

*Randal Park Community
Development District*

Agenda

August 19, 2022

AGENDA

Randal Park

Community Development District

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

August 12, 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, August 19, 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 July 15, 2022 Board of Supervisors Meeting
4. Engineer's Report
5. Public Hearing
 - A. Consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 1. Consideration of Splash Pad Mulch Proposal
 - iv. Amenity Report
 - v. Approval of Fiscal Year 2023 Meeting Schedule
 - vi. Reminder to File Form 1 with the Supervisor of Elections
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date – September 16, 2022
10. Adjournment

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

The third order of business is the approval of the minutes of the July 15, 2022 meeting. The minutes are enclosed for your review.

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

The fifth order of business opens the public hearing. Section A is the consideration of resolution 2022-04 adopting the fiscal year 2023 budget and relating to the annual appropriations. A copy of the resolution is enclosed for your review. Section B is the consideration of resolution 2022-05 imposing special assessments and certifying an assessment roll. A copy of the resolution is enclosed for your review.

Section B of the sixth order of business is the District Manager's Report. Sub-Section 1 includes the check register for approval. 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. A copy of the report is included for your review. Subsubsection 1 is the consideration of the splash pad mulch proposal. A copy of the proposal has been provided for your review. Sub-Section 4 is the presentation of the Amenity Report detailing the activities going on in the community. Sub-Section 5 is the approval of the fiscal year 2023 meeting schedule. The proposed schedule is enclosed for your review. Sub-Section 6 is a reminder for Board Members to file Form 1 with the Supervisor of Elections.

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

Jason M. Showe
District Manager

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

Enclosures

SECTION III

**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, July 15, 2022** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

Jason Showe	District Manager
Jan Carpenter	District Counsel
Jerrett Wright	Field Operations
Alexandra Panagos	Community Manager
Lori Ciaravella	Resident
Lyn Yon	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

Ms. Ciaravella asked how are the residents of Randal Park going to know more about the candidates?

Ms. Carpenter stated the CDD can't contribute anything to a campaign because it would be a violation of using public funds for a private party. You can advertise any other way you choose to advertise. We were questioned earlier whether the three candidates could come to the clubhouse at a time and that would be okay as long as the clubhouse is open at the time and the

CDD didn't contribute through their staff or anything else. We can't post on the CDD's website because that would be a campaign contribution.

Ms. Yon stated Alex can't send emails out to residents about the campaign. She is not allowed to do that. Don't get upset with her because we as residents, have to do that. A good way to campaign is to walk around and introduce yourselves.

Mr. Showe stated if the three candidates can agree on a mutual time and the clubhouse is open, we can send out an announcement saying there is an open house for the CDD candidates, no names, just the time.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 17, 2022 Meeting

On MOTION by Mr. Phelps seconded by Ms. Steuck with all in favor the minutes of the June 17, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Engineer's Report

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter stated CFX has finally signed the railroad agreement and they said it will be about a month for us to get a copy.

B. Manager

i. Approval of Check Registers

On MOTION by Mr. Phelps seconded by Mr. Steuck 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**1. Bridgeway Repairs**

Mr. Wright stated whichever path we decide to go we can expect it to be about a three-month period. We will withdraw the permits then it is about 4-6 weeks to get the work done. We have a few options. Two of the vendors were awaiting the original plans for the bridge before they offered a proposal. We just got those in yesterday, I sent them and expect a proposal next week. M.E.S. provided two options if we want to use pressure treated wood to replace 400 boards would be \$27,000. Not included in the proposal are the repairs to the trusses that are rotted underneath because we don't know the extent of the damage. I anticipate 10% to 15% on top of that number for those repairs.

The other option with M.E.S. is to replace the entire floorboard decking with the Trex composite. This option comes with a five-year limited warranty and that is for any fading or anything they will replace it free of charge. The lifetime expectancy is 15-20 years and this gives protection not only on the top side from the weather but also the bottom part is composite as well so it protects us from the wetland area. They will repair any trusses and it is not included in the proposal.

We will get the bids and see how you want to move forward. It is something we want to do as soon as possible. Do you want to set a not to exceed amount?

Mr. Phelps asked how long is the bid period open? Ms. Yon said she wanted to provide a bid.

Mr. Showe stated this falls below the bid threshold so the board could take action at any point. We can wait until the next meeting to look at all the proposals or if the board wants to designate a board member and a not to exceed amount so if we get enough proposals, we can take action quickly.

Mr. Phelps stated I would think that all bids should be in by August 1st because after that it is going to take at least two months.

Mr. Wright stated my plan previously was that as soon as the last bids come in, I'm ready to make a decision and go so we can get this done as soon as possible.

Ms. Struck stated the bridge needs to be open when school is in. It is dangerous to send kids in another direction. Is there a way we can open the bridge?

Mr. Wright stated it is sagging and twisting, warping and rotting.

Ms. Cornelius asked why can't they walk on that side of the road and go to school?

Ms. Carpenter stated we have to come up with a solution. We can't use the bridge, that was closed because of the danger. We can see what the cost would be to have another crossing guard.

Mr. Phelps stated it is paramount that we have communication on when it is going to be fixed but also what to do until it gets fixed. If we are taking bids for two more weeks it is going to be another month. When school starts, there is going to have to be signage and OPD or a resource officer.

Ms. Carpenter stated we can call the school to see what we can do and what the cost would be, whether it is another crossing guard or officer for a while.

Ms. Cornelius stated we tried to get a crossing guard before and they wouldn't do it.

Ms. Steuck asked can the district hire someone to do that?

Ms. Carpenter stated we will have to find out what they will approve and not approve. Jason can make calls to see what they can get done. We can't do it on our own. We don't have traffic enforcement authority. Let's see what they come up with.

Mr. Phelps asked can we have something drafted that is more time specific and formal to be placed at the road to let folks know they have the next two to three weeks to read it and know it is not going to be open.

Mr. Wright stated I will get with Marshall and design the signage. What we have now is an emergency fix to get that blocked off and secured.

Ms. Steuck asked why did we wait until it was unusable?

Mr. Showe stated I don't know that we knew the extent of the damage.

Ms. Panagos stated nobody knew how bad it was.

Mr. Showe stated to expedite it you can select one of the bids in front of you. You can set a not to exceed and give the vendors another week and GMS will select the lowest price vendor that is most responsive and we can send that out to the board and say this is the one we selected and the timing and if anyone objects, we will bring it back to the next board meeting.

Ms. Carpenter stated you would have to select a not to exceed number for wood and a not to exceed number for the composite.

Mr. Wright stated we don't know the extent of the truss damage.

Mr. Phelps asked can you remind us of where we stand on capital reserve for this type of repair?

Mr. Showe stated we have enough to accommodate either repair.

Mr. Wright stated not all the trusses are rotted but I think the 15% will cover that.

Mr. Bell stated I have had success with Trex in the past, it costs a little more upfront, but it wears well.

Ms. Yon asked have you thought about concrete?

Ms. Steuck asked can we bump up the next meeting by a few weeks and that will give you the time to get all the bids in so the board can discuss them and make a decision?

Mr. Showe stated we can't bump up the next meeting because that is our budget hearing and has been advertised, but we can continue this meeting to a time and date certain just to make that decision on the bridge. We can get the bids, award the contract and plan to do concrete in a few years.

Ms. Steuck asked do we need to have another meeting if we know we are going with wood that is significantly less and then put a not to exceed amount? That way we are not having another meeting.

Ms. Cornelius stated at the next meeting we can discuss the process of the concrete for the future.

Mr. Showe stated obviously the engineer will have to be wrapped up in that.

Mr. Phelps stated that gives us a bridge for a couple years that is safe and usable while we plan for the ultimate.

On MOTION by Mr. Phelps seconded by Ms. Steuck with all in favor Mr. Phelps was authorized to work with GMS to approve a final contract for repair of the bridge using wood in an amount not to exceed \$33,000.
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Irrigation

Mr. Wright stated at the last meeting we discussed the two proposals to do the irrigation reroute at the front entrance as well as Sabal Palms. We reached out to Orlando Health and they have agreed to do the funding, we are finalizing the details on that.

Pergola

Mr. Wright stated the pergola by the bridge was finished by M.E.S. they did a great job. It came out a little extra than we anticipated because they had to replace the support trusses up top and that came out to \$6,900. They put metal braces on the bottom of the boards so we shouldn't anticipate any more rotting from the water that we have seen before.

Refinishing and staining pergolas

Mr. Wright stated in terms of GMS refinishing and staining all the pergolas and cattle fence, we are going to start that at the end of the month.

iv. Amenity Report

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

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Other Business

A resident asked is there an update on the pond situation and the fountain.

Ms. Carpenter stated the agreement has been signed, we haven't gotten a copy of it yet and expect to get that in the next couple weeks.

A resident asked is that the agreement on the fountains?

Ms. Cornelius stated we haven't moved on the fountain yet. We were waiting on the final completion.

SEVENTH ORDER OF BUSINESS

Next Meeting Date – August 19, 2022

Mr. Showe stated the next meeting will be August 19, 2022.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor the meeting adjourned at 10:17 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2022-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Randal Park Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Randal Park Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District for Fiscal Year 2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND FY23	\$_____
TOTAL ALL FUNDS FY23	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023 or within 60 days following the end of the Fiscal Year 2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF August, 2022.

ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Budget FY2023



Randal Park

Community Development District

Proposed Budget

FY 2023



Randal Park
Community Development District

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Randal Park

Community Development District

General Fund

Description	Adopted FY2022 Budget	Actual Thru 7/30/22	Projected Next 2 Months	Total as of 9/30/22	Proposed FY2023 Budget
Revenues					
Special Assessments	\$ 963,338	\$ 975,107	\$ -	\$ 975,107	\$ 963,338
Colonial Properties Contribution	\$ 46,332	\$ 39,560	\$ 8,050	\$ 47,610	\$ 47,088
Miscellaneous Revenue	\$ 1,000	\$ 1,558	\$ 150	\$ 1,708	\$ 1,000
Activities	\$ 7,000	\$ 1,556	\$ -	\$ 1,556	\$ 7,000
Rentals	\$ 7,000	\$ 14,192	\$ 1,000	\$ 15,192	\$ 7,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 26,408
Total Revenues	\$ 1,024,670	\$ 1,031,974	\$ 9,200	\$ 1,041,174	\$ 1,051,834
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ 7,400	\$ 2,000	\$ 9,400	\$ 12,000
FICA Expense	\$ 900	\$ 566	\$ 150	\$ 716	\$ 900
Annual Audit	\$ 4,400	\$ 4,400	\$ -	\$ 4,400	\$ 4,500
Trustee Fees	\$ 12,500	\$ 12,000	\$ -	\$ 12,000	\$ 12,500
Dissemination Agent	\$ 10,500	\$ 8,850	\$ 1,950	\$ 10,800	\$ 10,500
Arbitrage	\$ 1,800	\$ 1,200	\$ -	\$ 1,200	\$ 1,800
Engineering	\$ 10,000	\$ 4,410	\$ 2,100	\$ 6,510	\$ 10,000
Attorney	\$ 20,000	\$ 11,654	\$ 5,250	\$ 16,904	\$ 20,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 41,792	\$ 34,827	\$ 6,965	\$ 41,792	\$ 43,882
Information Technology	\$ 1,400	\$ 1,167	\$ 233	\$ 1,400	\$ 1,800
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,200
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ 100
Postage	\$ 650	\$ 381	\$ 108	\$ 489	\$ 650
Insurance	\$ 5,834	\$ 5,490	\$ -	\$ 5,490	\$ 7,440
Printing & Binding	\$ 2,150	\$ 490	\$ 100	\$ 590	\$ 2,150
Legal Advertising	\$ 2,250	\$ 839	\$ 1,411	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,700	\$ 564	\$ 400	\$ 964	\$ 1,700
Office Supplies	\$ 200	\$ 228	\$ -	\$ 228	\$ 200
Property Appraiser	\$ 800	\$ -	\$ -	\$ -	\$ 800
Property Taxes	\$ 250	\$ 286	\$ -	\$ 286	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 135,601	\$ 100,924	\$ 20,868	\$ 121,792	\$ 139,847
Maintenance					
Contract Services:					
Field Management	\$ 17,912	\$ 14,927	\$ 2,985	\$ 17,912	\$ 18,808
Wetland Maintenance	\$ 9,600	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 2,500	\$ 19,200	\$ -	\$ 19,200	\$ 19,200
Landscape Maintenance	\$ 288,264	\$ 240,129	\$ 48,026	\$ 288,155	\$ 302,677
Lake Maintenance	\$ 9,600	\$ 8,400	\$ 1,680	\$ 10,080	\$ 10,700
Security Patrol	\$ 36,400	\$ 22,223	\$ 6,800	\$ 29,022	\$ 41,250
Repairs & Maintenance					
Facility Maintenance	\$ 29,120	\$ 24,267	\$ 4,853	\$ 29,120	\$ 30,576
Repairs & Maintenance	\$ 11,000	\$ 14,948	\$ 2,500	\$ 17,448	\$ 17,500
Operating Supplies	\$ 9,800	\$ 4,712	\$ 1,633	\$ 6,346	\$ 9,800
Landscape Replacement	\$ 10,500	\$ 12,815	\$ -	\$ 12,815	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ 3,764	\$ 1,667	\$ 5,431	\$ 10,000
Alley Maintenance	\$ 1,500	\$ -	\$ -	\$ -	\$ -
Stormwater Repairs & Maintenance	\$ 1,500	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 3,500	\$ 2,151	\$ 1,300	\$ 3,451	\$ 3,800
Sign Maintenance	\$ 1,000	\$ 199	\$ 801	\$ 1,000	\$ -
Pressure Washing	\$ 5,700	\$ 8,350	\$ -	\$ 8,350	\$ 8,000
Subtotal Maintenance	\$ 447,896	\$ 376,084	\$ 72,245	\$ 448,329	\$ 487,311

Randal Park

Community Development District

General Fund

Description	Adopted FY2022 Budget	Actual Thru 7/30/22	Projected Next 2 Months	Total as of 9/30/22	Proposed FY2023 Budget
Utilities					
Utilities - Common Area	\$ 30,000	\$ 16,920	\$ 5,000	\$ 21,920	\$ 30,000
Streetlighting	\$ 110,000	\$ 84,915	\$ 17,200	\$ 102,115	\$ 110,000
Amenity Center					
Amenity Management	\$ 79,441	\$ 66,201	\$ 13,240	\$ 79,441	\$ 87,385
Pool Attendants	\$ 15,600	\$ 4,576	\$ 7,000	\$ 11,576	\$ 15,600
Pool Permit	\$ 550	\$ 545	\$ -	\$ 545	\$ 550
Cable TV/Internet/Telephone	\$ 4,000	\$ 3,264	\$ 583	\$ 3,847	\$ 4,415
Utilities - Amenity Center	\$ 21,000	\$ 13,389	\$ 3,600	\$ 16,989	\$ 21,000
Refuse Service	\$ 2,400	\$ 2,139	\$ 428	\$ 2,567	\$ 2,880
Amenity Center Access Cards	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
HVAC Maintenance	\$ 574	\$ 95	\$ 479	\$ 574	\$ 574
Special Events	\$ 13,962	\$ 15,087	\$ -	\$ 15,087	\$ 14,962
Holiday Decorations	\$ 4,410	\$ 8,179	\$ -	\$ 8,179	\$ 8,500
Security Monitoring	\$ 600	\$ 3,032	\$ 310	\$ 3,342	\$ 1,920
Janitorial Services	\$ 16,000	\$ 17,355	\$ 3,100	\$ 20,455	\$ 21,480
Pool Maintenance	\$ 15,330	\$ 13,810	\$ 2,700	\$ 16,510	\$ 20,000
Pool Repairs & Maintenance	\$ 3,200	\$ 11,650	\$ 764	\$ 12,414	\$ -
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,477	\$ 833	\$ 6,311	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,480	\$ -	\$ -	\$ -	\$ 5,000
Pest Control	\$ 650	\$ 500	\$ 688	\$ 1,188	\$ 1,218
Other					
Property Insurance	\$ 36,925	\$ 34,743	\$ -	\$ 34,743	\$ 41,692
Contingency	\$ 4,625	\$ 10,415	\$ 1,000	\$ 11,415	\$ 7,500
Transfer Out - Capital Reserve	\$ 74,426	\$ -	\$ 74,426	\$ 74,426	\$ 24,000
Subtotal Maintenance	\$ 441,173	\$ 312,294	\$ 132,351	\$ 444,645	\$ 424,676
Total Expenditures	\$ 1,024,670	\$ 789,302	\$ 225,464	\$ 1,014,766	\$ 1,051,834
Net Change in Fund Balance	\$ -	\$ 242,672	\$ (216,264)	\$ 26,408	\$ -

	Adopted Budget FY2020	Adopted Budget FY2021	Adopted Budget FY2022	Proposed Budget FY2023
Net Assessments	\$ 963,338	\$ 963,338	\$ 963,338	\$ 963,338
Add: Discounts & Collections 6%	\$ 61,490	\$ 61,490	\$ 61,490	\$ 61,490
Gross Assessments	\$ 1,024,828	\$ 1,024,828	\$ 1,024,828	\$ 1,024,828
Assessable Units	797	904	904	904
Per Unit Assessment - Phases 1 - 5	\$ 1,285.86	\$ 1,191.80	\$ 1,191.80	\$ 1,191.80
Per Unit Assessment - Randal Walk	\$ -	\$ 700.60	\$ 700.60	\$ 700.60

Notes:

(1 thru 6) is shared costs with Colonial Properties

- 1 Facilities Management & Maintenance
- 2 Landscape Maintenance
- 3 Lake Maintenance
- 4 Irrigation Repairs
- 5 Utilities
- 6 Streetlighting

Total Proposed FY2023 Budget	Shared Costs	Colonial Properties Allocation
\$ 18,808	\$ 9,404	\$ 3,997
\$ 302,677	\$ 75,669	\$ 32,159
\$ 10,700	\$ 1,323	\$ 562
\$ 10,000	\$ 2,000	\$ 850
\$ 30,000	\$ 16,000	\$ 6,800
\$ 110,000	\$ 6,400	\$ 2,720
Totals:	\$ 110,796	\$ 47,088

Randal Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Colonial Properties Contribution

Per the cost share arrangement, this amount reflects 50% of the estimated maintenance cost for Dowden Rd and the offsite portion of Randal Park Blvd.

Miscellaneous Revenue

Represents estimated income the District may receive that is not accounted for in other categories.

Activities

Represents fees collected by onsite management company related to various activities operated by the District.

Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid \$200 per meeting for the time devoted to District business and board meetings, not to exceed \$4,800 per year. The amount is based upon five supervisors attending 12 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by an Independent Certified Public Accounting Firm. The District's auditing firm is Grau & Associates.

Trustee Fees

The District issued Series 2012, Series 2015 and Series 2018 Special Assessment Bonds that are deposited with a Trustee at Wells Fargo Bank.

Randal Park

Community Development District

GENERAL FUND BUDGET

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services – Central Florida, LLC to provide this service.

Arbitrage

The District has contracted with Grau & Associates to calculate the District's annual Arbitrage Rebate Liability on the Series 2012, Series 2015 and Series 2018 Special Assessment Bonds.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Vanasse Hangen Brustlin, Inc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. The District has contracted with Latham, Shuker, Eden & Beaudine, LLP.

Assessment Administration

The District will contract to levy and administer the collection of a non-ad valorem assessment on all assessable property within the District. The district has contracted with Governmental Management Services – Central Florida, LLC.

Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. The District is contracted with Governmental Management Services – Central Florida LLC.

Telephone

Telephone and fax machine.

Randal Park
Community Development District
GENERAL FUND BUDGET

Postage

Mailing of Board Meeting agenda packages, overnight deliveries, checks for vendors, and any other required correspondence.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Property Appraiser

Represents the fees to be paid to the Orange County Property Appraiser for annual assessment roll administration.

Property Taxes

Represents the non-ad valorem assessment from Orange County that will be charged to the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Maintenance:

Contract Services:

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Randal Park

Community Development District

GENERAL FUND BUDGET

Wetland Maintenance/Mitigation Monitoring

The District will be required to maintain and monitor the 298 acres of Jurisdictional Wetlands, Wetland Buffers, and Wetland Mitigation throughout the District. The amounts are based upon the estimated cost for the fiscal year.

Landscape Maintenance

The District has contracted with Yellowstone Landscape – Southeast, LLC to maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, weeding, mulching, irrigation inspections and litter removal.

Description	Monthly	Annually
Landscape Maintenance		
Dowden Road/AC-1	\$6,324	\$75,888
Phase 1-3/Amenity Center	\$12,583	\$150,993
Phase 4	\$1,912	\$22,938
Phase 5	\$3,195	\$38,336
Estimated Increase		\$14,522
TOTAL		\$302,677

Lake Maintenance

The District has stormwater management facilities designed to conform to the City of Orlando and South Florida Water Management District (SFWMD) criteria for pre-development versus post-development allowable discharge criteria and water quality treatment. The District has contracted with Applied Aquatic Management Inc. to maintain the lakes throughout the community that provide stormwater management.

Description	Monthly	Annually
Lake Maintenance	\$840	\$10,080
Estimated Increase		\$620
Total		\$10,700

Security Patrol

The District has contracted with the Orlando Police Department to provide security services throughout the fiscal year.

Repairs & Maintenance:

Facility Maintenance

The District has contracted with Governmental Management Services – Central Florida, LLC to provide routine repairs and maintenance on the District's common areas and amenities.

Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various facilities throughout the District.

Randal Park
Community Development District
GENERAL FUND BUDGET

Operating Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse.

Landscape Replacement

Estimated cost related to the replacement of turf, trees, shrubs, etc.

Irrigation Repairs

To record expenses for repairs to the irrigation system.

Alley Maintenance

To record expenses for repairs and maintenance to the alley.

Stormwater Repairs & Maintenance

Represents estimated costs that the District will incur for repairs and maintenance on the stormwater management facilities, including: outfall structures, pipes and other miscellaneous facilities.

Fountain Maintenance

To record expenses for repairs and maintenance to the floating fountain at the Randal Park Clubhouse.

