066	1/15/22 ON 31626	202201 320-53800-46200		*	24,012.91	
			LANDSCAPE MAINT - JAN 22				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			24,012.91 002408
2/15/22	00129	2/10/22 41102474	202202 320-53800-46700		*	73.45	
			BATHROOM MATS CLEANING				
				CINTAS			73.45 002409
2/15/22	00001	2/01/22 673	202202 310-51300-34000		*	3,482.67	
			MANAGEMENT FEES - FEB 22				
		2/01/22 673	202202 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-FEB 22				
		2/01/22 673	202202 310-51300-35100		*	116.67	
			INFORMATION TECH - FEB 22				
		2/01/22 673	202202 310-51300-31300		*	875.00	
			DISSEMINATION SVCS-FEB 22				
		2/01/22 673	202202 310-51300-51000		*	1.05	
			OFFICE SUPPLIES				
		2/01/22 673	202202 310-51300-42000		*	51.08	
			POSTAGE				
		2/01/22 673	202202 310-51300-42500		*	43.65	
			COPIES				
		2/01/22 675	202202 320-53800-12100		*	6,620.08	
			AMENITY MANAGEMENT-FEB 22				

RAND RANDAL PARK MBYINGTON

*** CHECK DATES 02/01/2022 - 02/28/2022 ***
 RANDAL PARK CDD
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		2/01/22 676	202202 320-53800-12300		*	2,426.67	
			FACILITY MAINT - FEB 22				
				GOVERNMENTAL MANAGEMENT SERVICES			13,716.87 002410
2/15/22 00049		2/01/22 210922	202202 320-53800-34500		*	35.00	
			SECURITY MONITORING-FEB22				
				SYNERGY FL			35.00 002411
2/18/22 00033		2/18/22 02182022	202202 300-20700-10300		*	270,540.12	
			ASSESSMENT TRANSFER S2012				
				RANDAL PARK CDD C/O WELLS FARGO			270,540.12 002412
2/18/22 00110		2/18/22 02182022	202202 300-20700-10300		*	396,405.80	
			ASSESSMENT TRANSFER S2015				
				RANDAL PARK CDD C/O WELLS FARGO			396,405.80 002413
2/18/22 00111		2/18/22 02182022	202202 300-20700-10300		*	79,554.42	
			ASSESSMENT TRANSFER S2018				
				RANDAL PARK CDD C/O WELLS FARGO			79,554.42 002414
2/23/22 00001		2/01/22 674	202202 320-53800-12000		*	1,492.67	
			FIELD MANAGEMENT - FEB 22				
		2/01/22 674	202202 320-53800-47700		*	105.06	
			GYM EQUIPMENT-PARTS				
		2/01/22 674	202202 310-51300-49000		*	33.36	
			ENVELOPES				
				GOVERNMENTAL MANAGEMENT SERVICES			1,631.09 002415
2/23/22 00025		2/18/22 03611	202201 310-51300-31500		*	1,254.32	
			ATTND MTG/PRP LIST/AGRMNT				
				LATHAM, LUNA, EDEN & BEAUDINE LLP			1,254.32 002416
2/23/22 00128		2/17/22 I-021722	202202 320-53800-47600		*	755.50	
			SECURITY SVC 02/06-02/12				
		2/21/22 I-022122	202202 320-53800-47600		*	343.50	
			SECURITY SVC 02/13-02/18				
				ORLANDO POLICE DEPT.			1,099.00 002417
2/23/22 00039		2/01/22 7139	202202 320-53800-46400		*	600.00	
			POOL MAINTENANCE - FEB 22				
		2/01/22 7140	202202 320-53800-46900		*	150.00	
			FOUNTAIN MAINT - FEB 22				
				ROBERTS POOL SERVICE AND REPAIR INC			750.00 002418
2/23/22 00108		2/01/22 221606	202202 320-53800-46700		*	1,230.00	
			JANITORIAL SERVICE-FEB 22				

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/22 221606	202202 320-53800-46700		*	119.94	
		JANITORIAL MATERIALS					
				RUGBY COMMERCIAL CLEANING, LLC			1,349.94 002419
2/23/22 00035	12/20/21	2043351	202112 310-51300-32300		*	4,000.00	
		TRUSTEE FEE - SERIES 2018					
				WELLS FARGO BANK			4,000.00 002420
2/23/22 00074	2/14/22	6536	202202 320-53800-47700		*	125.00	
		TREADMILL CONSOLE REPLACE					
				ZACHS TREADMILL REPAIR			125.00 002421
TOTAL FOR BANK A						820,697.97	
TOTAL FOR REGISTER						820,697.97	

