# *Randal Park Community Development District*

## *Agenda*

## *July 15, 2022*

# AGENDA

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

### *Meeting Agenda*

**Friday**
**July 15, 2022**
**9:30 AM**

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

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 June 17, 2022 Meeting
4. Engineer's Report
5. Staff Reports
    A. Attorney
    B. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Field Manager's Report
            1. Bridgeway Repairs
        iv. Amenity Report
            1. Discussion of Pool Music
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date August 19, 2022
9. Adjournment

# SECTION III

**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, **June 17, 2022** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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| Stephany Cornelius | Chairperson |
| Katie Steuck | Vice Chairperson |
| Chuck Bell | Assistant Secretary |
| David Grimm | Assistant Secretary by telephone |
| Matthew Phelps | Assistant Secretary by telephone |

Also present were:

| | |
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| Jason Showe | District Manager |
| Kristin Trucco | District Counsel |
| James Hoffman | District Engineer by telephone |
| Marshall Tindell | Field Manager |
| Jarrett Wright | Field Operations |
| Alexandra Panagos | Community Manager |
| Michael Carroll | Resident |

**FIRST ORDER OF BUSINESS** **Roll Call**

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

**SECOND ORDER OF BUSINESS** **Public Comment Period**

Mr. Carroll asked when will the sign for the townhouses be taken down at the front of our development?

Mr. Bell responded we will ask Mattamy. They are still selling, they haven't closed out yet. I would guess it would be sometime this year.

**THIRD ORDER OF BUSINESS** **Approval of the Minutes of the May 20, 2022 Meeting**

> On MOTION by Mr. Bell seconded by Ms. Cornelius with all in favor the minutes of the minutes of the May 20, 2022 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS** **Consideration of Yoga Lesson Service Agreement**

Mr. Showe stated we talked about this at the last meeting and brought the proposed agreement back to the vendor. The one change she asked for that we have accommodated is that although she plans on doing most of her classes in this room, we added the ability to do an outside class or two.

Ms. Trucco stated that was added to paragraph 4 and I'm going to also add that provision to page 2 in section C. I had taken a quick look to make sure we are not conflicting with any of our other local chapters. We do have a greenspace rule we are not conflicting with that rule. We also have a rule that requires a $250 rental fee to rent the clubhouse for an event and exclusive use of the clubhouse. We are okay, we are not conflicting with our existing rule, this is non-exclusive use. The location is going to be largely at the discretion of the district manager and will be the space by the kitchen or the space right outside the clubhouse in the open space. If you want to approve the hours, we had just written it in.

Mr. Phelps asked would her classes be advertised like the food trucks or on her own?

Ms. Trucco stated on her own. This is along the lines of the contractors for the swim lessons.

Mr. Showe stated we can put it in the newsletter with her contact information. It is not a CDD sponsored event, it is an option for the residents.

> On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the yoga lesson service agreement was approved.

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

Mr. Hoffman stated I did a final walk of the pond area, Brightline has confirmed they are essentially complete, just some comments on the survey itself and the nature of what we need

from them but based on my field observations everything looks substantially complete. There are some very minor equipment tracks and rutting that needs to be knocked down, but the pond tract is stabilized, the control structure is in and once we have the final as-built survey data we will be able to confirm everything is in order and process certification of completion for that permit. Within the next 60-90 days that permit should be closed out.

We have been working with staff on the stormwater needs assessment. Jason and I met last week and went through all the final figures from the district, I'm making a few touchups and you should have the final version for transmittal to the city later today.

Ms. Steuck asked once everything is done with Brightline do any of the easement access agreements need to be closed out or how does that work? Is that everything is done with that project completely, 100%?

Ms. Trucco stated exactly. At last month's meeting I reported that it wasn't yet approved by CFX's board. They had a board meeting in June and we just got confirmation this morning that they approved all the agreements. They are going to send us signed copies and we are closed out, it is done.

Mr. Hoffman asked were there any rights retained, any temporary construction easements or anything retained by CFX for future? That may be something to look into.

Ms. Trucco stated the form of the three agreements that were approved, they have a second temporary construction easement. The forms that you last saw have not changed, they just went to the board and were approved. Their first temporary construction easement is still effective and then what was approved is the second temporary construction easement with the other easements.

Mr. Hoffman asked does the second temporary construction easement remain and the first one gets terminated because that first project is complete?

Ms. Trucco stated that is correct. I will send you a follow-up email with a copy of the first and second and the other agreements that were just approved.

Mr. Hoffman stated I don't know if Chuck reported on the cell phone tower drive.

Mr. Bell stated we are just waiting on material for the grid. I will let staff know prior to us mobilizing.

**SIXTH ORDER OF BUSINESS Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Manager**

**i. Approval of Check Registers**

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| On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the check register was approved. |

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**iii. Field Manager's Report**

Mr. Wright stated I want to go over the significant hog damage that is happening on the west end of DeHaven Street and around the pond by Dufferin Lane. We have a couple solutions. I contacted multiple wildlife control vendors, all of them recommended a single vendor who is based out of Randal Walk and will put corrals around the affected area and bate them and have motion sensors when the hog comes into the area and they will put it down. The other option is between GMS and Trutech, basically laying down commercial hog scram repellant. It would be two applications within 14 days and a monthly treatment after that and you can go month by month or a yearly option. That option for the first treatment is $989 and about $1,500 monthly with $18,000 annual and for ours it is a monthly treatment of $832 with a roughly $10,000 annual cost. The damage has doubled in the last 30 days.

Mr. Grimm stated hogs can cause a lot of damage and it needs to be addressed.

Ms. Cornelius stated I like the first option if we know there are two hogs and they get then in the first 30-days good and if they have to come back again it is still cheaper than the repellant.

Mr. Wright stated from personal experience if there are two, there are really 12. They recommend we notify the people in the area what we are doing along with notifying the police.

Mr. Showe stated we will go with that option.

**Landscaping**

Mr. Wright stated right now on the east side of Randal Park Boulevard when you come through the entrance, the irrigation line is owned by the hospital. We want to take control of that line so we have full control of everything down the boulevard and don't have to worry about working with them going forward and the cost to do that is $2,163.

Ms. Steuck asked why does it cost money to take control of it?

Mr. Wright stated we have to replace the valves and run the line for us.

Mr. Tindell stated they are going to connect the line to Randal Park's irrigation and cap the other end of the line.

Mr. Bell stated it shouldn't have been done like that in the first place, but I agree it should be connected to ours to keep the aesthetics instead of fighting with the hospital.

Ms. Steuck stated if they didn't do it right, we should at least ask the contractor before we do it.

**Palms**

Mr. Wright stated there are two sabal palms along the Randal Park Boulevard median that need to be replaced that will be $1,766.66. Are there any concerns?

Mr. Bell asked are these the ones that the hospital put back in? I suggest we talk to the hospital about it.

Mr. Showe stated I think for both those issues we will talk to the hospital. I have a contact there and we will include Chuck so he can route it to his contact.

**Amenity Mulching**

Mr. Wright stated the proposal for 40 bags of chocolate mulch around the amenity to fill in the gaps and that is $444.16.

Ms. Cornelius stated that is fine.

**Inspections**

Mr. Wright stated we did our inspections of the pergolas and cattle fence. Our recommendation is the pergola located next to the breezeway there are three sections that are rotted at the base of the columns that need to be replaced and a couple beams on top of that same

pergola. The rest are minor cracks around the centers that can be repaired easily without replacing the actual wood. GMS had a problem sourcing the correct lumber to replace the columns but we have a proposal from MES to do all that work and that will be $4,200 if we want to take that route, repair the pergola first and then we can discuss the refinish and sealing and pressure washing the rest of the pergolas.

It was the consensus of the board to repair the pergola by the breezeway in the amount of $4,200.

Mr. Wright stated for refinishing there are a couple options. They all have the same scope. GMS is $11,525 and this includes pressure washing, sanding if needed, sealing cracks, staining and that is for all of them. For Best Cleaning and Restoration it is $12,680, for Pressure Washing Orlando LLC is $14,947.28 and MES the people repairing the pergola is $14,500.

Mr. Tindell stated the current budget is $13,500 total.

Ms. Steuck asked how long will this last?

Mr. Wright stated about two years.

Mr. Phelps asked should we be looking at putting money in the capital reserve to replace these?

Mr. Showe stated it is something we can keep in mind as we go through the annual budget process. You have some money in the capital projects fund now but we will keep an eye on that as we go through the budget process. We might in future years look at an assessment increase to keep up the reserves for items like that.

Ms. Steuck stated the front two are probably five years older than the back two. Do they all need to be done right now?

Mr. Wright stated if you are staggering them, you are constantly going to be doing this every couple months. We can do that but it is more of a hassle down the road.

Mr. Tindell stated our recommendation is to get everything sealed and we can stagger the replacement based on the age. Keep the seal coats up and maintain them as well as possible.

It was the consensus of the board to approve the proposal from GMS for $11,525.

**Shade Structure**

Mr. Tindell stated our contact at Pro Playgrounds was out of town, we were trying to get color information and pictures. We are still waiting on the pictures. I do have the color options for you, that would be terracotta, sage or beige is probably the best options.