Description	Amount	Annually
Fountain Maintenance		
Clubhouse: Fountain Design Group, Inc. (Quarterly)	\$175	\$700
Phase II Park: Roberts Pool Service (Monthly)	\$150	\$1,800
Contingency		\$1,300
TOTAL		\$3,800

Sign Maintenance

To record expenses to replace miscellaneous signs throughout the fiscal year.

Pressure Washing

To record expenses related to the pressure washing of various areas of the District including the clubhouse, pool deck, curbs and sidewalks.

Utilities:

Utilities – Common Area

Represents the estimated cost for electric and reclaimed water utilities of the common areas within the District. The Orlando Utilities Commission provides these services.

Randal Park
Community Development District
GENERAL FUND BUDGET

Streetlighting

Orlando Utilities Commission provides for the streetlights within the community.

Amenity Center:

Amenity Management

The District has contracted with Governmental Management Services – Central Florida, LLC to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center, conduct various special events throughout the year, administer rental program, respond to resident request, etc.

Pool Attendants

Represents the estimated cost to have pool attendants during certain times throughout the operating season for the pool.

Pool Permit

Estimated cost for required pool permit.

Cable TV/Internet/Telephone

The District has cable television, cable, internet service, and music services at the Amenity Center.

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Brighthouse Networks	\$291	\$3,492
Music Services		\$375
Contingency		\$548
TOTAL		\$4,415

Utilities – Amenity Center

This represents the estimated cost for electric and reclaimed water utilities of the Amenity Center. The Orlando Utilities Commission provides these services.

Refuse Service

Estimated cost for trash removal service located at the Amenity Center. The Orlando Utilities Commission provides this service.

Description	Monthly	Annually
Refuse Services	\$240	\$2,880
TOTAL		\$2,880

Amenity Center Access Cards

Represents the estimated cost for providing and maintaining access card system.

Randal Park
Community Development District
GENERAL FUND BUDGET

HVAC Maintenance

The District will have preventative maintenance performed on the HVAC system.

Special Events

The Leisure Activities Coordinator will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

The District will incur costs to related to the decoration of common areas during the Holidays.

Security Monitoring

The District incurs charges for the monitoring of the Amenity Center security system.

Description	Monthly	Annually
Synergy	\$35	\$420
Wi-Pak	\$125	\$1,500
TOTAL		\$1,920

Janitorial Services

The District has contracted with Rugby Commercial Cleaning, Inc. to provide janitorial services and supplies for the Amenity Center. The amount is based upon 5 days per week throughout the fiscal year. Cintas also provides cleaning services for the District's amenity bathroom mats.

Description	Monthly	Annually
Rugby Commercial Cleaning, Inc.	\$1,365	\$16,380
Cintas - Mat Cleanings		\$2,400
Janitorial Supplies/Materials		\$2,700
TOTAL		\$21,480

Pool Maintenance

The District will contract with respective companies to provide pool chemicals and pool maintenance services.

Description	Monthly	Annually
Pool Maintenance		
Spies Pools (Chemicals)	\$750	\$9,000
Roberts Pool Service	\$600	\$7,200
Contingency		\$3,800
TOTAL		\$20,000

Randal Park
Community Development District
GENERAL FUND BUDGET

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance cost not included under the agreements with Spies Pools and Roberts Pool Service.

Fitness Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District.

Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of the amenity center.

Pest Control

The District has contracted with Arrow Environmental for monthly treatment at the Amenity Center

Description	Annually
Pest Control	\$630
Termite Bond	\$588
TOTAL	\$1,218

Other:

Property Insurance

Represents the estimated cost for property insurance of the Amenity Center to be conveyed to the District. Property Insurance is provided by Florida Insurance Alliance.

Contingency

Represents unforeseen cost not budgeted in other line items.

Transfer Out - Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding

Randal Park

Community Development District

Capital Reserve Fund

Description	Adopted FY2022 Budget	Actual Thru 7/30/22	Projected Next 2 Months	Total as of 9/30/22	Proposed FY2023 Budget
Revenues					
Interest	\$ 500	\$ 977	\$ -	\$ 977	\$ 500
Carry Forward Surplus	\$ 377,198	\$ 369,114	\$ -	\$ 369,114	\$ 206,295
Total Revenues	\$ 377,698	\$ 370,091	\$ -	\$ 370,091	\$ 206,795
Expenditures					
Capital Outlay	\$ 25,000	\$ 50,233	\$ -	\$ 50,233	\$ 25,000
Walking Path Repair	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ -
Splash Pad	\$ 18,000	\$ 18,089	\$ -	\$ 18,089	\$ -
Pergola staining/repairs	\$ 10,000	\$ 6,900	\$ -	\$ 6,900	\$ -
Painting Parking lot fencing	\$ 3,500	\$ -	\$ 3,000	\$ 3,000	\$ -
Fountain	\$ 20,000	\$ 4,584	\$ 15,416	\$ 20,000	\$ -
Shade Structures	\$ -	\$ 15,685	\$ 19,315	\$ 35,000	\$ 115,000
Soccer Field Turf Replacement	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Bridge Repair	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -
Roof	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 151,500	\$ 95,492	\$ 142,731	\$ 238,222	\$ 146,000
Other Financing Sources/(Uses)					
Transfer In/Out	\$ 74,426	\$ -	\$ 74,426	\$ 74,426	\$ 24,000
Total Other Financing Sources/(Uses)	\$ 74,426	\$ -	\$ 74,426	\$ 74,426	\$ 24,000
Excess Revenue/(Expenditures)	\$ 300,624	\$ 274,600	\$ (68,305)	\$ 206,295	\$ 84,795

Randal Park

Community Development District

Debt Service - Series 2012

Description	Adopted FY2022 Budget	Actual Thru 7/30/22	Projected Next 2 Months	Total as of 9/30/22	Proposed FY2023 Budget
Revenues					
Assessments	\$ 397,350	\$ 405,078	\$ -	\$ 405,078	\$ 397,350
Interest	\$ 100	\$ 1,157	\$ -	\$ 1,157	\$ 100
Carry Forward Surplus	\$ 361,874	\$ 366,216	\$ -	\$ 366,216	\$ 391,325
Total Revenues	\$ 759,324	\$ 772,450	\$ -	\$ 772,450	\$ 788,775
Expenditures					
Principal Payment - 11/01	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	\$ 95,000
Interest Payment - 11/01	\$ 146,856	\$ 146,856	\$ -	\$ 146,856	\$ 144,269
Interest Payment - 05/01	\$ 144,269	\$ 144,269	\$ -	\$ 144,269	\$ 141,538
Total Expenditures	\$ 381,125	\$ 381,125	\$ -	\$ 381,125	\$ 380,806
Excess Revenue/(Expenditures)	\$ 378,199	\$ 391,325	\$ -	\$ 391,325	\$ 407,969

Interest Payment 11/1/23	\$ 141,538
Principal Payment 11/1/23	\$ 115,000
	<u>\$ 256,538</u>

	Proposed Budget FY2023
Net Assessments	\$ 397,350
Add: Discounts & Collections 6%	\$ 25,363
Gross Assessments	<u>\$ 422,713</u>

Randal Park
Community Development District
Series 2012 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 4,375,000.00	\$ 95,000.00	\$ 144,268.75	\$ 380,806.25
05/01/23	\$ 4,280,000.00	\$ -	\$ 141,537.50	
11/01/23	\$ 4,280,000.00	\$ 115,000.00	\$ 141,537.50	\$ 394,553.13
05/01/24	\$ 4,165,000.00	\$ -	\$ 138,015.63	
11/01/24	\$ 4,165,000.00	\$ 125,000.00	\$ 138,015.63	\$ 397,203.13
05/01/25	\$ 4,040,000.00	\$ -	\$ 134,187.50	
11/01/25	\$ 4,040,000.00	\$ 125,000.00	\$ 134,187.50	\$ 389,546.88
05/01/26	\$ 3,915,000.00	\$ -	\$ 130,359.38	
11/01/26	\$ 3,915,000.00	\$ 135,000.00	\$ 130,359.38	\$ 391,584.38
05/01/27	\$ 3,780,000.00	\$ -	\$ 126,225.00	
11/01/27	\$ 3,780,000.00	\$ 140,000.00	\$ 126,225.00	\$ 388,162.50
05/01/28	\$ 3,640,000.00	\$ -	\$ 121,937.50	
11/01/28	\$ 3,640,000.00	\$ 150,000.00	\$ 121,937.50	\$ 389,281.25
05/01/29	\$ 3,490,000.00	\$ -	\$ 117,343.75	
11/01/29	\$ 3,490,000.00	\$ 160,000.00	\$ 117,343.75	\$ 389,787.50
05/01/30	\$ 3,330,000.00	\$ -	\$ 112,443.75	
11/01/30	\$ 3,330,000.00	\$ 170,000.00	\$ 112,443.75	\$ 389,681.25
05/01/31	\$ 3,160,000.00	\$ -	\$ 107,237.50	
11/01/31	\$ 3,160,000.00	\$ 180,000.00	\$ 107,237.50	\$ 388,962.50
05/01/32	\$ 2,980,000.00	\$ -	\$ 101,725.00	
11/01/32	\$ 2,980,000.00	\$ 190,000.00	\$ 101,725.00	\$ 387,631.25
05/01/33	\$ 2,790,000.00	\$ -	\$ 95,906.25	
11/01/33	\$ 2,790,000.00	\$ 205,000.00	\$ 95,906.25	\$ 389,765.63
05/01/34	\$ 2,585,000.00	\$ -	\$ 88,859.38	
11/01/34	\$ 2,585,000.00	\$ 215,000.00	\$ 88,859.38	\$ 385,328.13
05/01/35	\$ 2,370,000.00	\$ -	\$ 81,468.75	
11/01/35	\$ 2,370,000.00	\$ 230,000.00	\$ 81,468.75	\$ 385,031.25
05/01/36	\$ 2,140,000.00	\$ -	\$ 73,562.50	
11/01/36	\$ 2,140,000.00	\$ 250,000.00	\$ 73,562.50	\$ 388,531.25
05/01/37	\$ 1,890,000.00	\$ -	\$ 64,968.75	
11/01/37	\$ 1,890,000.00	\$ 265,000.00	\$ 64,968.75	\$ 385,828.13
05/01/38	\$ 1,625,000.00	\$ -	\$ 55,859.38	
11/01/38	\$ 1,625,000.00	\$ 285,000.00	\$ 55,859.38	\$ 386,921.88
05/01/39	\$ 1,340,000.00	\$ -	\$ 46,062.50	
11/01/39	\$ 1,340,000.00	\$ 300,000.00	\$ 46,062.50	\$ 381,812.50
05/01/40	\$ 1,040,000.00	\$ -	\$ 35,750.00	
11/01/40	\$ 1,040,000.00	\$ 325,000.00	\$ 35,750.00	\$ 385,328.13
05/01/41	\$ 715,000.00	\$ -	\$ 24,578.13	
11/01/41	\$ 715,000.00	\$ 345,000.00	\$ 24,578.13	\$ 382,296.88
05/01/42	\$ 370,000.00	\$ -	\$ 12,718.75	
11/01/42	\$ 370,000.00	\$ 370,000.00	\$ 12,718.75	\$ 382,718.75
		\$ 4,375,000.00	\$ 3,765,762.50	\$ 8,140,762.50