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
February 28, 2022



Table of Contents

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

Randal Park
Community Development District
Combined Balance Sheet
February 28, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 1,005,056	\$ -	\$ -	\$ 1,005,056
Debit Card	\$ 2,479	\$ -	\$ -	\$ 2,479
Investments:				
State Board Administration	\$ -	\$ -	\$ 372,957	\$ 372,957
Series 2012				
Reserve	\$ -	\$ 401,050	\$ -	\$ 401,050
Revenue	\$ -	\$ 502,584	\$ -	\$ 502,584
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 0	\$ -	\$ 0
Sinking Fund	\$ -	\$ 17	\$ -	\$ 17
Series 2015				
Reserve	\$ -	\$ 596,093	\$ -	\$ 596,093
Revenue	\$ -	\$ 665,929	\$ -	\$ 665,929
Interest	\$ -	\$ 11	\$ -	\$ 11
Prepayment	\$ -	\$ 1,877	\$ -	\$ 1,877
Construction	\$ -	\$ -	\$ 437	\$ 437
Series 2018				
Reserve	\$ -	\$ 58,840	\$ -	\$ 58,840
Revenue	\$ -	\$ 116,834	\$ -	\$ 116,834
Interest	\$ -	\$ 0	\$ -	\$ 0
Capital Interest	\$ -	\$ 2,539	\$ -	\$ 2,539
Construction	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 7,969	\$ -	\$ -	\$ 7,969
Due from Capital Reserve	\$ 44,767	\$ -	\$ -	\$ 44,767
Due from General Fund	\$ -	\$ 22,217	\$ -	\$ 22,217
Prepaid Expenses	\$ 1,513	\$ -	\$ -	\$ 1,513
Total Assets	\$ 1,061,783	\$ 2,367,991	\$ 373,448	\$ 3,803,223
Liabilities:				
Accounts Payable	\$ 40,013	\$ -	\$ -	\$ 40,013
Due to Debt Service	\$ 22,217	\$ -	\$ -	\$ 22,217
Due to General Fund	\$ -	\$ -	\$ 44,767	\$ 44,767
Total Liabilities	\$ 62,230	\$ -	\$ 44,767	\$ 106,997
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 328,190	\$ 328,190
Nonspendable:				
Deposits and Prepaid Items	\$ 1,513	\$ -	\$ -	\$ 1,513
Restricted for:				
Debt Service 2012	\$ -	\$ 911,703	\$ -	\$ 911,703
Debt Service 2015	\$ -	\$ 1,275,708	\$ -	\$ 1,275,708
Debt Service 2018	\$ -	\$ 180,581	\$ -	\$ 180,581
Capital Projects - Series 2015	\$ -	\$ -	\$ 437	\$ 437
Capital Projects - Series 2018	\$ -	\$ -	\$ 55	\$ 55
Unassigned	\$ 998,041	\$ -	\$ -	\$ 998,041
Total Fund Balances	\$ 999,553	\$ 2,367,991	\$ 328,681	\$ 3,696,226
Total Liabilities & Fund Balance	\$ 1,061,783	\$ 2,367,991	\$ 373,448	\$ 3,803,223

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ 917,778	\$ 917,778	\$ -
Colonial Properties Contribution	\$ 46,332	\$ 19,305	\$ 19,793	\$ 488
Miscellaneous Revenue	\$ 1,000	\$ 417	\$ 528	\$ 111
Activities	\$ 7,000	\$ 2,917	\$ 690	\$ (2,227)
Rentals	\$ 7,000	\$ 2,917	\$ 6,750	\$ 3,833
Total Revenues	\$ 1,024,670	\$ 943,333	\$ 945,539	\$ 2,206