The consensus of the board was terracotta for the frame and the darker color for the top.

**Other Items**

Mr. Wright stated the field we replaced the sod in, we believe it is good to go and we will have the guys pull the sign next week for people to use. We are making a proposal for refreshing the entrances at the bend, right now there are two palm trees and dirt and we are coming up with ideas for the future. We are continuing to work with the city for the asphalt trail around the pond. We have the benches picked out for that and that is on hold until the asphalt is installed.

Mr. Bell asked do we have to put the benches on hold? I'm trying buying benches for another district and the lead time depending on what they are is 6-8 months.

Mr. Showe stated let's go ahead and order the benches.

Ms. Steuck asked are we for sure doing the trail?

Mr. Showe stated that was the recommendation from our insurance company. We are still trying to work with the city to get more definitive answers.

Mr. Wright stated the bridgeway here, most of the wood is warping or rotting, cracking. I will have my guys do an emergency repair on one particular board so that we can maintain the walkways. There are roughly 500 boards and 375 are destroyed and will need repair within the next six months.

Ms. Cornelius asked what would it cost to replace the wood with composite?

Mr. Wright stated we currently have one proposal for a full composite walkway and that is roughly $81,000. The lifespan is between 15 and 25 years.

Mr. Tindell stated that is something we can put into the capital improvement plan.

Ms. Cornelius asked what is the cost to repair it now?

Mr. Wright stated I'm meeting with MES, the contractor on Monday to change the scope a little bit based on what I saw. They initially recommended a 200 board replacement for $13,500 of pressure treated wood. I believe it is pushing almost 400 boards. We are trying to get a tiered proposal.

Ms. Steuck stated you are going to have someone come and replace the ones that need to be done immediately.

Mr. Wright stated yes.

Mr. Tindell stated hopefully we will have those numbers for the next meeting for the part that you walk on and we need to examine the support structure.

**iv. Amenity Report**

Ms. Panagos gave an overview of the monthly events at the amenity center.

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

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS Next Meeting Date July 15, 2022**

Mr. Showe stated the next meeting is scheduled for July 15, 2022.

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| On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the meeting adjourned at 10:27 a.m. |

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Secretary/Assistant Secretary Chairman/Vice Chairman

# SECTION V

# SECTION B

# SECTION 1

# Randal Park
## Community Development District

Check Run Summary

June 1, 2022 thru June 30, 2022

| Fund | Date | Check No.'s | Amount |
|---|---|---|---|
| General Fund | 6/10/22 | 2508 - 2520 | $8,742.78 |
| | 6/15/22 | 2521 - 2523 | $19,199.04 |
| | 6/22/22 | 2524 - 2531 | $5,796.91 |
| | 6/27/22 | 2532 - 2534 | $17,958.17 |
| | 6/29/22 | 2535 - 2540 | $48,705.22 |
| | | | $100,402.12 |

*** CHECK DATES 06/01/2022 - 06/30/2022 ***
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 | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 6/10/22 | 00142 | 4/21/22 | 127611 | 202204 | 300-13100-10100 | | * | 3,690.00 | | |
| | | | DOG PARK FENCE - BAL DUE | | | | | | | |
| | | 4/21/22 | 127611 | 202204 | 300-13100-10100 | | V | 3,690.00- | | |
| | | | DOG PARK FENCE - BAL DUE | | | | | | | |
| | | | | | | AMERICAN ALL SECURE GATES & FENCE | | | .00 | 002508 |
| 6/10/22 | 00060 | 5/31/22 | S236152 | 202205 | 320-53800-46000 | | * | 369.89 | | |
| | | | RPLC RTE BUTTON/CHK SYSTM | | | | | | | |
| | | | | | | ACCESS CONTROL TECHNOLOGIES | | | 369.89 | 002509 |
| 6/10/22 | 00087 | 5/26/22 | 738 | 202205 | 320-53800-46700 | | * | 565.00 | | |
| | | | FURNITURE/CARPET CLEANING | | | | | | | |
| | | | | | | CARPET CLINIC OF ORLANDO INC. | | | 565.00 | 002510 |
| 6/10/22 | 00129 | 6/02/22 | 41211604 | 202206 | 320-53800-46700 | | * | 306.79 | | |
| | | | BATHROOM MATS CLEANING | | | | | | | |
| | | | | | | CINTAS | | | 306.79 | 002511 |
| 6/10/22 | 00144 | 5/31/22 | 01 | 202112 | 320-53800-46700 | | * | 65.00 | | |
| | | | JANITORIAL SUPPLIES-DEC21 | | | | | | | |
| | | | | | | FAST AND NEAT CLEANING SERVICES | | | 65.00 | 002512 |
| 6/10/22 | 00025 | 5/19/22 | 100605 | 202204 | 310-51300-31500 | | * | 1,974.52 | | |
| | | | PREP MTG/AGDA/AGRMNT/RPRT | | | | | | | |
| | | | | | | LATHAM, LUNA, EDEN & BEAUDINE LLP | | | 1,974.52 | 002513 |
| 6/10/22 | 00128 | 5/29/22 | I-052922 | 202205 | 320-53800-47600 | | * | 755.50 | | |
| | | | SECURITY SVCS 05/22-05/28 | | | | | | | |
| | | 6/05/22 | I-060522 | 202206 | 320-53800-47600 | | * | 755.50 | | |
| | | | SECURITY SVC 05/29-06/04 | | | | | | | |
| | | | | | | ORLANDO POLICE DEPT. | | | 1,511.00 | 002514 |
| 6/10/22 | 00039 | 6/01/22 | 7406 | 202206 | 320-53800-46400 | | * | 600.00 | | |
| | | | POOL MAINTENANCE - JUN 22 | | | | | | | |
| | | 6/01/22 | 7407 | 202206 | 320-53800-46900 | | * | 150.00 | | |
| | | | FOUNTAIN MAINT - JUN 22 | | | | | | | |
| | | | | | | ROBERTS POOL SERVICE AND REPAIR INC | | | 750.00 | 002515 |
| 6/10/22 | 00108 | 6/01/22 | 39897 | 202206 | 320-53800-46700 | | * | 1,420.00 | | |
| | | | JANITORIAL SERVICES-JUN22 | | | | | | | |
| | | | | | | RUGBY COMMERCIAL CLEANING, LLC | | | 1,420.00 | 002516 |
| 6/10/22 | 00038 | 5/17/22 | 383614 | 202205 | 320-53800-46300 | | * | 302.00 | | |
| | | | JUMBO STICKS 50LB PAIL | | | | | | | |
| | | 5/24/22 | 383991 | 202205 | 320-53800-46300 | | * | 302.00 | | |
| | | | JUMBO STICKS 50LB PAIL | | | | | | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 5/25/22 | 384604 | 202205 | 320-53800-46300 | | * | 775.00 | | |
| | | | RPLC FAULTY ORP/PH PROBES | | | | | | | |
| | | | | | | SPIES POOL, LLC | | | 1,379.00 | 002517 |
| 6/10/22 | 00049 | 6/01/22 | 224798 | 202206 | 320-53800-34500 | | * | 34.95 | | |
| | | | SECURITY MONITORING-JUN22 | | | | | | | |
| | | | | | | SYNERGY FL | | | 34.95 | 002518 |
| 6/10/22 | 00136 | 6/01/22 | W5655 | 202206 | 320-53800-34500 | | * | 120.00 | | |
| | | | SECURITY MONITORING-JUN22 | | | | | | | |
| | | | | | | WI-PAK | | | 120.00 | 002519 |
| 6/10/22 | 00066 | 6/02/22 | ON 37702 | 202206 | 320-53800-46500 | | * | 246.63 | | |
| | | | RPLC STUCK VALVE-DE HAVEN | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC | | | 246.63 | 002520 |
| 6/15/22 | 00031 | 5/31/22 | 203039 | 202205 | 320-53800-47000 | | * | 285.00 | | |
| | | | LAKE MAINT PDS - MAY 22 | | | | | | | |
| | | 5/31/22 | 203039 | 202205 | 320-53800-47000 | | * | 55.00 | | |
| | | | LAKE MAINT DOWDEN-MAY 22 | | | | | | | |
| | | 5/31/22 | 203039 | 202205 | 320-53800-47000 | | * | 50.00 | | |
| | | | MAINT AC1 RETENT - MAY 22 | | | | | | | |
| | | 5/31/22 | 203039 | 202205 | 320-53800-47000 | | * | 95.00 | | |
| | | | MAINT AC2 RETENT - MAY 22 | | | | | | | |
| | | 5/31/22 | 203039 | 202205 | 320-53800-47000 | | * | 355.00 | | |
| | | | MAINT 4 RET PONDS-MAY 22 | | | | | | | |
| | | | | | | APPLIED AQUATIC MANAGMENT,INC. | | | 840.00 | 002521 |
| 6/15/22 | 00001 | 6/01/22 | 692 | 202206 | 310-51300-34000 | | * | 3,482.67 | | |
| | | | MANAGEMENT FEES - JUN 22 | | | | | | | |
| | | 6/01/22 | 692 | 202206 | 310-51300-35200 | | * | 100.00 | | |
| | | | WEBSITE MANAGEMENT-JUN 22 | | | | | | | |
| | | 6/01/22 | 692 | 202206 | 310-51300-35100 | | * | 116.67 | | |
| | | | INFORMATION TECH - JUN 22 | | | | | | | |
| | | 6/01/22 | 692 | 202206 | 310-51300-31300 | | * | 875.00 | | |
| | | | DISSEMINATION SVCS-JUN 22 | | | | | | | |
| | | 6/01/22 | 692 | 202206 | 310-51300-51000 | | * | 1.35 | | |
| | | | OFFICE SUPPLIES | | | | | | | |
| | | 6/01/22 | 692 | 202206 | 310-51300-42000 | | * | 20.87 | | |
| | | | POSTAGE | | | | | | | |
| | | 6/01/22 | 692 | 202206 | 310-51300-42500 | | * | 58.35 | | |
| | | | COPIES | | | | | | | |
| | | 6/01/22 | 694 | 202206 | 320-53800-12100 | | * | 6,620.08 | | |
| | | | AMENITY MANAGEMENT-JUN 22 | | | | | | | |
| | | 6/01/22 | 695 | 202206 | 320-53800-12300 | | * | 2,426.67 | | |
| | | | FACILITY MAINT - JUN 22 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 13,701.66 | 002522 |