Randal Park

Community Development District

Debt Service - Series 2015

Description	Adopted FY2022 Budget	Actual Thru 7/30/22	Projected Next 2 Months	Total as of 9/30/22	Proposed FY2023 Budget
Revenues					
Assessments	\$ 596,080	\$ 593,535	\$ -	\$ 593,535	\$ 590,148
Interest	\$ 125	\$ 1,618	\$ -	\$ 1,618	\$ 125
Carry Forward Surplus	\$ 491,475	\$ 502,665	\$ -	\$ 502,665	\$ 513,092
Total Revenues	\$ 1,087,680	\$ 1,097,819	\$ -	\$ 1,097,819	\$ 1,103,364
Expenditures					
Principal Payment - 11/01	\$ 170,000	\$ 170,000	\$ -	\$ 170,000	\$ 180,000
Interest Payment - 11/01	\$ 206,803	\$ 206,696	\$ -	\$ 206,696	\$ 203,190
Special Call - 02/01	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest Payment - 02/01	\$ -	\$ 53	\$ -	\$ 53	\$ -
Interest Payment - 05/01	\$ 203,190	\$ 202,978	\$ -	\$ 202,978	\$ 199,365
Total Expenditures	\$ 579,993	\$ 584,727	\$ -	\$ 584,727	\$ 582,555
Excess Revenue/(Expenditures)	\$ 507,687	\$ 513,092	\$ -	\$ 513,092	\$ 520,809

Interest Payment 11/1/23	\$ 199,365
Principal Payment 11/1/23	\$ 185,000
	<u>\$ 384,365</u>

	Proposed Budget FY2023
Net Assessments	\$ 590,148
Add: Discounts & Collections 6%	\$ 37,669
Gross Assessment	<u>\$ 627,817</u>

Randal Park
Community Development District
Series 2015 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 8,060,000.00	\$ 180,000.00	\$ 203,190.00	\$ 582,555.00
05/01/23	\$ 7,880,000.00	\$ -	\$ 199,365.00	
11/01/23	\$ 7,880,000.00	\$ 185,000.00	\$ 199,365.00	\$ 579,798.75
05/01/24	\$ 7,695,000.00	\$ -	\$ 195,433.75	
11/01/24	\$ 7,695,000.00	\$ 195,000.00	\$ 195,433.75	\$ 581,723.75
05/01/25	\$ 7,500,000.00	\$ -	\$ 191,290.00	
11/01/25	\$ 7,300,000.00	\$ 200,000.00	\$ 191,290.00	\$ 578,330.00
05/01/26	\$ 7,300,000.00	\$ -	\$ 187,040.00	
11/01/26	\$ 7,300,000.00	\$ 220,000.00	\$ 187,040.00	\$ 588,580.00
05/01/27	\$ 7,080,000.00	\$ -	\$ 181,540.00	
11/01/27	\$ 7,080,000.00	\$ 230,000.00	\$ 181,540.00	\$ 587,330.00
05/01/28	\$ 6,850,000.00	\$ -	\$ 175,790.00	
11/01/28	\$ 6,850,000.00	\$ 240,000.00	\$ 175,790.00	\$ 585,580.00
05/01/29	\$ 6,610,000.00	\$ -	\$ 169,790.00	
11/01/29	\$ 6,610,000.00	\$ 255,000.00	\$ 169,790.00	\$ 588,205.00
05/01/30	\$ 6,355,000.00	\$ -	\$ 163,415.00	
11/01/30	\$ 6,355,000.00	\$ 265,000.00	\$ 163,415.00	\$ 585,205.00
05/01/31	\$ 6,090,000.00	\$ -	\$ 156,790.00	
11/01/31	\$ 6,090,000.00	\$ 280,000.00	\$ 156,790.00	\$ 586,580.00
05/01/32	\$ 5,810,000.00	\$ -	\$ 149,790.00	
11/01/32	\$ 5,810,000.00	\$ 295,000.00	\$ 149,790.00	\$ 587,205.00
05/01/33	\$ 5,515,000.00	\$ -	\$ 142,415.00	
11/01/33	\$ 5,515,000.00	\$ 310,000.00	\$ 142,415.00	\$ 587,080.00
05/01/34	\$ 5,205,000.00	\$ -	\$ 134,665.00	
11/01/34	\$ 5,205,000.00	\$ 325,000.00	\$ 134,665.00	\$ 586,205.00
05/01/35	\$ 4,880,000.00	\$ -	\$ 126,540.00	
11/01/35	\$ 4,880,000.00	\$ 340,000.00	\$ 126,540.00	\$ 584,580.00
05/01/36	\$ 4,540,000.00	\$ -	\$ 118,040.00	
11/01/36	\$ 4,540,000.00	\$ 360,000.00	\$ 118,040.00	\$ 586,720.00
05/01/37	\$ 4,180,000.00	\$ -	\$ 108,680.00	
11/01/37	\$ 4,180,000.00	\$ 375,000.00	\$ 108,680.00	\$ 582,610.00
05/01/38	\$ 3,805,000.00	\$ -	\$ 98,930.00	
11/01/38	\$ 3,805,000.00	\$ 395,000.00	\$ 98,930.00	\$ 582,590.00
05/01/39	\$ 3,410,000.00	\$ -	\$ 88,660.00	
11/01/39	\$ 3,410,000.00	\$ 415,000.00	\$ 88,660.00	\$ 581,530.00
05/01/40	\$ 2,995,000.00	\$ -	\$ 77,870.00	
11/01/40	\$ 2,995,000.00	\$ 440,000.00	\$ 77,870.00	\$ 584,300.00
05/01/41	\$ 2,555,000.00	\$ -	\$ 66,430.00	
11/01/41	\$ 2,555,000.00	\$ 460,000.00	\$ 66,430.00	\$ 580,900.00
05/01/42	\$ 2,095,000.00	\$ -	\$ 54,470.00	
11/01/42	\$ 2,095,000.00	\$ 485,000.00	\$ 54,470.00	\$ 581,330.00
05/01/43	\$ 1,610,000.00	\$ -	\$ 41,860.00	
11/01/43	\$ 1,610,000.00	\$ 510,000.00	\$ 41,860.00	\$ 580,460.00
05/01/44	\$ 1,100,000.00	\$ -	\$ 28,600.00	
11/01/44	\$ 1,100,000.00	\$ 535,000.00	\$ 28,600.00	\$ 578,290.00
05/01/45	\$ 565,000.00	\$ -	\$ 14,690.00	
11/01/45	\$ 565,000.00	\$ 565,000.00	\$ 14,690.00	\$ 579,690.00
		\$ 8,060,000.00	\$ 5,947,377.50	\$ 14,007,377.50

Randal Park

Community Development District

Debt Service - Series 2018

Description	Adopted FY2022 Budget	Actual Thru 7/30/22	Projected Next 2 Months	Total as of 9/30/22	Proposed FY2023 Budget
Revenues					
Assessments	\$ 117,674	\$ 119,116	\$ -	\$ 119,116	\$ 117,674
Interest	\$ 50	\$ 176	\$ -	\$ 176	\$ 50
Carry Forward Surplus	\$ 51,236	\$ 52,536	\$ -	\$ 52,536	\$ 56,003
Total Revenues	\$ 168,960	\$ 171,828	\$ -	\$ 171,828	\$ 173,727
Expenditures					
Interest Payment - 11/01	\$ 42,913	\$ 42,913	\$ -	\$ 42,913	\$ 42,298
Principal Payment - 05/01	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Interest Payment - 05/01	\$ 42,913	\$ 42,913	\$ -	\$ 42,913	\$ 42,298
Total Expenditures	\$ 115,825	\$ 115,825	\$ -	\$ 115,825	\$ 114,595
Excess Revenue/(Expenditures)	\$ 53,135	\$ 56,003	\$ -	\$ 56,003	\$ 59,132

Interest Payment 11/1/23	\$ 41,683
	<u>\$ 41,683</u>

	Proposed Budget FY2023
Net Assessments	\$ 117,674
Add: Discounts & Collections 6%	\$ 7,511
Gross Assessment	<u>\$ 125,185</u>

Randal Park
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 1,680,000.00	\$ -	\$ 42,297.50	\$ 42,297.50
05/01/23	\$ 1,680,000.00	\$ 30,000.00	\$ 42,297.50	
11/01/23	\$ 1,650,000.00	\$ -	\$ 41,682.50	\$ 113,980.00
05/01/24	\$ 1,650,000.00	\$ 30,000.00	\$ 41,682.50	
11/01/24	\$ 1,620,000.00	\$ -	\$ 41,067.50	\$ 112,750.00
05/01/25	\$ 1,620,000.00	\$ 35,000.00	\$ 41,067.50	
11/01/25	\$ 1,585,000.00	\$ -	\$ 40,280.00	\$ 116,347.50
05/01/26	\$ 1,585,000.00	\$ 35,000.00	\$ 40,280.00	
11/01/26	\$ 1,550,000.00	\$ -	\$ 39,492.50	\$ 114,772.50
05/01/27	\$ 1,550,000.00	\$ 35,000.00	\$ 39,492.50	
11/01/27	\$ 1,515,000.00	\$ -	\$ 38,705.00	\$ 113,197.50
05/01/28	\$ 1,515,000.00	\$ 40,000.00	\$ 38,705.00	
11/01/28	\$ 1,475,000.00	\$ -	\$ 37,805.00	\$ 116,510.00
05/01/29	\$ 1,475,000.00	\$ 40,000.00	\$ 37,805.00	
11/01/29	\$ 1,435,000.00	\$ -	\$ 36,905.00	\$ 114,710.00
05/01/30	\$ 1,435,000.00	\$ 45,000.00	\$ 36,905.00	
11/01/30	\$ 1,390,000.00	\$ -	\$ 35,768.75	\$ 117,673.75
05/01/31	\$ 1,390,000.00	\$ 45,000.00	\$ 35,768.75	
11/01/31	\$ 1,345,000.00	\$ -	\$ 34,632.50	\$ 115,401.25
05/01/32	\$ 1,345,000.00	\$ 45,000.00	\$ 34,632.50	
11/01/32	\$ 1,300,000.00	\$ -	\$ 33,496.25	\$ 113,128.75
05/01/33	\$ 1,300,000.00	\$ 50,000.00	\$ 33,496.25	
11/01/33	\$ 1,250,000.00	\$ -	\$ 32,233.75	\$ 115,730.00
05/01/34	\$ 1,250,000.00	\$ 50,000.00	\$ 32,233.75	
11/01/34	\$ 1,200,000.00	\$ -	\$ 30,971.25	\$ 113,205.00
05/01/35	\$ 1,200,000.00	\$ 55,000.00	\$ 30,971.25	
11/01/35	\$ 1,145,000.00	\$ -	\$ 29,582.50	\$ 115,553.75
05/01/36	\$ 1,145,000.00	\$ 60,000.00	\$ 29,582.50	
11/01/36	\$ 1,085,000.00	\$ -	\$ 28,067.50	\$ 117,650.00
05/01/37	\$ 1,085,000.00	\$ 60,000.00	\$ 28,067.50	
11/01/37	\$ 1,025,000.00	\$ -	\$ 26,552.50	\$ 114,620.00
05/01/38	\$ 1,025,000.00	\$ 65,000.00	\$ 26,552.50	
11/01/38	\$ 960,000.00	\$ -	\$ 24,911.25	\$ 116,463.75
05/01/39	\$ 960,000.00	\$ 65,000.00	\$ 24,911.25	
11/01/39	\$ 895,000.00	\$ -	\$ 23,270.00	\$ 113,181.25
05/01/40	\$ 895,000.00	\$ 70,000.00	\$ 23,270.00	
11/01/40	\$ 825,000.00	\$ -	\$ 21,450.00	\$ 114,720.00
05/01/41	\$ 825,000.00	\$ 75,000.00	\$ 21,450.00	
11/01/41	\$ 750,000.00	\$ -	\$ 19,500.00	\$ 115,950.00
05/01/42	\$ 750,000.00	\$ 80,000.00	\$ 19,500.00	
11/01/42	\$ 670,000.00	\$ -	\$ 17,420.00	\$ 116,920.00
05/01/43	\$ 670,000.00	\$ 85,000.00	\$ 17,420.00	
11/01/43	\$ 585,000.00	\$ -	\$ 15,210.00	\$ 117,630.00
05/01/44	\$ 585,000.00	\$ 85,000.00	\$ 15,210.00	
11/01/44	\$ 500,000.00	\$ -	\$ 13,000.00	\$ 113,210.00
05/01/45	\$ 500,000.00	\$ 90,000.00	\$ 13,000.00	
11/01/45	\$ 410,000.00	\$ -	\$ 10,660.00	\$ 113,660.00
05/01/46	\$ 410,000.00	\$ 95,000.00	\$ 10,660.00	
11/01/46	\$ 315,000.00	\$ -	\$ 8,190.00	\$ 113,850.00
05/01/47	\$ 315,000.00	\$ 100,000.00	\$ 8,190.00	
11/01/47	\$ 215,000.00	\$ -	\$ 5,590.00	\$ 113,780.00
05/01/48	\$ 215,000.00	\$ 105,000.00	\$ 5,590.00	
11/01/48	\$ 110,000.00	\$ -	\$ 2,860.00	\$ 113,450.00
05/01/49	\$ 110,000.00	\$ 110,000.00	\$ 2,860.00	\$ 112,860.00
	\$ 1,680,000.00	\$ 1,463,202.50	\$ 3,143,202.50	