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,600	\$ 1,400
FICA Expense	\$ 900	\$ 375	\$ 275	\$ 100
Annual Audit	\$ 4,400	\$ 4,400	\$ 4,400	\$ -
Trustee Fees	\$ 12,500	\$ 4,000	\$ 4,000	\$ -
Dissemination Agent	\$ 10,500	\$ 4,375	\$ 4,375	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 4,167	\$ 190	\$ 3,977
Attorney	\$ 20,000	\$ 8,333	\$ 4,669	\$ 3,664
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 41,792	\$ 17,413	\$ 17,413	\$ 0
Information Technology	\$ 1,400	\$ 583	\$ 583	\$ (0)
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 650	\$ 271	\$ 144	\$ 127
Insurance	\$ 5,834	\$ 5,834	\$ 5,490	\$ 344
Printing & Binding	\$ 2,150	\$ 896	\$ 244	\$ 652
Legal Advertising	\$ 2,250	\$ 938	\$ -	\$ 938
Other Current Charges	\$ 1,700	\$ 708	\$ 246	\$ 463
Office Supplies	\$ 200	\$ 83	\$ 3	\$ 80
Property Appraiser	\$ 800	\$ 800	\$ -	\$ 800
Property Taxes	\$ 250	\$ 250	\$ 286	\$ (36)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 135,601	\$ 64,143	\$ 51,593	\$ 12,550

Operations & Maintenance

Contract Services:

Field Management	\$ 17,912	\$ 7,463	\$ 7,463	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 4,000	\$ -	\$ 4,000
Mitigation Monitoring	\$ 2,500	\$ 2,500	\$ 9,600	\$ (7,100)
Landscape Maintenance	\$ 288,264	\$ 120,110	\$ 120,065	\$ 45
Lake Maintenance	\$ 9,600	\$ 4,000	\$ 4,200	\$ (200)
Security Patrol	\$ 36,400	\$ 15,167	\$ 6,838	\$ 8,329

Repairs & Maintenance

Facility Maintenance	\$ 29,120	\$ 12,133	\$ 12,328	\$ (195)
Repairs & Maintenance	\$ 11,000	\$ 8,201	\$ 8,201	\$ -
Operating Supplies	\$ 9,800	\$ 4,083	\$ 1,757	\$ 2,326
Landscape Replacement	\$ 10,500	\$ 9,354	\$ 9,354	\$ -
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 1,003	\$ 3,164
Alley Maintenance	\$ 1,500	\$ 625	\$ -	\$ 625
Stormwater Repairs & Maintenance	\$ 1,500	\$ 625	\$ -	\$ 625
Fountain Maintenance	\$ 3,500	\$ 1,458	\$ 1,070	\$ 388
Sign Maintenance	\$ 1,000	\$ 417	\$ 199	\$ 218
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 February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 12,500	\$ 7,852	\$ 4,648
Streetlighting	\$ 110,000	\$ 45,833	\$ 42,372	\$ 3,462
Amenity Center				
Amenity Management	\$ 79,441	\$ 33,100	\$ 33,100	\$ 0
Pool Attendants	\$ 15,600	\$ -	\$ -	\$ -
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,000	\$ 1,667	\$ 1,434	\$ 233
Utilities - Amenity Center	\$ 21,000	\$ 8,750	\$ 6,617	\$ 2,133
Refuse Service	\$ 2,400	\$ 1,000	\$ 1,070	\$ (70)
Amenity Center Access Cards	\$ 1,000	\$ 417	\$ -	\$ 417
HVAC Maintenance	\$ 574	\$ 239	\$ -	\$ 239
Special Events	\$ 13,962	\$ 9,520	\$ 9,520	\$ -
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 8,179	\$ (3,769)
Security Monitoring	\$ 600	\$ 600	\$ 2,257	\$ (1,657)
Janitorial Services	\$ 16,000	\$ 6,667	\$ 8,438	\$ (1,772)
Pool Maintenance	\$ 15,330	\$ 6,388	\$ 6,678	\$ (291)
Pool Repairs & Maintenance	\$ 3,200	\$ 1,333	\$ 756	\$ 577
Fitness Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ 405	\$ 1,678
Amenity Repairs & Maintenance	\$ 1,480	\$ 617	\$ -	\$ 617
Pest Control	\$ 650	\$ 271	\$ 250	\$ 21
Other				
Property Insurance	\$ 36,925	\$ 36,925	\$ 34,743	\$ 2,182
Contingency	\$ 4,625	\$ 1,927	\$ 1,731	\$ 196
Subtotal Operations & Maintenance	\$ 814,643	\$ 374,249	\$ 355,828	\$ 18,421
Total Expenditures	\$ 950,244	\$ 438,393	\$ 407,421	\$ 30,971
Excess (Deficiency) of Revenues over Expenditures	\$ 74,426		\$ 538,118	
<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	\$ -		\$ 538,118	
Fund Balance - Beginning	\$ -		\$ 461,435	
Fund Balance - Ending	\$ -		\$ 999,553	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
<u>Revenues</u>				
Interest	\$ 500	\$ 208	\$ 148	\$ (61)
Total Revenues	\$ 500	\$ 208	\$ 148	\$ (61)
<u>Expenditures:</u>				
Capital Outlay	\$ 25,000	\$ 19,426	\$ 19,426	\$ -
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	\$ 42,010	\$ 41,072	\$ 938
Excess (Deficiency) of Revenues over Expenditures	\$ (151,000)		\$ (40,925)	
<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)		\$ (40,925)	
Fund Balance - Beginning	\$ 377,198		\$ 369,114	
Fund Balance - Ending	\$ 300,624		\$ 328,190	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments	\$ 397,350	\$ 381,262	\$ 381,262	\$ -
Interest	\$ 100	\$ 42	\$ 30	\$ (12)
Total Revenues	\$ 397,450	\$ 381,304	\$ 381,292	\$ (12)
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		\$ 144,435	
Fund Balance - Beginning	\$ 361,874		\$ 767,268	
Fund Balance - Ending	\$ 378,199		\$ 911,703	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments	\$ 596,080	\$ 558,640	\$ 558,640	\$ -
Interest	\$ 125	\$ 52	\$ 41	\$ (11)
Total Revenues	\$ 596,205	\$ 558,692	\$ 558,681	\$ (11)
Expenditures:				
Principal Payment - 11/01	\$ 170,000	\$ 170,000	\$ 170,000	\$ -
Interest Payment - 11/01	\$ 206,803	\$ 206,803	\$ 206,696	\$ 106
Special Call - 02/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Payment - 02/01	\$ -	\$ -	\$ 53	\$ (53)
Interest Payment - 05/01	\$ 203,190	\$ -	\$ -	\$ -
Total Expenditures	\$ 579,993	\$ 376,803	\$ 381,749	\$ (4,947)
Excess (Deficiency) of Revenues over Expenditures	\$ 16,213		\$ 176,931	
Fund Balance - Beginning	\$ 491,475		\$ 1,098,776	
Fund Balance - Ending	\$ 507,687		\$ 1,275,708	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments	\$ 117,674	\$ 112,113	\$ 112,113	\$ -
Interest	\$ 50	\$ 21	\$ 4	\$ (17)
Total Revenues	\$ 117,724	\$ 112,134	\$ 112,117	\$ (17)
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		\$ 69,205	
Fund Balance - Beginning	\$ 51,236		\$ 111,376	
Fund Balance - Ending	\$ 53,135		\$ 180,581	