*** CHECK DATES 06/01/2022 - 06/30/2022 *** 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 | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 6/15/22 | 00066 | 5/24/22 | ON 37210 | 202205 | 300-13100-10400 | | | * | 2,349.38 | | |
| | | | FERTILZNG.ENHAN.PALM TREE | | | | | | | | |
| | | 6/02/22 | ON 37702 | 202206 | 320-53800-47200 | | | * | 2,308.00 | | |
| | | | RMV.RPLC PLANT/INST MULCH | | | | | | | | |
| | | | | | | | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC | | | 4,657.38 | 002523 |
| 6/22/22 | 00156 | 6/14/22 | 06142022 | 202206 | 300-36900-10200 | | | * | 250.00 | | |
| | | | REFUND - PRIVATE PARTY | | | | | | | | |
| | | | | | | | ANDRIA BRANTLEY | | | 250.00 | 002524 |
| 6/22/22 | 00129 | 6/16/22 | 41225787 | 202206 | 320-53800-46700 | | | * | 206.86 | | |
| | | | BATHROOM MATS CLEANING | | | | | | | | |
| | | | | | | | CINTAS | | | 206.86 | 002525 |
| 6/22/22 | 00052 | 6/21/22 | 48-BID-5 | 202206 | 320-53800-47100 | | | * | 335.00 | | |
| | | | POOL PERMIT FY22 | | | | | | | | |
| | | 6/21/22 | 48-BID-5 | 202206 | 320-53800-47100 | | | * | 210.00 | | |
| | | | POOL PERMIT FY22 | | | | | | | | |
| | | | | | | | FLORIDA DEPARTMENT OF HEALTH | | | 545.00 | 002526 |
| 6/22/22 | 00001 | 6/01/22 | 693 | 202206 | 320-53800-12000 | | | * | 1,492.67 | | |
| | | | FIELD MANAGEMENT - JUN 22 | | | | | | | | |
| | | 6/01/22 | 693 | 202206 | 320-53800-49000 | | | * | 396.12 | | |
| | | | GEN.MTHLY.MAINT.MATERIALS | | | | | | | | |
| | | 6/01/22 | 693 | 202206 | 320-53800-49400 | | | * | 23.84 | | |
| | | | SPECIAL EVENTS - EASTER | | | | | | | | |
| | | 6/01/22 | 693 | 202206 | 320-53800-46000 | | | * | 109.20 | | |
| | | | POOL BATHROOM REPAIRS | | | | | | | | |
| | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 2,021.83 | 002527 |
| 6/22/22 | 00025 | 6/14/22 | 104116 | 202205 | 310-51300-31500 | | | * | 1,271.00 | | |
| | | | ATTND MTG/AGDA/DRAFT NOTE | | | | | | | | |
| | | | | | | | LATHAM, LUNA, EDEN & BEAUDINE LLP | | | 1,271.00 | 002528 |
| 6/22/22 | 00003 | 5/31/22 | 05482346 | 202205 | 310-51300-48000 | | | * | 192.42 | | |
| | | | NOT. QLIFYING PERIOD 5/25 | | | | | | | | |
| | | | | | | | ORLANDO SENTINEL COMMUNICATIONS | | | 192.42 | 002529 |
| 6/22/22 | 00061 | 6/20/22 | 139367 | 202206 | 320-53800-51000 | | | * | 589.80 | | |
| | | | LITTER PICK UP BAGS/LINER | | | | | | | | |
| | | | | | | | PROPET DISTRIBUTORS, INC. | | | 589.80 | 002530 |
| 6/22/22 | 00026 | 6/20/22 | 0377798 | 202206 | 310-51300-31100 | | | * | 720.00 | | |
| | | | STORMWATER ANALYSIS | | | | | | | | |
| | | | | | | | VANASSE HANGEN BRUSTLIN, INC | | | 720.00 | 002531 |

*** CHECK DATES 06/01/2022 - 06/30/2022 *** 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 | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 6/27/22 | 00033 | 6/27/22 | 06272022 | 202206 | 300-20700-10300 | | * | 6,508.24 | | |
| | | | ASSESSMENT TXFER-SER2012 | | | | | | | |
| | | | | | | RANDAL PARK CDD C/O WELLS FARGO | | | 6,508.24 | 002532 |
| 6/27/22 | 00110 | 6/27/22 | 06272022 | 202206 | 300-20700-10300 | | * | 9,536.13 | | |
| | | | ASSESSMENT TXFER-SER2015 | | | | | | | |
| | | | | | | RANDAL PARK CDD C/O WELLS FARGO | | | 9,536.13 | 002533 |
| 6/27/22 | 00111 | 6/27/22 | 06272022 | 202206 | 300-20700-10300 | | * | 1,913.80 | | |
| | | | ASSESSMENT TXFER-SER2018 | | | | | | | |
| | | | | | | RANDAL PARK CDD C/O WELLS FARGO | | | 1,913.80 | 002534 |
| 6/29/22 | 00046 | 6/10/22 | 27198A | 202206 | 320-53800-46900 | | * | 175.00 | | |
| | | | QTRLY FOUNTAIN MNT-JUN 22 | | | | | | | |
| | | 6/23/22 | 27265A | 202206 | 320-53800-46900 | | * | 156.00 | | |
| | | | RPLC CAPACITOR-PANEL BOX | | | | | | | |
| | | | | | | FOUNTAIN DESIGN GROUP, INC. | | | 331.00 | 002535 |
| 6/29/22 | 00001 | 6/24/22 | 701 | 202206 | 320-53800-12200 | | * | 945.00 | | |
| | | | POOL ATTENDANT - JUN 22 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 945.00 | 002536 |
| 6/29/22 | 00053 | 6/23/22 | SOEOR390 | 202206 | 320-53800-46300 | | * | 5,670.72 | | |
| | | | POOL LOUNGE CHAIRS REPAIR | | | | | | | |
| | | | | | | LEADERS HOLDING COMPANY | | | 5,670.72 | 002537 |
| 6/29/22 | 00128 | 6/15/22 | I-061522 | 202206 | 320-53800-47600 | | * | 755.50 | | |
| | | | SECURITY SVC 06/05-06/11 | | | | | | | |
| | | 6/19/22 | I-061922 | 202206 | 320-53800-47600 | | * | 755.50 | | |
| | | | SECURITY SVC 06/12-06/18 | | | | | | | |
| | | 6/27/22 | I-062722 | 202206 | 320-53800-47600 | | * | 549.50 | | |
| | | | SECURITY SVC 6/19-6/24 | | | | | | | |
| | | | | | | ORLANDO POLICE DEPT. | | | 2,060.50 | 002538 |
| 6/29/22 | 00157 | 6/01/22 | 2927 | 202206 | 300-13100-10100 | | * | 15,685.09 | | |
| | | | DEPOSIT POOL SHADE PROJCT | | | | | | | |
| | | | | | | PRO PLAYGROUNDS | | | 15,685.09 | 002539 |
| 6/29/22 | 00066 | 6/15/22 | ON 38456 | 202206 | 320-53800-46200 | | * | 24,012.91 | | |
| | | | LANDSCAPE MAINT - JUN 22 | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC | | | 24,012.91 | 002540 |