Randal Park

Community Development District

General Fund Assessment Calculation

Description	Proposed FY2023 Budget	Randal Park	Randal Walk	Combined	Proposed FY2023 Total
Revenues					
Special Assessments	\$ 963,338	\$ 432,049	\$ 8,600	\$ 522,689	\$ 963,338
Colonial Properties Contribution	\$ 47,088	\$ -	\$ -	\$ 47,088	\$ 47,088
Miscellaneous Revenue	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Activities	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ 7,000
Rentals	\$ 7,000	\$ 7,000	\$ -	\$ 0	\$ 7,000
Carry Forward Surplus	\$ 26,408	\$ -	\$ -	\$ 26,408	\$ 26,408
Total Revenues	\$ 1,051,834	\$ 446,049	\$ 8,600	\$ 597,186	\$ 1,051,834
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 12,000
FICA Expense	\$ 900	\$ -	\$ -	\$ 900	\$ 900
Annual Audit	\$ 4,500	\$ -	\$ -	\$ 4,500	\$ 4,500
Trustee Fees	\$ 12,500	\$ 8,000	\$ 4,500	\$ -	\$ 12,500
Dissemination Agent	\$ 10,500	\$ 7,000	\$ 3,500	\$ -	\$ 10,500
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ -	\$ 1,800
Engineering	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Attorney	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 43,882	\$ -	\$ -	\$ 43,882	\$ 43,882
Information Technology	\$ 1,800	\$ -	\$ -	\$ 1,800	\$ 1,800
Website Maintance	\$ 1,200	\$ -	\$ -	\$ 1,200	\$ 1,200
Telephone	\$ 100	\$ -	\$ -	\$ 100	\$ 100
Postage	\$ 650	\$ -	\$ -	\$ 650	\$ 650
Insurance	\$ 7,440	\$ -	\$ -	\$ 7,440	\$ 7,440
Printing & Binding	\$ 2,150	\$ -	\$ -	\$ 2,150	\$ 2,150
Legal Advertising	\$ 2,250	\$ -	\$ -	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,700	\$ -	\$ -	\$ 1,700	\$ 1,700
Office Supplies	\$ 200	\$ -	\$ -	\$ 200	\$ 200
Property Appraiser	\$ 800	\$ -	\$ -	\$ 800	\$ 800
Property Taxes	\$ 300	\$ -	\$ -	\$ 300	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,847	\$ 16,200	\$ 8,600	\$ 115,047	\$ 139,847
Maintenance					
Contract Services:					
Field Management	\$ 18,808	\$ -	\$ -	\$ 18,808	\$ 18,808
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 19,200	\$ -	\$ -	\$ 19,200	\$ 19,200
Landscape Maintenance (75%/25%)	\$ 302,677	\$ 77,985	\$ -	\$ 224,692	\$ 302,677
Lake Maintenance	\$ 10,700	\$ -	\$ -	\$ 10,700	\$ 10,700
Security Patrol (75%/25%)	\$ 41,250	\$ 30,938	\$ -	\$ 10,313	\$ 41,250
Repairs & Maintenance					
Facility Maintenance (75%/25%)	\$ 30,576	\$ 22,932	\$ -	\$ 7,644	\$ 30,576
Repairs & Maintenance (75%/25%)	\$ 17,500	\$ 13,125	\$ -	\$ 4,375	\$ 17,500
Operating Supplies (75%/25%)	\$ 9,800	\$ 7,350	\$ -	\$ 2,450	\$ 9,800
Landscape Replacement (75%/25%)	\$ 15,000	\$ 11,250	\$ -	\$ 3,750	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Alley Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 3,800	\$ -	\$ -	\$ 3,800	\$ 3,800
Sign Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing (20%/80%)	\$ 8,000	\$ 1,600	\$ -	\$ 6,400	\$ 8,000
Subtotal Maintenance	\$ 487,311	\$ 165,180	\$ -	\$ 322,131	\$ 487,311

Randal Park

Community Development District

General Fund Assessment Calculation

Description	Proposed FY2023 Budget	Randal Park	Randal Walk	Combined	Proposed FY2023 Total
Utilities					
Utilities - Common Area	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000
Streetlighting	\$ 110,000	\$ -	\$ -	\$ 110,000	\$ 110,000
Amenity Center					
Amenity Management	\$ 87,385	\$ 87,385	\$ -	\$ -	\$ 87,385
Pool Attendants	\$ 15,600	\$ 15,600	\$ -	\$ -	\$ 15,600
Pool Permit	\$ 550	\$ 550	\$ -	\$ -	\$ 550
Cable TV/Internet/Telephone	\$ 4,415	\$ 4,415	\$ -	\$ -	\$ 4,415
Utilities - Amenity Center	\$ 21,000	\$ 21,000	\$ -	\$ -	\$ 21,000
Refuse Service	\$ 2,880	\$ 2,880	\$ -	\$ -	\$ 2,880
Amenity Center Access Cards	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
HVAC Maintenance	\$ 574	\$ 574	\$ -	\$ -	\$ 574
Special Events	\$ 14,962	\$ 14,962	\$ -	\$ -	\$ 14,962
Holiday Decorations	\$ 8,500	\$ 8,500	\$ -	\$ -	\$ 8,500
Security Monitoring	\$ 1,920	\$ 1,920	\$ -	\$ -	\$ 1,920
Janitorial Services	\$ 21,480	\$ 21,480	\$ -	\$ -	\$ 21,480
Pool Maintenance	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 20,000
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Pest Control	\$ 1,218	\$ 1,218	\$ -	\$ -	\$ 1,218
Other					
Property Insurance (70%/30%)	\$ 41,692	\$ 29,184	\$ -	\$ 12,508	\$ 41,692
Contingency	\$ 7,500	\$ -	\$ -	\$ 7,500	\$ 7,500
Transfer Out - Capital Reserve	\$ 24,000	\$ 24,000	\$ -	\$ -	\$ 24,000
Subtotal Maintenance	\$ 424,676	\$ 264,669	\$ -	\$ 160,008	\$ 424,676
Total Expenditures	\$ 1,051,834	\$ 446,049	\$ 8,600	\$ 597,186	\$ 1,051,834
Excess Revenue/(Expenditures)	\$ -	\$ -	\$ -	\$ 0	\$ -
Net Assessments		\$ 432,049	\$ 8,600	\$ 522,689	\$ 963,338
Add: Discounts and Collections (6%)		\$ 27,578	\$ 549	\$ 33,363	\$ 61,490
Gross Assesment		\$ 459,626	\$ 9,149	\$ 556,053	\$ 1,024,828
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5	\$	576.70	\$ -	\$ 615.10	\$ 1,191.80
Per Unit Assessments - Randal Walk	\$	-	\$ 85.50	\$ 615.10	\$ 700.60

Randal Park

Community Development District Assessments Schedule - FY2023

<u>Phase 1A and 1B</u>	<u>No. Of Units</u>	<u>Per Unit, O & M</u>	<u>Series 2012</u>	<u>Series 2015</u>	<u>Series 2018</u>	<u>Total</u>
Single Family 40'	83	\$ 1,192	\$ 1,072	\$ -	\$ -	\$ 2,264
Single Family 50'	106	\$ 1,192	\$ 1,126	\$ -	\$ -	\$ 2,318
Single Family 60'	50	\$ 1,192	\$ 1,179	\$ -	\$ -	\$ 2,371
Townhome	0	\$ -	\$ -	\$ -	\$ -	\$ -

<u>Phase 2 & 3</u>	<u>No. Of Units</u>	<u>Per Unit, O & M</u>	<u>Series 2012</u>	<u>Series 2015</u>	<u>Series 2018</u>	<u>Total</u>
Single Family 40'	27	\$ 1,192	\$ 1,072	\$ 301	\$ -	\$ 2,565
Single Family 50'	27	\$ 1,192	\$ 1,126	\$ 251	\$ -	\$ 2,569
Single Family 60'	24	\$ 1,192	\$ 1,179	\$ 202	\$ -	\$ 2,573
Townhome	83	\$ 1,192	\$ 805	\$ 314	\$ -	\$ 2,310
Townhome	5	\$ 1,192	\$ -	\$ 1,117	\$ -	\$ 2,309

<u>Phase 4 & 5</u>	<u>No. Of Units</u>	<u>Per Unit, O & M</u>	<u>Series 2012</u>	<u>Series 2015</u>	<u>Series 2018</u>	<u>Total</u>
Single Family 40'	33	\$ 1,192	\$ -	\$ 1,551	\$ -	\$ 2,743
Single Family 50'	119	\$ 1,192	\$ -	\$ 1,631	\$ -	\$ 2,822
Single Family 60'	105	\$ 1,192	\$ -	\$ 1,705	\$ -	\$ 2,896
Townhome	135	\$ 1,192	\$ -	\$ 1,165	\$ -	\$ 2,356

<u>Randal Walk</u>	<u>No. Of Units</u>	<u>Per Unit, O & M</u>	<u>Series 2012</u>	<u>Series 2015</u>	<u>Series 2018</u>	<u>Total</u>
Single Family 40'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 60'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome	107	\$ 701	\$ -	\$ -	\$ 1,170	\$ 1,871

Total Units 904

SECTION B

RESOLUTION 2022- 05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Randal Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Orange County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Randal Park Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 19th day of August 2022.

ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

SECTION VI

SECTION B

SECTION 1

Randal Park

Community Development District

Check Run Summary

July 1, 2022 thru July 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	7/1/22	2541	\$3,690.00
	7/5/22	2542 - 2546	\$3,136.83
	7/13/22	2547 - 2555	\$28,685.15
	7/19/22	2556 - 2561	\$33,572.26
	7/26/22	2562 - 2568	\$7,552.50
	7/29/22	2569	\$3,500.00
			<hr/> \$80,136.74

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/13/22	00001	7/01/22 697	202207 310-51300-34000	MANAGEMENT FEES - JUL 22	*	3,482.67	
		7/01/22 697	202207 310-51300-35200	WEBSITE MANAGEMENT-JUL 22	*	100.00	
		7/01/22 697	202207 310-51300-35100	INFORMATION TECH - JUL 22	*	116.67	
		7/01/22 697	202207 310-51300-31300	DISSEMINATION SVCS-JUL 22	*	875.00	
		7/01/22 697	202207 310-51300-51000	OFFICE SUPPLIES	*	1.08	
		7/01/22 697	202207 310-51300-42000	POSTAGE	*	19.08	
		7/01/22 697	202207 310-51300-42500	COPIES	*	37.95	
		7/01/22 699	202207 320-53800-12100	AMENITY MANAGEMENT-JUL 22	*	6,620.08	
		7/01/22 700	202207 320-53800-12300	FACILITY MAINT - JUL 22	*	2,426.67	
GOVERNMENTAL MANAGEMENT SERVICES						13,679.20	002550
7/13/22	00140	7/01/22 003	202207 300-13100-10100	PERGOLA STAINING/REPAIRS	*	6,900.00	
M.E.S. PROFESSIONAL, INC.						6,900.00	002551
7/13/22	00128	4/10/22 I-041022	202204 320-53800-47600	SECURITY SVC 04/03-04/09	*	755.50	
		7/06/22 I-070622	202206 320-53800-47600	SECURITY SVC 06/25-07/01	*	755.50	
ORLANDO POLICE DEPT.						1,511.00	002552
7/13/22	00038	6/18/22 385286	202207 320-53800-46400	CHEMICALS/CONTROL JUL 22	*	750.00	
SPIES POOL, LLC						750.00	002553
7/13/22	00049	7/01/22 228345	202207 320-53800-34500	SECURITY MONITORING-JUL22	*	34.95	
SYNERGY FL						34.95	002554
7/13/22	00136	7/01/22 W5791	202207 320-53800-34500	SECURITY MONITORING-JUL22	*	120.00	
WI-PAK						120.00	002555
7/19/22	00001	7/01/22 698	202207 320-53800-12000	FIELD MANAGEMENT - JUL 22	*	1,492.67	
		7/01/22 698	202207 320-53800-49400	POOL PARTY,FATHER DAY,W/C	*	555.69	

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/22 698	202207 310-51300-49000		*	16.31	
			SUPPLIES FOR CDD MEETING				
		7/01/22 698	202207 320-53800-51000		*	116.53	
			CLEANING SUPPLIES				
		7/01/22 698	202207 320-53800-49000		*	524.80	
			HOME DPT/STAPLS/SMART SGN				
				GOVERNMENTAL MANAGEMENT SERVICES			2,706.00 002556
7/19/22 00025		7/12/22 104791	202206 310-51300-31500		*	999.42	
			PREP/ATND MTG/AGDA/AGRMNT				
				LATHAM, LUNA, EDEN & BEAUDINE LLP			999.42 002557
7/19/22 00128		7/13/22 I-071322	202207 320-53800-47600		*	549.50	
			SECURITY SVCS 07/03-07/09				
				ORLANDO POLICE DEPT.			549.50 002558
7/19/22 00108		7/01/22 40154	202207 320-53800-46700		*	1,230.00	
			JANITORIAL SERVICES-JUL22				
		7/01/22 40154	202207 320-53800-46700		*	90.00	
			SPECIAL REQUEST CLEANING				
		7/01/22 40154	202207 320-53800-51000		*	332.82	
			CLEANING SUPPLIES				
				RUGBY COMMERCIAL CLEANING, LLC			1,652.82 002559
7/19/22 00048		7/11/22 48835	202207 320-53800-49000		*	2,714.00	
			RMV/INSTALL SOLAR FIXTURE				
				TERRY'S ELECTRIC INCORPORATED			2,714.00 002560
7/19/22 00066		7/12/22 ON 40204	202207 320-53800-46500		*	493.45	
			REPLACE WEEPING VALVE				
		7/14/22 ON 40235	202207 320-53800-47200		*	444.16	
			PARKING LOT MULCH ENHANCE				
		7/15/22 ON 40236	202207 320-53800-46200		*	24,012.91	
			LANDSCAPE MAINT - JUL 22				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			24,950.52 002561
7/26/22 00158		7/14/22 8155	202207 320-53800-49000		*	1,800.00	
			HOG REMOVAL SERVICE				
				COMMANDO PEST CONTROL & TRAPPERS			1,800.00 002562
7/26/22 00001		7/25/22 702	202207 320-53800-12200		*	1,255.50	
			POOL ATTENDANT - JUL 22				
				GOVERNMENTAL MANAGEMENT SERVICES			1,255.50 002563
7/26/22 00128		7/19/22 I-071922	202207 320-53800-47600		*	755.50	
			SECURITY SVCS 07/10-07/16				

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		7/25/22	I-072522 202207 320-53800-47600		*	549.50	
			SECURITY SVCS 07/17-07/22	ORLANDO POLICE DEPT.			1,305.00 002564
7/26/22	00038	5/18/22	383699 202206 320-53800-46400		*	750.00	
			CHEMICALS/CONTROL-JUN 22				
		7/12/22	386622 202207 320-53800-46400		*	382.00	
			JUMBO STICKS 50LB PAIL	SPIES POOL, LLC			1,132.00 002565
7/26/22	00026	7/21/22	0381161 202206 310-51300-31100		*	1,640.00	
			STORMWATER NEEDS	VANASSE HANGEN BRUSTLIN, INC			1,640.00 002566
7/26/22	00136	8/01/22	W5919 202207 300-15500-10000		*	120.00	
			SECURITY MONITORING-AUG22	WI-PAK			120.00 002567
7/26/22	00074	7/22/22	6540 202207 320-53800-47700		*	300.00	
			PREVENT.MAINT/MACHINE RPR	ZACHS TREADMILL REPAIR			300.00 002568
7/29/22	00035	6/03/22	2101386 202206 310-51300-32300		*	3,500.00	
			TRUSTEE FEES SERIES 2012	WELLS FARGO BANK			3,500.00 002569
TOTAL FOR BANK A						80,136.74	
TOTAL FOR REGISTER						80,136.74	

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
July 31, 2022



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

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 653,523	\$ -	\$ -	\$ -	\$ 653,523
Debit Card	\$ 2,479	\$ -	\$ -	\$ -	\$ 2,479
Investments:					
State Board Administration	\$ -	\$ 329,019	\$ -	\$ -	\$ 329,019
Series 2012					
Reserve	\$ -	\$ -	\$ 401,593	\$ -	\$ 401,593
Revenue	\$ -	\$ -	\$ 382,981	\$ -	\$ 382,981
Interest	\$ -	\$ -	\$ 72	\$ -	\$ 72
Prepayment	\$ -	\$ -	\$ 5,072	\$ -	\$ 5,072
Sinking Fund	\$ -	\$ -	\$ 17	\$ -	\$ 17
Series 2015					
Reserve	\$ -	\$ -	\$ 596,527	\$ -	\$ 596,527
Revenue	\$ -	\$ -	\$ 503,751	\$ -	\$ 503,751
Interest	\$ -	\$ -	\$ 53	\$ -	\$ 53
Prepayment	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Construction	\$ -	\$ -	\$ -	\$ 437	\$ 437
Series 2018					
Reserve	\$ -	\$ -	\$ 58,919	\$ -	\$ 58,919
Revenue	\$ -	\$ -	\$ 52,603	\$ -	\$ 52,603
Interest	\$ -	\$ -	\$ 1	\$ -	\$ 1
Capital Interest	\$ -	\$ -	\$ 2,543	\$ -	\$ 2,543
Construction	\$ -	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 7,903	\$ -	\$ -	\$ -	\$ 7,903
Due from Capital Reserve	\$ 54,419	\$ -	\$ -	\$ -	\$ 54,419
Due from General Fund	\$ -	\$ -	\$ 7,291	\$ -	\$ 7,291
Prepaid Expenses	\$ 120	\$ -	\$ -	\$ -	\$ 120
Total Assets	\$ 718,444	\$ 329,019	\$ 2,016,423	\$ 492	\$ 3,064,378
Liabilities:					
Accounts Payable	\$ 7,046	\$ -	\$ -	\$ -	\$ 7,046
Due to Debt Service	\$ 7,291	\$ -	\$ -	\$ -	\$ 7,291
Due to General Fund	\$ -	\$ 54,419	\$ -	\$ -	\$ 54,419
Total Liabilities	\$ 14,337	\$ 54,419	\$ -	\$ -	\$ 68,757
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 274,600	\$ -	\$ -	\$ 274,600
Nonspendable:					
Deposits and Prepaid Items	\$ 120	\$ -	\$ -	\$ -	\$ 120
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 792,377	\$ -	\$ 792,377
Debt Service 2015	\$ -	\$ -	\$ 1,109,203	\$ -	\$ 1,109,203
Debt Service 2018	\$ -	\$ -	\$ 114,843	\$ -	\$ 114,843
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 437	\$ 437
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 55	\$ 55
Unassigned	\$ 703,987	\$ -	\$ -	\$ -	\$ 703,987
Total Fund Balances	\$ 704,107	\$ 274,600	\$ 2,016,423	\$ 492	\$ 2,995,621
Total Liabilities & Fund Balance	\$ 718,444	\$ 329,019	\$ 2,016,423	\$ 492	\$ 3,064,378