Randal Park
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Series	Series	
	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	\$ 105,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 917,778
Colonial Properties Contribution	\$ 4,003	\$ 3,911	\$ 3,916	\$ 4,003	\$ 3,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,793
Miscellaneous Revenue	\$ 110	\$ 250	\$ 35	\$ 88	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 528
Activities	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 690
Rentals	\$ 1,500	\$ -	\$ 1,500	\$ 2,250	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,750
Total Revenues	\$ 5,613	\$ 63,529	\$ 193,231	\$ 571,951	\$ 111,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945,539
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	\$ 46	\$ 61	\$ 61	\$ 61	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190
Attorney	\$ 1,138	\$ 1,477	\$ 799	\$ 1,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,669
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,413
Information Technology	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 65	\$ 0	\$ 17	\$ 11	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144
Insurance	\$ 5,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,490
Printing & Binding	\$ 61	\$ 64	\$ 26	\$ 49	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 44	\$ 37	\$ 45	\$ 48	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 38	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 17,194	\$ 7,242	\$ 10,323	\$ 7,045	\$ 9,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,593
<u>Operations & Maintenance</u>													
Contract Services:													
Field Management	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,463
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,600
Landscape Maintenance	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,065
Lake Maintenance	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Security Patrol	\$ 1,462	\$ 1,392	\$ -	\$ 1,786	\$ 2,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,838
Repairs & Maintenance													
Facility Maintenance	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,328
Repairs & Maintenance	\$ 3,746	\$ 85	\$ 835	\$ 400	\$ 3,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,201
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	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,070
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	\$ 1,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,852
Streetlighting	\$ 8,466	\$ 8,466	\$ 8,466	\$ 8,466	\$ 8,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,372
Amenity Center													
Amenity Management	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,100
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 287	\$ 287	\$ 287	\$ 287	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,434
Utilities - Amenity Center	\$ 1,721	\$ 1,483	\$ 1,123	\$ 1,177	\$ 1,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,617
Refuse Service	\$ 206	\$ 214	\$ 214	\$ 214	\$ 221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,070
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	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,257
Janitorial Services	\$ 1,532	\$ 1,859	\$ 1,593	\$ 2,031	\$ 1,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,438
Pool Maintenance	\$ 1,278	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,678
Pool Repairs & Maintenance	\$ 252	\$ 252	\$ -	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	756
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 175	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	405
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Other													
Property Insurance	\$ 34,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,743
Contingency	\$ -	\$ -	\$ 1,250	\$ 481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,731
Subtotal Operations & Maintenance	\$ 116,209	\$ 53,182	\$ 67,070	\$ 63,112	\$ 56,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	355,828
Total Expenditures	\$ 133,403	\$ 60,424	\$ 77,393	\$ 70,157	\$ 66,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	407,421
Excess Revenues (Expenditures)	\$ (127,790)	\$ 3,105	\$ 115,839	\$ 501,793	\$ 45,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	538,118
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (127,790)	\$ 3,105	\$ 115,839	\$ 501,793	\$ 45,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	538,118