TOTAL FOR BANK A 100,402.12

TOTAL FOR REGISTER 100,402.12

# SECTION 2

# *Randal Park*

## *Community Development District*

## *Unaudited Financial Reporting*

*June 30, 2022*

# Table of Contents

# Randal Park

**Community Development District**

**Combined Balance Sheet**

**June 30, 2022**

| | *General Fund* | *Capital Reserve Fund* | *Debt Service Fund* | *Capital Projects Fund* | *Totals Governmental Funds* |
|---|---|---|---|---|---|
| **Assets:** | | | | | |
| Cash: | | | | | |
| Operating Account | $ 732,912 | $ - | $ - | $ - | $ 732,912 |
| Debit Card | $ 2,479 | $ - | $ - | $ - | $ 2,479 |
| Investments: | | | | | |
| State Board Administration | $ - | $ 329,019 | $ - | $ - | $ 329,019 |
| Series 2012 | | | | | |
| Reserve | $ - | $ - | $ 401,292 | $ - | $ 401,292 |
| Revenue | $ - | $ - | $ 387,836 | $ - | $ 387,836 |
| Interest | $ - | $ - | $ 3 | $ - | $ 3 |
| Prepayment | $ - | $ - | $ 0 | $ - | $ 0 |
| Sinking Fund | $ - | $ - | $ 17 | $ - | $ 17 |
| Series 2015 | | | | | |
| Reserve | $ - | $ - | $ 596,468 | $ - | $ 596,468 |
| Revenue | $ - | $ - | $ 506,150 | $ - | $ 506,150 |
| Interest | $ - | $ - | $ 14 | $ - | $ 14 |
| Prepayment | $ - | $ - | $ 1,877 | $ - | $ 1,877 |
| Construction | $ - | $ - | $ - | $ 437 | $ 437 |
| Series 2018 | | | | | |
| Reserve | $ - | $ - | $ 58,875 | $ - | $ 58,875 |
| Revenue | $ - | $ - | $ 52,565 | $ - | $ 52,565 |
| Interest | $ - | $ - | $ 1 | $ - | $ 1 |
| Capital Interest | $ - | $ - | $ 2,541 | $ - | $ 2,541 |
| Construction | $ - | $ - | $ - | $ 48 | $ 48 |
| Cost of Issuance | $ - | $ - | $ - | $ 7 | $ 7 |
| Due from Colonial Properties | $ 3,953 | $ - | $ - | $ - | $ 3,953 |
| Due from Capital Reserve | $ 47,519 | $ - | $ - | $ - | $ 47,519 |
| Prepaid Expenses | $ 400 | $ - | $ - | $ - | $ 400 |
| **Total Assets** | **$ 787,263** | **$ 329,019** | **$ 2,007,640** | **$ 492** | **$ 3,124,414** |
| **Liabilities:** | | | | | |
| Accounts Payable | $ 6,120 | $ - | $ - | $ - | $ 6,120 |
| Due to General Fund | $ - | $ 47,519 | $ - | $ - | $ 47,519 |
| **Total Liabilites** | **$ 6,120** | **$ 47,519** | **$ -** | **$ -** | **$ 53,639** |
| **Fund Balance:** | | | | | |
| Assigned for: | | | | | |
| Capital Reserves | $ - | $ 281,500 | $ - | $ - | $ 281,500 |
| Nonspendable: | | | | | |
| Deposits and Prepaid Items | $ 400 | $ - | $ - | $ - | $ 400 |
| Restricted for: | | | | | |
| Debt Service 2012 | $ - | $ - | $ 789,148 | $ - | $ 789,148 |
| Debt Service 2015 | $ - | $ - | $ 1,104,510 | $ - | $ 1,104,510 |
| Debt Service 2018 | $ - | $ - | $ 113,982 | $ - | $ 113,982 |
| Capital Projects - Series 2015 | $ - | $ - | $ - | $ 437 | $ 437 |
| Capital Projects - Series 2018 | $ - | $ - | $ - | $ 55 | $ 55 |
| Unassigned | $ 780,744 | $ - | $ - | $ - | $ 780,744 |
| **Total Fund Balances** | **$ 781,144** | **$ 281,500** | **$ 2,007,640** | **$ 492** | **$ 3,070,775** |
| Total Liabilities & Fund Balance | $ 787,263 | $ 329,019 | $ 2,007,640 | $ 492 | $ 3,124,414 |

# Randal Park

## Community Development District

### General Fund

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

For The Period Ending June 30, 2022

| | Adopted Budget | Prorated Budget Thru 06/30/22 | Actual Thru 06/30/22 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments | $ 963,338 | $ 963,338 | $ 968,747 | $ 5,409 |
| Colonial Properties Contribution | $ 46,332 | $ 34,749 | $ 35,610 | $ 862 |
| Miscellaneous Revenue | $ 1,000 | $ 750 | $ 893 | $ 143 |
| Activities | $ 7,000 | $ 5,250 | $ 1,556 | $ (3,694) |
| Rentals | $ 7,000 | $ 7,000 | $ 13,442 | $ 6,442 |
| **Total Revenues** | **$ 1,024,670** | **$ 1,011,087** | **$ 1,020,248** | **$ 9,161** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Supervisor Fees | $ 12,000 | $ 9,000 | $ 6,600 | $ 2,400 |
| FICA Expense | $ 900 | $ 675 | $ 505 | $ 170 |
| Annual Audit | $ 4,400 | $ 4,400 | $ 4,400 | $ - |
| Trustee Fees | $ 12,500 | $ 8,500 | $ 8,500 | $ - |
| Dissemination Agent | $ 10,500 | $ 7,875 | $ 7,975 | $ (100) |
| Arbitrage | $ 1,800 | $ 600 | $ 600 | $ - |
| Engineering | $ 10,000 | $ 7,500 | $ 2,770 | $ 4,730 |
| Attorney | $ 20,000 | $ 15,000 | $ 10,654 | $ 4,346 |
| Assessment Administration | $ 5,000 | $ 5,000 | $ 5,000 | $ - |
| Management Fees | $ 41,792 | $ 31,344 | $ 31,344 | $ 0 |
| Information Technology | $ 1,400 | $ 1,050 | $ 1,050 | $ (0) |
| Website Maintenance | $ 1,200 | $ 900 | $ 900 | $ - |
| Telephone | $ 100 | $ 75 | $ - | $ 75 |
| Postage | $ 650 | $ 488 | $ 362 | $ 126 |
| Insurance | $ 5,834 | $ 5,834 | $ 5,490 | $ 344 |
| Printing & Binding | $ 2,150 | $ 1,613 | $ 452 | $ 1,161 |
| Legal Advertising | $ 2,250 | $ 1,688 | $ 882 | $ 806 |
| Other Current Charges | $ 1,700 | $ 1,275 | $ 436 | $ 839 |
| Office Supplies | $ 200 | $ 200 | $ 227 | $ (27) |
| Property Appraiser | $ 800 | $ 800 | $ - | $ 800 |
| Property Taxes | $ 250 | $ 250 | $ 286 | $ (36) |
| Dues, Licenses & Subscriptions | $ 175 | $ 175 | $ 175 | $ - |
| **Subtotal General & Administrative** | **$ 135,601** | **$ 104,241** | **$ 88,607** | **$ 15,634** |
| ***Operations & Maintenance*** | | | | |
| **Contract Services:** | | | | |
| Field Management | $ 17,912 | $ 13,434 | $ 13,434 | $ (0) |
| Wetland Maintenance | $ 9,600 | $ 7,200 | $ - | $ 7,200 |
| Mitigation Monitoring | $ 2,500 | $ 2,500 | $ 9,600 | $ (7,100) |
| Landscape Maintenance | $ 288,264 | $ 216,198 | $ 216,116 | $ 82 |
| Lake Maintenance | $ 9,600 | $ 7,200 | $ 6,720 | $ 480 |
| Security Patrol | $ 36,400 | $ 27,300 | $ 18,308 | $ 8,992 |
| **Repairs & Maintenance** | | | | |
| Facility Maintenance | $ 29,120 | $ 21,840 | $ 21,840 | $ (0) |
| Repairs & Maintenance | $ 11,000 | $ 11,000 | $ 14,948 | $ (3,948) |
| Operating Supplies | $ 9,800 | $ 7,350 | $ 4,263 | $ 3,087 |
| Landscape Replacement | $ 10,500 | $ 10,500 | $ 12,371 | $ (1,871) |
| Irrigation Repairs | $ 10,000 | $ 7,500 | $ 3,271 | $ 4,229 |
| Alley Maintenance | $ 1,500 | $ 1,125 | $ - | $ 1,125 |
| Stormwater Repairs & Maintenance | $ 1,500 | $ 1,125 | $ - | $ 1,125 |
| Fountain Maintenance | $ 3,500 | $ 2,625 | $ 2,001 | $ 624 |
| Sign Maintenance | $ 1,000 | $ 750 | $ 199 | $ 551 |
| 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 June 30, 2022