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Revenues:</u>				
Special Assessments	\$ 963,338	\$ 963,338	\$ 975,107	\$ 11,769
Colonial Properties Contribution	\$ 46,332	\$ 38,610	\$ 39,560	\$ 950
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 1,558	\$ 558
Activities	\$ 7,000	\$ 5,833	\$ 1,556	\$ (4,277)
Rentals	\$ 7,000	\$ 7,000	\$ 14,192	\$ 7,192
Total Revenues	\$ 1,024,670	\$ 1,015,781	\$ 1,031,974	\$ 16,193
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 7,400	\$ 2,600
FICA Expense	\$ 900	\$ 750	\$ 566	\$ 184
Annual Audit	\$ 4,400	\$ 4,400	\$ 4,400	\$ -
Trustee Fees	\$ 12,500	\$ 12,500	\$ 12,000	\$ 500
Dissemination Agent	\$ 10,500	\$ 8,750	\$ 8,850	\$ (100)
Arbitrage	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Engineering	\$ 10,000	\$ 8,333	\$ 4,410	\$ 3,924
Attorney	\$ 20,000	\$ 16,667	\$ 11,654	\$ 5,013
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 41,792	\$ 34,827	\$ 34,827	\$ 0
Information Technology	\$ 1,400	\$ 1,167	\$ 1,167	\$ (0)
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage	\$ 650	\$ 542	\$ 381	\$ 161
Insurance	\$ 5,834	\$ 5,834	\$ 5,490	\$ 344
Printing & Binding	\$ 2,150	\$ 1,792	\$ 490	\$ 1,302
Legal Advertising	\$ 2,250	\$ 1,875	\$ 839	\$ 1,036
Other Current Charges	\$ 1,700	\$ 1,417	\$ 564	\$ 853
Office Supplies	\$ 200	\$ 200	\$ 228	\$ (28)
Property Appraiser	\$ 800	\$ 800	\$ -	\$ 800
Property Taxes	\$ 250	\$ 250	\$ 286	\$ (36)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 135,601	\$ 117,561	\$ 100,924	\$ 16,637
<u>Operations & Maintenance</u>				
<u>Contract Services:</u>				
Field Management	\$ 17,912	\$ 14,927	\$ 14,927	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 8,000	\$ -	\$ 8,000
Mitigation Monitoring	\$ 2,500	\$ 2,500	\$ 19,200	\$ (16,700)
Landscape Maintenance	\$ 288,264	\$ 240,220	\$ 240,129	\$ 91
Lake Maintenance	\$ 9,600	\$ 8,000	\$ 8,400	\$ (400)
Security Patrol	\$ 36,400	\$ 30,333	\$ 22,223	\$ 8,111
<u>Repairs & Maintenance</u>				
Facility Maintenance	\$ 29,120	\$ 24,267	\$ 24,267	\$ (0)
Repairs & Maintenance	\$ 11,000	\$ 11,000	\$ 14,948	\$ (3,948)
Operating Supplies	\$ 9,800	\$ 8,167	\$ 4,712	\$ 3,454
Landscape Replacement	\$ 10,500	\$ 10,500	\$ 12,815	\$ (2,315)
Irrigation Repairs	\$ 10,000	\$ 8,333	\$ 3,764	\$ 4,569
Alley Maintenance	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Stormwater Repairs & Maintenance	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Fountain Maintenance	\$ 3,500	\$ 2,917	\$ 2,151	\$ 766
Sign Maintenance	\$ 1,000	\$ 833	\$ 199	\$ 634
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 July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 25,000	\$ 16,920	\$ 8,080
Streetlighting	\$ 110,000	\$ 91,667	\$ 84,915	\$ 6,751
Amenity Center				
Amenity Management	\$ 79,441	\$ 66,201	\$ 66,201	\$ 0
Pool Attendants	\$ 15,600	\$ 4,576	\$ 4,576	\$ -
Pool Permit	\$ 550	\$ 550	\$ 545	\$ 5
Cable TV/Internet/Telephone	\$ 4,000	\$ 3,333	\$ 3,264	\$ 69
Utilities - Amenity Center	\$ 21,000	\$ 17,500	\$ 13,389	\$ 4,111
Refuse Service	\$ 2,400	\$ 2,000	\$ 2,139	\$ (139)
Amenity Center Access Cards	\$ 1,000	\$ 833	\$ -	\$ 833
HVAC Maintenance	\$ 574	\$ 478	\$ 95	\$ 383
Special Events	\$ 13,962	\$ 13,962	\$ 15,087	\$ (1,125)
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 8,179	\$ (3,769)
Security Monitoring	\$ 600	\$ 600	\$ 3,032	\$ (2,432)
Janitorial Services	\$ 16,000	\$ 16,000	\$ 17,355	\$ (1,355)
Pool Maintenance	\$ 15,330	\$ 12,775	\$ 13,810	\$ (1,035)
Pool Repairs & Maintenance	\$ 3,200	\$ 3,200	\$ 11,650	\$ (8,450)
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 5,477	\$ (477)
Amenity Repairs & Maintenance	\$ 1,480	\$ 1,233	\$ -	\$ 1,233
Pest Control	\$ 650	\$ 542	\$ 500	\$ 42
Other				
Property Insurance	\$ 36,925	\$ 36,925	\$ 34,743	\$ 2,182
Contingency	\$ 4,625	\$ 4,625	\$ 10,415	\$ (5,790)
Subtotal Operations & Maintenance	\$ 814,643	\$ 689,607	\$ 688,378	\$ 1,229
Total Expenditures	\$ 950,244	\$ 807,168	\$ 789,302	\$ 17,866
Excess (Deficiency) of Revenues over Expenditures	\$ 74,426		\$ 242,672	
<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	\$ -		\$ 242,672	
Fund Balance - Beginning	\$ -		\$ 461,435	
Fund Balance - Ending	\$ -		\$ 704,107	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Revenues</u>				
Interest	\$ 500	\$ 500	\$ 977	\$ 477
Total Revenues	\$ 500	\$ 500	\$ 977	\$ 477
<u>Expenditures:</u>				
Capital Outlay	\$ 25,000	\$ 25,000	\$ 50,233	\$ (25,233)
Walking Path Repair	\$ 75,000	\$ -	\$ -	\$ -
Splash Pad	\$ 18,000	\$ 18,000	\$ 18,089	\$ (89)
Pergola staining/repairs	\$ 10,000	\$ 6,900	\$ 6,900	\$ -
Painting Parking lot fencing	\$ 3,500	\$ -	\$ -	\$ -
Fountain	\$ 20,000	\$ 4,584	\$ 4,584	\$ -
Shade Structures	\$ -	\$ -	\$ 15,685	\$ (15,685)
Total Expenditures	\$ 151,500	\$ 54,484	\$ 95,492	\$ (41,008)
Excess (Deficiency) of Revenues over Expenditures	\$ (151,000)		\$ (94,514)	
<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)		\$ (94,514)	
Fund Balance - Beginning	\$ 377,198		\$ 369,114	
Fund Balance - Ending	\$ 300,624		\$ 274,600	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues:				
Assessments	\$ 397,350	\$ 397,350	\$ 405,078	\$ 7,728
Interest	\$ 100	\$ 100	\$ 1,157	\$ 1,057
Total Revenues	\$ 397,450	\$ 397,450	\$ 406,234	\$ 8,784
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		\$ 25,109	
Fund Balance - Beginning	\$ 361,874		\$ 767,268	
Fund Balance - Ending	\$ 378,199		\$ 792,377	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues:				
Assessments	\$ 596,080	\$ 596,080	\$ 593,535	\$ (2,545)
Interest	\$ 125	\$ 125	\$ 1,618	\$ 1,493
Total Revenues	\$ 596,205	\$ 596,205	\$ 595,153	\$ (1,052)
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		\$ 10,426	
Fund Balance - Beginning	\$ 491,475		\$ 1,098,776	
Fund Balance - Ending	\$ 507,687		\$ 1,109,203	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues:				
Assessments	\$ 117,674	\$ 117,674	\$ 119,116	\$ 1,442
Interest	\$ 50	\$ 50	\$ 176	\$ 126
Total Revenues	\$ 117,724	\$ 117,724	\$ 119,292	\$ 1,568
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		\$ 3,467	
Fund Balance - Beginning	\$ 51,236		\$ 111,376	
Fund Balance - Ending	\$ 53,135		\$ 114,843	

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

	Series	Series	
	2015	2018	Total
<u>Revenues</u>			
Interest	\$ 1	\$ 0	\$ 1
Total Revenues	\$ 1	\$ 0	\$ 1
<u>Expenditures:</u>			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1	\$ 0	\$ 1
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	\$ 6,361	\$ -	\$ -	\$ 975,107
Colonial Properties Contribution	\$ 4,003	\$ 3,911	\$ 3,916	\$ 4,003	\$ 3,960	\$ 3,980	\$ 3,942	\$ 3,942	\$ 3,953	\$ 3,950	\$ -	\$ -	\$ 39,560
Miscellaneous Revenue	\$ 110	\$ 250	\$ 35	\$ 45	\$ 45	\$ 160	\$ 25	\$ 108	\$ 115	\$ 665	\$ -	\$ -	\$ 1,558
Activities	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ 387	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,556
Rentals	\$ 1,500	\$ -	\$ 1,500	\$ 2,250	\$ 1,500	\$ 4,000	\$ 500	\$ 1,692	\$ 500	\$ 750	\$ -	\$ -	\$ 14,192
Total Revenues	\$ 5,613	\$ 63,529	\$ 193,231	\$ 571,908	\$ 111,215	\$ 25,266	\$ 23,509	\$ 18,298	\$ 7,678	\$ 11,726	\$ -	\$ -	\$ 1,031,974
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ 600	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ 7,400
FICA Expense	\$ 46	\$ 61	\$ 61	\$ 61	\$ 46	\$ 46	\$ 61	\$ 61	\$ 61	\$ 61	\$ -	\$ -	\$ 566
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ 12,000
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 975	\$ 875	\$ 875	\$ -	\$ -	\$ 8,850
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ 1,200
Engineering	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ 630	\$ 1,230	\$ 2,360	\$ -	\$ -	\$ -	\$ 4,410
Attorney	\$ 1,138	\$ 1,477	\$ 799	\$ 1,254	\$ 1,345	\$ 1,394	\$ 1,975	\$ 1,271	\$ 999	\$ -	\$ -	\$ -	\$ 11,654
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	\$ 3,483	\$ -	\$ -	\$ 34,827
Information Technology	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ -	\$ -	\$ 1,167
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 65	\$ 0	\$ 17	\$ 11	\$ 51	\$ 50	\$ 58	\$ 89	\$ 21	\$ 19	\$ -	\$ -	\$ 381
Insurance	\$ 5,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,490
Printing & Binding	\$ 61	\$ 64	\$ 26	\$ 49	\$ 44	\$ 47	\$ 62	\$ 41	\$ 58	\$ 38	\$ -	\$ -	\$ 490
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 597	\$ 50	\$ 192	\$ -	\$ -	\$ -	\$ -	\$ 839
Other Current Charges	\$ 44	\$ 37	\$ 45	\$ 48	\$ 73	\$ 32	\$ 69	\$ 40	\$ 48	\$ 128	\$ -	\$ -	\$ 564
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 220	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ 228
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	\$ 8,499	\$ 9,000	\$ 12,424	\$ 6,221	\$ -	\$ -	\$ 100,924
<u>Operations & Maintenance</u>													
Contract Services:													
Field Management	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ -	\$ -	\$ 14,927
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 19,200
Landscape Maintenance	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ -	\$ -	\$ 240,129
Lake Maintenance	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ -	\$ -	\$ 8,400
Security Patrol	\$ 1,462	\$ 1,392	\$ -	\$ 1,786	\$ 2,198	\$ 2,816	\$ 3,572	\$ 3,022	\$ 3,572	\$ 2,404	\$ -	\$ -	\$ 22,223
Repairs & Maintenance													
Facility Maintenance	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ -	\$ -	\$ 24,267
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	\$ 449	\$ -	\$ -	\$ 4,712
Landscape Replacement	\$ -	\$ 156	\$ 6,253	\$ 2,945	\$ -	\$ 709	\$ -	\$ -	\$ 2,308	\$ 444	\$ -	\$ -	\$ 12,815
Irrigation Repairs	\$ 1,003	\$ -	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ 1,826	\$ 247	\$ 493	\$ -	\$ -	\$ 3,764
Alley Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 295	\$ 150	\$ 325	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 481	\$ 150	\$ -	\$ -	\$ 2,151
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	\$ 2,562	\$ -	\$ -	16,920
Streetlighting	\$ 8,466	\$ 8,466	\$ 8,466	\$ 8,466	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ -	\$ -	84,915
Amenity Center													
Amenity Management	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ -	\$ -	66,201
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,256	\$ 1,120	\$ 945	\$ 1,256	\$ -	\$ -	4,576
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	545
Cable TV/Internet/Telephone	\$ 287	\$ 287	\$ 287	\$ 287	\$ 287	\$ 291	\$ 291	\$ 666	\$ 291	\$ 291	\$ -	\$ -	3,264
Utilities - Amenity Center	\$ 1,721	\$ 1,483	\$ 1,123	\$ 1,177	\$ 1,113	\$ 1,148	\$ 1,055	\$ 1,296	\$ 1,503	\$ 1,771	\$ -	\$ -	13,389
Refuse Service	\$ 206	\$ 214	\$ 214	\$ 214	\$ 221	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ -	\$ -	2,139
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	95
Special Events	\$ 1,695	\$ 605	\$ 7,220	\$ -	\$ -	\$ 623	\$ 3,097	\$ 869	\$ 24	\$ 956	\$ -	\$ -	15,087
Holiday Decorations	\$ 8,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,179
Security Monitoring	\$ 927	\$ 155	\$ 155	\$ 865	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	3,032
Janitorial Services	\$ 1,532	\$ 1,859	\$ 1,658	\$ 2,031	\$ 1,423	\$ 1,453	\$ 1,592	\$ 2,138	\$ 2,141	\$ 1,527	\$ -	\$ -	17,355
Pool Maintenance	\$ 1,278	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	13,810
Pool Repairs & Maintenance	\$ 252	\$ 252	\$ -	\$ 252	\$ -	\$ 721	\$ 332	\$ 2,893	\$ 6,948	\$ -	\$ -	\$ -	11,650
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 175	\$ -	\$ 230	\$ 1,276	\$ -	\$ 3,496	\$ -	\$ 300	\$ -	\$ -	5,477
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	500
Other													
Property Insurance	\$ 34,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,743
Contingency	\$ -	\$ -	\$ 1,250	\$ 481	\$ -	\$ -	\$ 3,200	\$ 49	\$ 396	\$ 5,039	\$ -	\$ -	10,415
Subtotal Operations & Maintenance	\$ 116,209	\$ 53,182	\$ 67,135	\$ 63,112	\$ 53,492	\$ 61,384	\$ 69,515	\$ 67,112	\$ 68,743	\$ 68,494	\$ -	\$ -	688,378
Total Expenditures	\$ 133,403	\$ 60,424	\$ 77,458	\$ 70,157	\$ 64,626	\$ 73,227	\$ 78,013	\$ 76,111	\$ 81,167	\$ 74,715	\$ -	\$ -	789,302
Excess Revenues (Expenditures)	\$ (127,790)	\$ 3,105	\$ 115,774	\$ 501,750	\$ 46,589	\$ (47,961)	\$ (54,504)	\$ (57,813)	\$ (73,489)	\$ (62,989)	\$ -	\$ -	242,672
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)	\$ (54,504)	\$ (57,813)	\$ (73,489)	\$ (62,989)	\$ -	\$ -	242,672