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 :	\$401,050
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	<u>\$4,375,000</u>

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 :	\$596,093
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)
Less : February 1, 2022 (Special Call)	(\$5,000)
Current Bonds Outstanding	<u>\$8,050,000</u>

Series 2018 Special Assessment Bonds	
Interest Rate :	Various (4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date :	11/1/2049
Reserve Fund Requirement :	\$58,837
Reserve Fund Balance :	\$58,840
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	<u>\$1,710,000</u>

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	\$234,964.49	\$344,279.02	\$69,093.13	\$1,213,945.97
02/14/22	8	\$191,460.26	\$0.00	(\$7,658.48)	\$0.00	\$183,801.78	\$85,638.08	\$35,575.63	\$52,126.78	\$10,461.29	\$183,801.78
02/23/22	9	\$43,303.24	\$0.00	(\$1,703.86)	\$0.00	\$41,599.38	\$19,382.24	\$8,051.74	\$11,797.72	\$2,367.68	\$41,599.38
TOTAL		\$ 2,051,875.73	\$ -	\$ (82,110.48)	\$ 27.46	\$ 1,969,792.71	\$ 917,778.17	\$ 381,261.90	\$ 558,639.62	\$ 112,113.02	\$ 1,969,792.71

95% \$97,785.61	Net Percent Collected Balance Remaining to Collect
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SECTION 4

Randal Park
February 2022

RANDAL



PARK

Randal Park
Amenity Report
February 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

February Randal House Rentals: 6

February Events:

*** Food Truck Social:**

City Street Kitchen: 31 orders

Betta’s Pizza: 32 Orders

Sweet Fleet: 72 Orders

*** Pizza Night:**

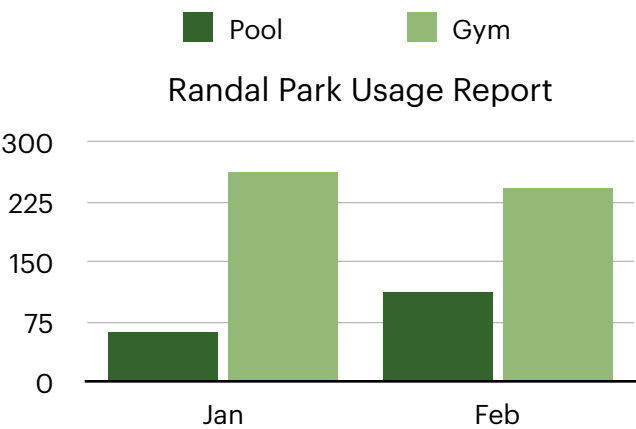
60+60= 120

*** Coffee Break**

34 Orders

Events scheduled for March:

- * StoryWalk: Saturday, March 5
- * Pizza Night - Thursday, March 3 & 17
- * Chick-fil-A Night: Tuesday March 8
- * Food Truck Social: Thursday, March 10
- * Randal Park Skinny Hour: Friday, March 25
- * Ice Cream Social: Saturday, March 26
- * Coffee Break: Last Friday of the month, March 25



- Pool Umbrellas Installed Feb 22, 2022

(4) 9Ft Commercial umbrellas were installed.

(2) Octagon Cantilever umbrellas were replaced

5 In-ground bases were installed



- Gym: The console of the broken treadmill was replaced on

Feb 14, 2022, and the treadmill is currently working.