| | Adopted Budget | Prorated Budget Thru 06/30/22 | Actual Thru 06/30/22 | Variance |
|---|---|---|---|---|
| **Utilities** | | | | |
| Utilities - Common Area | $ 30,000 | $ 22,500 | $ 14,359 | $ 8,141 |
| Streetlighting | $ 110,000 | $ 82,500 | $ 76,407 | $ 6,093 |
| **Amenity Center** | | | | |
| Amenity Management | $ 79,441 | $ 59,581 | $ 59,581 | $ 0 |
| Pool Attendants | $ 15,600 | $ 3,321 | $ 3,321 | $ - |
| Pool Permit | $ 550 | $ 550 | $ 545 | $ 5 |
| Cable TV/Internet/Telephone | $ 4,000 | $ 3,000 | $ 2,973 | $ 27 |
| Utilities - Amenity Center | $ 21,000 | $ 15,750 | $ 11,618 | $ 4,132 |
| Refuse Service | $ 2,400 | $ 1,800 | $ 1,925 | $ (125) |
| Amenity Center Access Cards | $ 1,000 | $ 750 | $ - | $ 750 |
| HVAC Maintenance | $ 574 | $ 431 | $ 95 | $ 336 |
| Special Events | $ 13,962 | $ 13,962 | $ 14,132 | $ (170) |
| Holiday Decorations | $ 4,410 | $ 4,410 | $ 8,179 | $ (3,769) |
| Security Monitoring | $ 600 | $ 600 | $ 2,877 | $ (2,277) |
| Janitorial Services | $ 16,000 | $ 15,828 | $ 15,828 | $ - |
| Pool Maintenance | $ 15,330 | $ 11,498 | $ 11,328 | $ 170 |
| Pool Repairs & Maintenance | $ 3,200 | $ 3,200 | $ 11,650 | $ (8,450) |
| Fitness Repairs & Maintenance | $ 5,000 | $ 5,000 | $ 5,177 | $ (177) |
| Amenity Repairs & Maintenance | $ 1,480 | $ 1,110 | $ - | $ 1,110 |
| Pest Control | $ 650 | $ 488 | $ 400 | $ 88 |
| **Other** | | | | |
| Property Insurance | $ 36,925 | $ 36,925 | $ 34,743 | $ 2,182 |
| Contingency | $ 4,625 | $ 4,625 | $ 5,376 | $ (751) |
| **Subtotal Operations & Maintenance** | **$ 814,643** | **$ 631,174** | **$ 611,933** | **$ 19,241** |
| **Total Expenditures** | **$ 950,244** | **$ 735,415** | **$ 700,540** | **$ 34,875** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 74,426 | | $ 319,708 | |
| ***Other Financing Sources/(Uses):*** | | | | |
| Transfer In/(Out) - Capital Reserve | $ (74,426) | $ - | $ - | $ - |
| **Total Other Financing Sources/(Uses)** | **$ (74,426)** | **$ -** | **$ -** | **$ -** |
| **Net Change in Fund Balance** | **$ -** | | **$ 319,708** | |
| **Fund Balance - Beginning** | $ - | | $ 461,435 | |
| **Fund Balance - Ending** | $ - | | $ 781,144 | |

# Randal Park

## Community Development District

### Capital Reserve Fund

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

For The Period Ending June 30, 2022

| | Adopted Budget | Prorated Budget Thru 06/30/22 | Actual Thru 06/30/22 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest | $ 500 | $ 500 | $ 977 | $ 477 |
| **Total Revenues** | **$ 500** | **$ 500** | **$ 977** | **$ 477** |
| **Expenditures:** | | | | |
| Capital Outlay | $ 25,000 | $ 25,000 | $ 51,260 | $ (26,260) |
| 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 | $ - |
| Shade Structures | $ - | $ - | $ 15,685 | $ (15,685) |
| **Total Expenditures** | **$ 151,500** | **$ 47,584** | **$ 88,592** | **$ (41,008)** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ (151,000)** | | **$ (87,614)** | |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In/(Out) | $ 74,426 | $ - | $ - | $ - |
| **Total Other Financing Sources (Uses)** | **$ 74,426** | **$ -** | **$ -** | **$ -** |
| **Net Change in Fund Balance** | **$ (76,574)** | | **$ (87,614)** | |
| **Fund Balance - Beginning** | **$ 377,198** | | **$ 369,114** | |
| **Fund Balance - Ending** | **$ 300,624** | | **$ 281,500** | |

# Randal Park

## Community Development District

### Debt Service Fund Series 2012

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

For The Period Ending June 30, 2022

| | Adopted Budget | Prorated Budget Thru 06/30/22 | Actual Thru 06/30/22 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Assessments | $ 397,350 | $ 397,350 | $ 402,435 | $ 5,085 |
| Interest | $ 100 | $ 100 | $ 570 | $ 470 |
| **Total Revenues** | **$ 397,450** | **$ 397,450** | **$ 403,005** | **$ 5,555** |
| **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 | $ 144,269 | $ 144,269 | $ - |
| **Total Expenditures** | **$ 381,125** | **$ 381,125** | **$ 381,125** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 16,325 | | $ 21,880 | |
| **Fund Balance - Beginning** | $ 361,874 | | $ 767,268 | |
| **Fund Balance - Ending** | $ 378,199 | | $ 789,148 | |

# Randal Park

## Community Development District

### Debt Service Fund Series 2015

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

For The Period Ending June 30, 2022

| | Adopted Budget | Prorated Budget Thru 06/30/22 | Actual Thru 06/30/22 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Assessments | $ 596,080 | $ 596,080 | $ 589,664 | $ (6,416) |
| Interest | $ 125 | $ 125 | $ 797 | $ 672 |
| **Total Revenues** | **$ 596,205** | **$ 596,205** | **$ 590,461** | **$ (5,744)** |
| **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 | $ 203,190 | $ 202,978 | $ 213 |
| **Total Expenditures** | **$ 579,993** | **$ 579,993** | **$ 584,727** | **$ (4,734)** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 16,213 | | $ 5,734 | |
| **Fund Balance - Beginning** | $ 491,475 | | $ 1,098,776 | |
| **Fund Balance - Ending** | $ 507,687 | | $ 1,104,510 | |

# Randal Park

## Community Development District

### Debt Service Fund Series 2018

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

For The Period Ending June 30, 2022

| | Adopted Budget | Prorated Budget Thru 06/30/22 | Actual Thru 06/30/22 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Assessments | $ 117,674 | $ 117,674 | $ 118,339 | $ 665 |
| Interest | $ 50 | $ 50 | $ 92 | $ 42 |
| **Total Revenues** | **$ 117,724** | **$ 117,724** | **$ 118,431** | **$ 707** |
| **Expenditures:** | | | | |
| Interest Payment - 11/01 | $ 42,913 | $ 42,913 | $ 42,913 | $ - |
| Principal Payment - 05/01 | $ 30,000 | $ 30,000 | $ 30,000 | $ - |
| Interest Payment - 05/01 | $ 42,913 | $ 42,913 | $ 42,913 | $ - |
| **Total Expenditures** | **$ 115,825** | **$ 115,825** | **$ 115,825** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 1,899 | | $ 2,606 | |
| **Fund Balance - Beginning** | $ 51,236 | | $ 111,376 | |
| **Fund Balance - Ending** | $ 53,135 | | $ 113,982 | |

# Randal Park

## Community Development District

### Combined Capital Project Funds

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

For The Period Ending June 30, 2022

| | Series 2015 | Series 2018 | Total |
|---|---|---|---|
| **Revenues** | | | |
| Interest | $ 0 | $ 0 | $ 0 |
| **Total Revenues** | **$ 0** | **$ 0** | **$ 0** |
| **Expenditures:** | | | |
| Capital Outlay | $ - | $ - | $ - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ 0** | **$ 0** | **$ 0** |
| **Fund Balance - Beginning** | **$ 437** | **$ 55** | **$ 491** |
| **Fund Balance - Ending** | **$ 437** | **$ 55** | **$ 492** |