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 :	\$401,593
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 :	\$596,527
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 :	\$58,919
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	<u>\$1,680,000</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%
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
07/15/22	14	\$13,253.90	\$0.00	\$0.00	\$397.61	\$13,651.51	\$6,360.60	\$2,642.31	\$3,871.61	\$776.99	\$13,651.51
TOTAL		\$ 2,177,893.25	\$ (668.06)	\$ (85,122.82)	\$ 733.86	\$ 2,092,836.23	\$ 975,107.38	\$ 405,077.50	\$ 593,535.16	\$ 119,116.19	\$ 2,092,836.23

101% 0	Net Percent Collected Balance Remaining to Collect
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SECTION 3

Randal Park CDD

Field Management Report



August 09, 2022
Jarett Wright
Assistant Field Manager
GMS

Completed

Pool Ladder



Steps on the pool ladders were missing braces and free spinning. Spies replaced all affected steps.



In-Progress

Cattle Fence and Pergola Refinish



Pergolas and Cattle fence have been pressure washed and repaired of any major damage.



Stain and Sealing is currently underway.



In-Progress

Irrigation Reroute and Palm Replacement



Finalizing funding details with Orlando Health for the irrigation reroute and dead palm replacement.



In-Progress

Pool Signage Update



Rotting wood holding the pool signage replaced.



Working with Spies to update current signage to be ADA compliant.



In-Progress

Bridge Repairs



FDOT compliant signage was ordered and installed.



Awaiting permit approval. Expected installation date August 12th-14th.



In-Progress

Hog Trapping



Successfully trapped and removed at least 1 hog.



Ending 30-day cycle. Will continue to monitor area for additional damage signs, and work with Yellowstone to plan reseeding process.



Upcoming

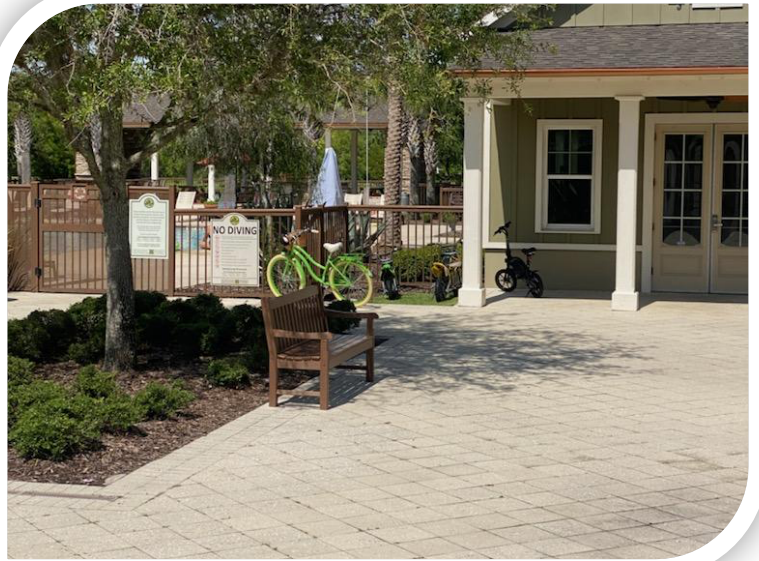
Bike Rack



There has been an increase of bike traffic to the amenity center.



Gathering proposals to install additional bike rack and pad closer to the

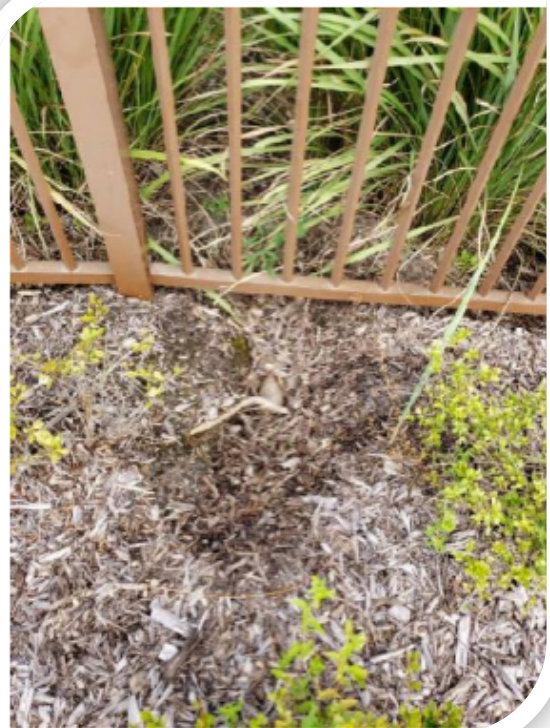


Upcoming

Mulch at Splash Pad



Proposal from
Yellowstone to fill in
the mulch gaps and
hole at the Splash pad.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION i



Proposal #232564

Date: 07/27/2022

From: Lathan Smith

Proposal For

Randal Park CDD

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

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

Location

Randall Park Blvd

Orlando, FL 32832

Property Name: Randal Park CDD

Splash Pad Bed Mulch Enhancement

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	4.00	\$64.94	\$259.77
Top Soil	3.00	\$9.29	\$27.86
Chocolate Mulch	140.00	\$7.86	\$1,099.98
Misc (Sub)	0.00	\$0.00	\$0.00

Client Notes

Add Mulch to bare areas in beds along fence in Splash Pad area.

	SUBTOTAL	\$1,387.61
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,387.61

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Lathan Smith

Office:

lsmith@yellowstonelandscape.com

SECTION 4

Randal Park
July 2022

RANDAL



PARK

Randal Park
Amenity Report
July 2022

FACILITY REPORT:

Randal Park
July 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

July Randal House Rentals: 6

July Events:

* Food Truck Social:

Bowls for Tu

Limoncello Express

Ice cream Sammies

* Pizza Night

* Chick fil-A

Events scheduled for August:

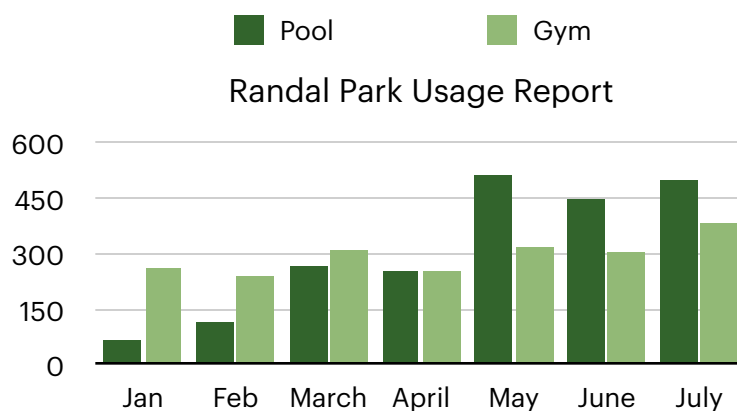
* Chick fil-A Night: August 2

* Pizza Night - Thursday, August 4 & 18

* Meet your Classmates : August 4

* Food Truck Social: August 14

* Coffee Break: Cancelled



4th of July Celebration
Saturday, July 2nd
5:00pm - 8:00pm

Community Event - Food Trucks

Sweet & Salty Island; American/ Hawaiian Fusion
Ice cream Sammies



Kids Art & Crafts
Friday, July 15th
3:00pm-5:00pm
Attendance: 21 children



The City of Orlando replaced the illegible street signs in July.



The Gym bike was replaced on July 13, 2022.

Maintenance of the gym equipment and the carpet cleaning was performed on July 22, 2022.

SECTION 5

**NOTICE OF MEETING DATES
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Randal Park Community Development District* will hold the regularly scheduled public meetings for **Fiscal Year 2023** at **9:30 am at the Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**, on the third Friday of each month as follows:

October 21, 2022
November 18, 2022
December 16, 2022
January 20, 2023
February 17, 2023
March 17, 2023
April 21, 2023
May 19, 2023
June 16, 2023
July 21, 2023
August 18, 2023
September 15, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason M. Showe
Governmental Management Services – Central Florida, LLC
District Manager