# 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 | $ 16,739 | $ 18,563 | $ 12,556 | $ 3,111 | $ - | $ - | $ - | $ 968,747 |
| Colonial Properties Contribution | $ 4,003 | $ 3,911 | $ 3,916 | $ 4,003 | $ 3,960 | $ 3,980 | $ 3,942 | $ 3,942 | $ 3,953 | $ - | $ - | $ - | $ 35,610 |
| Miscellaneous Revenue | $ 110 | $ 250 | $ 35 | $ 45 | $ 45 | $ 160 | $ 25 | $ 108 | $ 115 | $ - | $ - | $ - | $ 893 |
| Activities | $ - | $ - | $ - | $ - | $ 690 | $ 387 | $ 479 | $ - | $ - | $ - | $ - | $ - | $ 1,556 |
| Rentals | $ 1,500 | $ - | $ 1,500 | $ 2,250 | $ 1,500 | $ 4,000 | $ 500 | $ 1,692 | $ 500 | $ - | $ - | $ - | $ 13,442 |
| **Total Revenues** | **$ 5,613** | **$ 63,529** | **$ 193,231** | **$ 571,908** | **$ 111,215** | **$ 25,266** | **$ 23,509** | **$ 18,298** | **$ 7,678** | **$ -** | **$ -** | **$ -** | **$ 1,020,248** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Supervisor Fees | $ 600 | $ 800 | $ 800 | $ 800 | $ 600 | $ 600 | $ 800 | $ 800 | $ 800 | $ - | $ - | $ - | $ 6,600 |
| FICA Expense | $ 46 | $ 61 | $ 61 | $ 61 | $ 46 | $ 46 | $ 61 | $ 61 | $ 61 | $ - | $ - | $ - | $ 505 |
| Annual Audit | $ - | $ - | $ - | $ - | $ 4,400 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,400 |
| Trustee Fees | $ - | $ - | $ 4,000 | $ - | $ - | $ 4,500 | $ - | $ - | $ - | $ - | $ - | $ - | $ 8,500 |
| Dissemination Agent | $ 875 | $ 875 | $ 875 | $ 875 | $ 875 | $ 875 | $ 875 | $ 975 | $ 875 | $ - | $ - | $ - | $ 7,975 |
| Arbitrage | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 600 | $ - | $ - | $ - | $ - | $ 600 |
| Engineering | $ - | $ 190 | $ - | $ - | $ - | $ - | $ 630 | $ 1,230 | $ 720 | $ - | $ - | $ - | $ 2,770 |
| Attorney | $ 1,138 | $ 1,477 | $ 799 | $ 1,254 | $ 1,345 | $ 1,394 | $ 1,975 | $ 1,271 | $ - | $ - | $ - | $ - | $ 10,654 |
| Assessment Administration | $ 5,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,000 |
| Management Fees | $ 3,483 | $ 3,483 | $ 3,483 | $ 3,483 | $ 3,483 | $ 3,483 | $ 3,483 | $ 3,483 | $ 3,483 | $ - | $ - | $ - | $ 31,344 |
| Information Technology | $ 117 | $ 117 | $ 117 | $ 117 | $ 117 | $ 117 | $ 117 | $ 117 | $ 117 | $ - | $ - | $ - | $ 1,050 |
| Website Maintenance | $ 100 | $ 100 | $ 100 | $ 100 | $ 100 | $ 100 | $ 100 | $ 100 | $ 100 | $ - | $ - | $ - | $ 900 |
| Telephone | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Postage | $ 65 | $ 0 | $ 17 | $ 11 | $ 51 | $ 50 | $ 58 | $ 89 | $ 21 | $ - | $ - | $ - | $ 362 |
| Insurance | $ 5,490 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,490 |
| Printing & Binding | $ 61 | $ 64 | $ 26 | $ 49 | $ 44 | $ 47 | $ 62 | $ 41 | $ 58 | $ - | $ - | $ - | $ 452 |
| Legal Advertising | $ - | $ - | $ - | $ - | $ - | $ 597 | $ 93 | $ 192 | $ - | $ - | $ - | $ - | $ 882 |
| Other Current Charges | $ 44 | $ 37 | $ 45 | $ 48 | $ 73 | $ 32 | $ 69 | $ 40 | $ 48 | $ - | $ - | $ - | $ 436 |
| Office Supplies | $ 1 | $ 0 | $ 1 | $ 1 | $ 1 | $ 1 | $ 220 | $ 1 | $ 1 | $ - | $ - | $ - | $ 227 |
| Property Appraiser | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Property Taxes | $ - | $ 38 | $ - | $ 248 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 286 |
| Dues, Licenses & Subscriptions | $ 175 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 175 |
| **Subtotal General & Administrative** | **$ 17,194** | **$ 7,242** | **$ 10,323** | **$ 7,045** | **$ 11,134** | **$ 11,843** | **$ 8,542** | **$ 9,000** | **$ 6,284** | **$ -** | **$ -** | **$ -** | **$ 88,607** |
| ***Operations & Maintenance*** | | | | | | | | | | | | | |
| **Contract Services:** | | | | | | | | | | | | | |
| Field Management | $ 1,493 | $ 1,493 | $ 1,493 | $ 1,493 | $ 1,493 | $ 1,493 | $ 1,493 | $ 1,493 | $ 1,493 | $ - | $ - | $ - | $ 13,434 |
| Wetland Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Mitigation Monitoring | $ 4,800 | $ - | $ - | $ 4,800 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 9,600 |
| Landscape Maintenance | $ 24,013 | $ 24,013 | $ 24,013 | $ 24,013 | $ 24,013 | $ 24,013 | $ 24,013 | $ 24,013 | $ 24,013 | $ - | $ - | $ - | $ 216,116 |
| Lake Maintenance | $ 840 | $ 840 | $ 840 | $ 840 | $ 840 | $ 840 | $ 840 | $ 840 | $ - | $ - | $ - | $ - | $ 6,720 |
| Security Patrol | $ 1,462 | $ 1,392 | $ - | $ 1,786 | $ 2,198 | $ 2,816 | $ 2,816 | $ 3,022 | $ 2,816 | $ - | $ - | $ - | $ 18,308 |
| **Repairs & Maintenance** | | | | | | | | | | | | | |
| Facility Maintenance | $ 2,427 | $ 2,427 | $ 2,427 | $ 2,427 | $ 2,427 | $ 2,427 | $ 2,427 | $ 2,427 | $ 2,427 | $ - | $ - | $ - | $ 21,840 |
| Repairs & Maintenance | $ 3,746 | $ 85 | $ 835 | $ 400 | $ 372 | $ 4,080 | $ 2,366 | $ 2,102 | $ 962 | $ - | $ - | $ - | $ 14,948 |
| Operating Supplies | $ 599 | $ - | $ 556 | $ 602 | $ - | $ 968 | $ 450 | $ 498 | $ 590 | $ - | $ - | $ - | $ 4,263 |
| Landscape Replacement | $ - | $ 156 | $ 6,253 | $ 2,945 | $ - | $ 709 | $ - | $ - | $ 2,308 | $ - | $ - | $ - | $ 12,371 |
| Irrigation Repairs | $ 1,003 | $ - | $ - | $ - | $ 195 | $ - | $ - | $ 1,826 | $ 247 | $ - | $ - | $ - | $ 3,271 |
| Alley Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Stormwater Repairs & Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Fountain Maintenance | $ 295 | $ 150 | $ 325 | $ 150 | $ 150 | $ 150 | $ 150 | $ 150 | $ 481 | $ - | $ - | $ - | $ 2,001 |
| 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 | $ 1,479 | $ 1,589 | $ 1,317 | $ 2,122 | $ - | $ - | $ - | $ 14,359 |
| Streetlighting | $ 8,466 | $ 8,466 | $ 8,466 | $ 8,466 | $ 8,509 | $ 8,509 | $ 8,509 | $ 8,509 | $ 8,509 | $ - | $ - | $ - | $ 76,407 |
| **Amenity Center** | | | | | | | | | | | | | |
| Amenity Management | $ 6,620 | $ 6,620 | $ 6,620 | $ 6,620 | $ 6,620 | $ 6,620 | $ 6,620 | $ 6,620 | $ 6,620 | $ - | $ - | $ - | $ 59,581 |
| Pool Attendants | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,256 | $ 1,120 | $ 945 | $ - | $ - | $ - | $ 3,321 |
| Pool Permit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 545 | $ - | $ - | $ - | $ 545 |
| Cable TV/Internet/Telephone | $ 287 | $ 287 | $ 287 | $ 287 | $ 287 | $ 291 | $ 291 | $ 666 | $ 291 | $ - | $ - | $ - | $ 2,973 |
| Utilities - Amenity Center | $ 1,721 | $ 1,483 | $ 1,123 | $ 1,177 | $ 1,113 | $ 1,148 | $ 1,055 | $ 1,296 | $ 1,503 | $ - | $ - | $ - | $ 11,618 |
| Refuse Service | $ 206 | $ 214 | $ 214 | $ 214 | $ 221 | $ 214 | $ 214 | $ 214 | $ 214 | $ - | $ - | $ - | $ 1,925 |
| Amenity Center Access Cards | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| HVAC Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ 95 | $ - | $ - | $ - | $ - | $ - | $ 95 |
| Special Events | $ 1,695 | $ 605 | $ 7,220 | $ - | $ - | $ 623 | $ 3,097 | $ 869 | $ 24 | $ - | $ - | $ - | $ 14,132 |
| Holiday Decorations | $ 8,179 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 8,179 |
| Security Monitoring | $ 927 | $ 155 | $ 155 | $ 865 | $ 155 | $ 155 | $ 155 | $ 155 | $ 155 | $ - | $ - | $ - | $ 2,877 |
| Janitorial Services | $ 1,532 | $ 1,859 | $ 1,658 | $ 2,031 | $ 1,423 | $ 1,453 | $ 1,592 | $ 2,138 | $ 2,141 | $ - | $ - | $ - | $ 15,828 |
| Pool Maintenance | $ 1,278 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 1,350 | $ 600 | $ - | $ - | $ - | $ 11,328 |
| Pool Repairs & Maintenance | $ 252 | $ 252 | $ - | $ 252 | $ - | $ 721 | $ 332 | $ 2,893 | $ 6,948 | $ - | $ - | $ - | $ 11,650 |
| Fitness Repairs & Maintenance | $ - | $ - | $ 175 | $ - | $ 230 | $ 1,276 | $ - | $ 3,496 | $ - | $ - | $ - | $ - | $ 5,177 |
| Amenity Repairs & Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Pest Control | $ 50 | $ 50 | $ 50 | $ 50 | $ 50 | $ 50 | $ 50 | $ 50 | $ - | $ - | $ - | $ - | $ 400 |
| **Other** | | | | | | | | | | | | | |
| Property Insurance | $ 34,743 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 34,743 |
| Contingency | $ - | $ - | $ 1,250 | $ 481 | $ - | $ - | $ 3,200 | $ 49 | $ 396 | $ - | $ - | $ - | $ 5,376 |
| **Subtotal Operations & Maintenance** | **$ 116,209** | **$ 53,182** | **$ 67,135** | **$ 63,112** | **$ 53,492** | **$ 61,384** | **$ 63,959** | **$ 67,112** | **$ 66,348** | **$ -** | **$ -** | **$ -** | **$ 611,933** |
| **Total Expenditures** | **$ 133,403** | **$ 60,424** | **$ 77,458** | **$ 70,157** | **$ 64,626** | **$ 73,227** | **$ 72,501** | **$ 76,111** | **$ 72,632** | **$ -** | **$ -** | **$ -** | **$ 700,540** |
| **Excess Revenues (Expenditures)** | $ (127,790) | $ 3,105 | $ 115,774 | $ 501,750 | $ 46,589 | $ (47,961) | $ (48,992) | $ (57,813) | $ (64,954) | $ - | $ - | $ - | $ 319,708 |
| **Other Financing Sources/Uses:** | | | | | | | | | | | | | |
| Transfer In/(Out) - Capital Reserve | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Total Other Financing Sources/Uses** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Net Change in Fund Balance** | **$ (127,790)** | **$ 3,105** | **$ 115,774** | **$ 501,750** | **$ 46,589** | **$ (47,961)** | **$ (48,992)** | **$ (57,813)** | **$ (64,954)** | **$ -** | **$ -** | **$ -** | **$ 319,708** |

## 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 : | $401,292 |
| Bonds Outstanding - 09/30/2013 | $5,115,000 |
| Less : November 1, 2013 (Mandatory) | ($65,000) |
| Less : November 1, 2014 (Mandatory) | ($70,000) |
| Less : November 1, 2015 (Mandatory) | ($70,000) |
| Less : November 1, 2016 (Mandatory) | ($75,000) |
| Less : November 1, 2017 (Mandatory) | ($80,000) |
| Less : November 1, 2018 (Mandatory) | ($85,000) |
| Less : November 1, 2019 (Mandatory) | ($90,000) |
| Less : November 1, 2020 (Mandatory) | ($95,000) |
| Less : November 1, 2020 (Special Call) | ($15,000) |
| Less : August 1, 2021 (Special Call) | ($5,000) |
| Less : November 1, 2021 (Mandatory) | ($90,000) |
| **Current Bonds Outstanding** | **$4,375,000** |

| **Series 2015 Special Assessment Bonds** | |
|---|---|
| Interest Rate : | Various |
| | (4.25% , 5% , 5.2%) |
| Maturity Date : | 11/1/2045 |
| Reserve Fund Requirement : | $596,080 |
| Reserve Fund Balance : | $596,468 |
| 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** | **$8,050,000** |

| **Series 2018 Special Assessment Bonds** | |
|---|---|
| Interest Rate : | Various |
| | (4.100% , 4.500% , 5.050%, 5.200%) |
| Maturity Date : | 11/1/2049 |
| Reserve Fund Requirement : | $58,837 |
| Reserve Fund Balance : | $58,875 |
| Bonds Outstanding - 12/17/2018 | $1,770,000 |
| Less : May 1, 2020 (Mandatory) | ($30,000) |
| Less : May 1, 2021 (Mandatory) | ($30,000) |
| Less : May 1, 2022 (Mandatory) | ($30,000) |
| **Current Bonds Outstanding** | **$1,680,000** |

# Randal Park

## COMMUNITY DEVELOPMENT DISTRICT

### Assessment Receipt Schedule

### Fiscal Year 2022

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Gross Assessments | $ 1,024,828.80 | $ 425,732.67 | $ 623,799.93 | $ 125,190.00 | $ 2,199,551.40 |
| | | | | | | Net Assessments | $ 963,339.07 | $ 400,188.71 | $ 586,371.93 | $ 117,678.60 | $ 2,067,578.32 |
| | | | | ON ROLL ASSESSMENTS | | | | | | | |
| | | | | | | | 46.59% | 19.36% | 28.36% | 5.69% | 100.00% |
| *Date* | *Distribution* | *Gross Amount* | *Commissions* | *Discount/Penalty* | *Interest* | *Net Receipts* | *O&M Portion* | *Series 2012 Debt Service* | *Series 2015 Debt Service* | *Series 2018 Debt Service* | *Total* |
| 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 |
| 03/14/22 | 10 | $37,783.61 | ($668.06) | ($1,402.78) | $212.81 | $35,925.58 | $16,738.67 | $6,953.55 | $10,188.61 | $2,044.75 | $35,925.58 |
| 04/15/22 | 11 | $41,025.99 | $0.00 | ($1,184.44) | $0.00 | $39,841.55 | $18,563.23 | $7,711.50 | $11,299.19 | $2,267.63 | $39,841.55 |
| 05/13/22 | 12 | $27,351.18 | $0.00 | ($402.48) | $0.00 | $26,948.70 | $12,556.10 | $5,216.04 | $7,642.74 | $1,533.82 | $26,948.70 |
| 06/15/22 | 13 | $6,602.84 | $0.00 | ($22.64) | $95.98 | $6,676.18 | $3,110.61 | $1,292.20 | $1,893.39 | $379.98 | $6,676.18 |
| | **TOTAL** | **$ 2,164,639.35** | **$ (668.06)** | **$ (85,122.82)** | **$ 336.25** | **$ 2,079,184.72** | **$ 968,746.78** | **$ 402,435.19** | **$ 589,663.55** | **$ 118,339.20** | **$ 2,079,184.72** |

| | |
|---|---|
| **101%** | **Net Percent Collected** |
| **0** | **Balance Remaining to Collect** |

# SECTION 3

## Randal Park CDD: Proposal and Projects Summary

**July 15, 2022**

| A | Bridgeway Repairs | Scope of Service | Notes | Status | Total |
|---|---|---|---|---|---|
| 1 | **M.E.S** | Replace all wooden boards with Trex Select Composite. Replace any rotting trusses as needed (not included in total). **No column repair**. Permits required. | The extent of the rotting support trusses is unknown until the repairs take place. The price is not included in the proposal but will be added on afterwards. | | $80,800.00 |
| 2 | | Replace 400 wooden boards with pressure treated wood. Replace any rotting trusses as needed (not included in total). **No column repair** Permits required. | The extent of the rotting support trusses is unknown until the repairs take place. The price is not included in the proposal but will be added on afterwards. Bridgeway will need to be sealed. | | $27,000.00 |
| 3 | **Summertime Deck & Dock** | Awaiting proposal. | | | TBD |
| 4 | **AFS General Contracting** | Awaiting proposal. | | | TBD |

| B | Landscaping | Scope of Service | Notes | | Total |
|---|---|---|---|---|---|
| 1 | Irrigation Reroute | Switch irrgation line from Hospital to RPCDD control. | Gives RPCDD full control of irrigation lines on CDD property. | Working with Orlando Health for funding. | $2,163.45 |
| 2 | Sabal Palm Tree Replacement | Replace 2 dead Sabal Palm's in Randal Park BLVD median. | Remove and replace dead trees and restake. | Working with Orlando Health for funding. | $1,766.66 |
| 3 | Amenity Mulching | 40 bags of Chocolate Mulch around amenity center. | | **Completed** | $444.16 |

| C | Repair Pergolas | Scope of Service | Notes | | Total |
|---|---|---|---|---|---|
| 1 | MES | Replace damaged wood at pergola located adjacent to the bridgeway. Including 3 columns rotting at the base and 6 4x4 beams at the top of the pergola | Additional repairs to the support structure were needed and approved. | **Completed** | $6,900.00 |

| D | Refinish Pergolas and Cattle Fence | Scope of Service | Notes | | Total |
|---|---|---|---|---|---|
| 1 | GMS | 4 Pergolas, Cattle Fencing<br>*Surface prep: wash and light sand as needed.<br>*Application of a stain/sealer | Now that repair work by MES is completed, refinishing is scheduled for the end of July. | **In Progess** | $11,525.00 |

| E | Pool Filters | Scope of Service | Notes | Status | Total |
|---|---|---|---|---|---|
| 1 | Spies | Replace 28 large rectangle filter grids at pool | | **Completed** | $895.00 |

| F | Shade Structure | Scope of Service | Notes | Status | Total |
|---|---|---|---|---|---|
| 1 | Pro Playgrounds | Cantilever Shade structure 30x15x8<br>Quick Release cabling<br>10 year fabric warranty<br>Permit, Engineeering, Installation<br>**Equipment Access needed** | Contract signed, awaiting permitting and expected installation is August. | **In Progress** | $31,370.12 |

| | | | | | |
|---|---|---|---|---|---|
| G | **Entrance Sign Bed Refresh** | Working out plan with landscpaer and assembling proposal within approved plant list. | | **Upcoming** | |
| H | **Pond Trail** | Working with contact at the city to clarify ownership and confirm maintenance scope. | | **In Progress** | |
| I | **Benches** | Rough placements selected. | Pursue after trail resurface | **Hold** | |
| J | **Hog Trapping** | Set traps and euthanize any captured hogs for 30 days. | Traps have arrived. Expected to begin the process on the week of July 11th. | **In Progress** | |

# SECTION i

**M.E.S.**

**M.E.S. PROFESSIONAL, INC.**
10700 Fairhaven Way ~ Orlando, FL 32825
Phone 407-307-5592 ~ Email mesprofessional@hotmail.com

June 30, 2022

**<u>Via Email</u> – JWright@gmscfl.com**

Mr. Jarett Wright
Assistant Field Manager
GMS - Central Florida
219 E. Livingston St.
Orlando, Florida, 32801

***Re: Exterior Work – Repairs to Bridgeway at Randal Park, Orlando***

Dear Jarett:

This is a proposal for repairs to the bridgeway at Randal Park, consisting of:

Replacing approximately 400 wooden 2x6 floorboards, leveling those in need of leveling, and securing with stainless steel screws. Our cost to perform this preparation and scope of work, consisting of labor and materials, will be $27,000.00. Please note that if there are damages to the trusses we will provide you with the receipts for the materials for repair; but, this proposal does not include the columns.

Please note that this proposal is valid for thirty (30) days. Please let me know if you have any questions.

Very truly yours,

**M.E.S. PROFESSIONAL, INC.**

***/s/ Enrique Sierra***

Enrique Sierra

cc: Ms. Alexandra Penagos (via email: apenagos@gmscfl.com)

**<u>Work Authorization</u>**

The following is to obtain written authorization to perform the scope of services proposed above and provide terms and conditions for completion of those services and submittal of payment. Payment of services rendered will be based on the stated proposal above and made a part of this authorization. If M.E.S. is required to modify the scope of services, either by request or by our determination that additional services

are required, we will provide you with a "Change Order" for the scope and cost revision.

**Work authorized by:**

By:_____
Name:_____
Title:_____
Date:_____

**M.E.S.**

**M.E.S. PROFESSIONAL, INC.**
10700 Fairhaven Way ~ Orlando, FL 32825
Phone 407-307-5592 ~ Email mesprofessional@hotmail.com

June 30, 2022

**<u>Via Email</u> – JWright@gmscfl.com**

Mr. Jarett Wright
Assistant Field Manager
GMS - Central Florida
219 E. Livingston St.
Orlando, Florida, 32801

***Re: Exterior Work – Repairs to Bridgeway at Randal Park, Orlando***

Dear Jarett:

This is a proposal for repairs to the bridgeway at Randal Park, consisting of:

Replacing all of the wooden 2x6 floorboards with Trex Select Saddle Composite Boards. Our cost to perform this preparation and scope of work, consisting of labor and materials, will be $80,800.00. Please note that if there are damages to the trusses we will provide you with the receipts for the materials for repair; but, this proposal does not include the columns.

Please note that this proposal is valid for thirty (30) days. Please let me know if you have any questions.

Very truly yours,

**M.E.S. PROFESSIONAL, INC.**

***/s/ Enrique Sierra***

Enrique Sierra

cc: Ms. Alexandra Penagos (via email: apenagos@gmscfl.com)

**<u>Work Authorization</u>**

The following is to obtain written authorization to perform the scope of services proposed above and provide terms and conditions for completion of those services and submittal of payment. Payment of services rendered will be based on the stated proposal above and made a part of this authorization. If M.E.S. is required to modify the scope of services, either

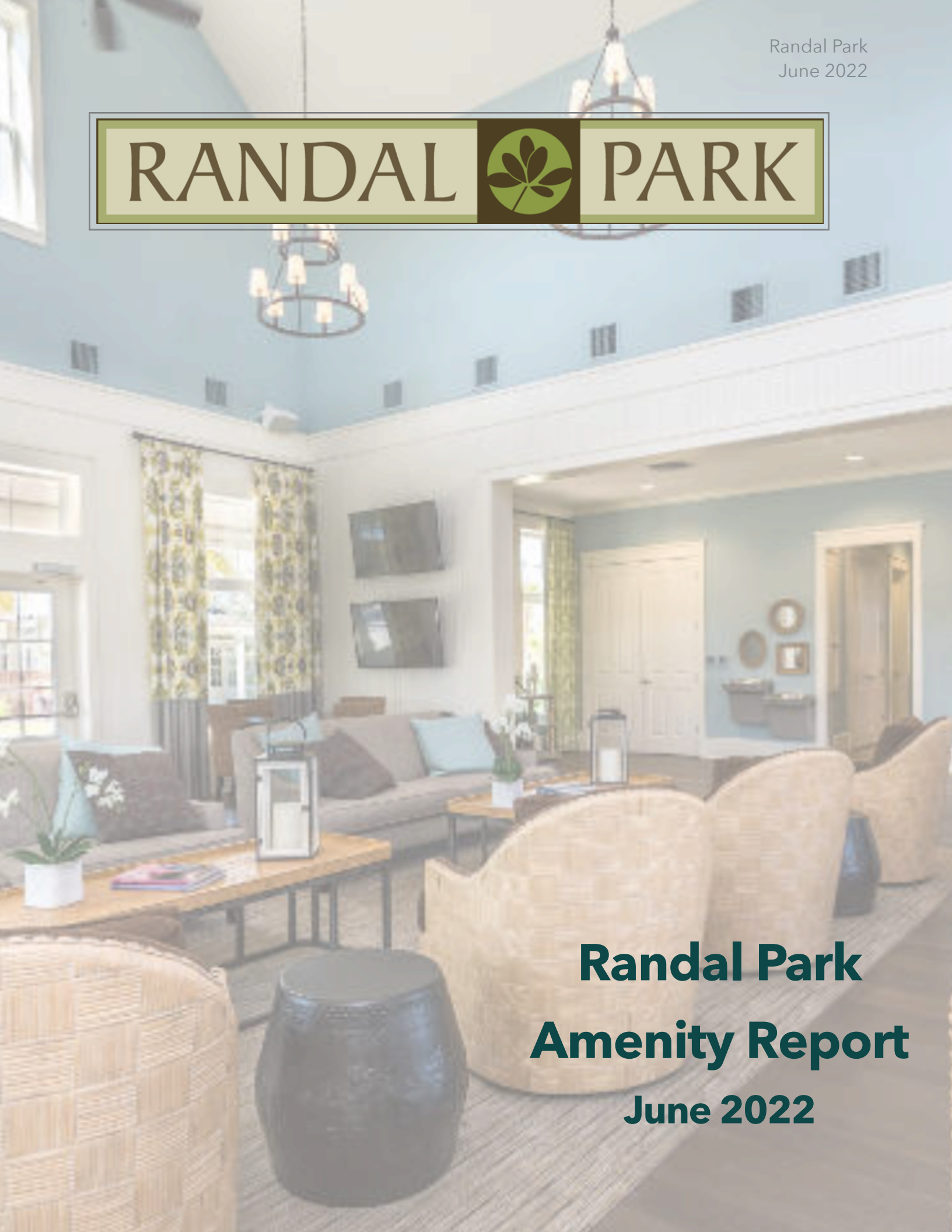
by request or by our determination that additional services are required, we will provide you with a "Change Order" for the scope and cost revision.

**Work authorized by:**

By:_____
Name:_____
Title:_____
Date:_____

# SECTION 4

RANDAL PARK



# Randal Park Amenity Report

## June 2022

# FACILITY REPORT:

Randal Park
June 2022

Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm) (7am - 9am lap swimmers only) Daily
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from (9am - 5pm) Mon - Fri
- Pool Attendant is onsite Saturday & Sunday 12pm - 8pm

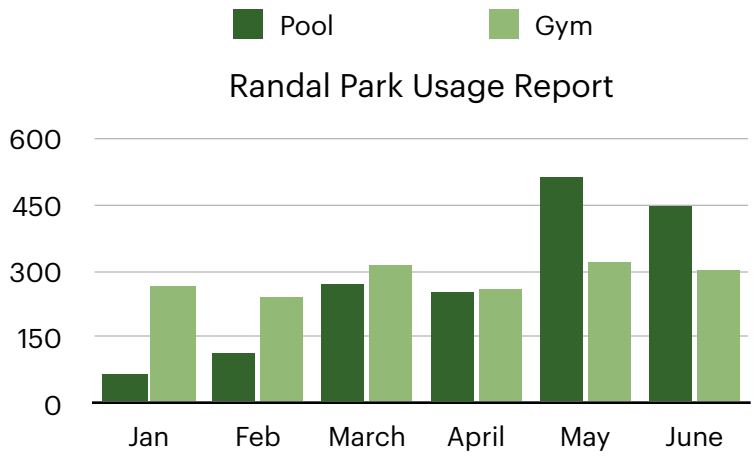
## June Randal House Rentals: 5

**The new music system was installed and activated for the pool area on June 8, 2022.**

**New splash pad umbrellas were delivered on June 10, 2022**

## June Events:

* Food Truck Social:
    Twisted Bites:  orders
    Mya's Wheels Restaurant:  orders
    Milas Bubble Waffles:  orders
* Pizza Night:
    80+90= 170
* Chick fil-A:
    The June event was canceled.
* Father's Day Ice Cream Bar:
    34 Participants
* Kids Pottery Class
    35 Participants
* Pool Summer Party
    Hosted by Stephany Cornelius
* Spring in to Summer
    Hosted by Lori Ciaravella




## Events scheduled for July:

* 4th of July Celebration: Saturday, July 2
*Chick fil-A Night : July 5
*Pizza Night - Thursday, July 7 & 21
* Food Truck Social: July 14
* Kids Arts & Crafts: July 15

# Fathers Day Ice Cream Bar
## Saturday, June 4
## 12:00pm-2:00pm
## Attendance: 34


# Kids Pottery Class
# Friday, June 17
# 1:00pm-2:30pm
# Attendance: 25 Children