

*Randal Park Community  
Development District*

*Agenda*

*September 16, 2022*

# AGENDA

# *Randal Park*

## *Community Development District*

### *Meeting Agenda*

**Friday**  
**September 16, 2022**  
**9:30 AM**

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

1. Roll Call
2. Public Comment Period (Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the August 19, 2022 Board of Supervisors Meeting
4. Engineer's Report
5. Consideration of Maintenance Agreements
  - A. Landscape Maintenance with Yellowstone Landscape
  - B. Aquatic Management with Applied Aquatic Management -
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
    - iv. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date - October 21, 2022
10. Adjournment

# SECTION III

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

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **August 19, 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 <i>by phone</i>	Assistant Secretary
Matthew Phelps	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman <i>by phone</i>	District Engineer
Jarrett Wright	Field Operations
Alexandra Panagos	Community Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 15, 2022 Meeting**

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor the minutes of the July 15, 2022 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Engineer's Report**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

On MOTION by Mr. Phelps seconded by Mr. Bell with all in favor the public hearing was opened.
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**A. Consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. Showe stated Resolution 2022-04 adopts the fiscal year 2023 budget. Attached to the resolution will be the adopted budget in whatever form the board approves today. There is no proposed increase in assessments. On the admin side there are minor adjustments with insurance being one of the biggest increases. On the field service side there were minor adjustments to contract prices for next year.

Mr. Phelps asked is the 5% on contracts a buffer?

Mr. Showe responded yes, we typically use 3% but based on what we are seeing we put in 5%.

Mr. Grimm stated just to verify those are not based on an expected increase or have they said you can expect this type of increase? When the contracts are up and potential bidding goes out, we can look at those numbers?

Mr. Showe stated we will look at those numbers when they give us their proposal for the following year.

Mr. Grimm asked since the contracts are up September 30<sup>th</sup>, when would the new bidding process be open if we were looking at other options?

Mr. Showe stated we can start it as early as the next meeting. Given the dollar amount we would have to do a formal RFP and we would want to retain Yellowstone through that process.

Mr. Phelps stated with respect to Yellowstone, it is the largest contract we have.

Mr. Showe stated we will bring that back to you with whatever dollar amounts they propose.

Mr. Showe opened the floor for public comment on the proposed budget and there being none, the board took the following action.

On MOTION by Ms. Steuck seconded by Mr. Phelps with all in favor Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

**B. Consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe stated Resolution 2022-05 imposes the special assessments and certifies the assessment roll. Attached to this resolution will be the adopted budget and the assessment roll.

Mr. Showe opened the floor for public comment and there being none, the board took the following action.

On MOTION by Mr. Bell seconded by Ms. Cornelius with all in favor Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor the public hearing was closed.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Phelps asked is the work complete around the wall?

Ms. Trucco stated with respect to the landscaping, I don't know and Jimmy may know the status of the railroad construction. I know the landscaping is complete and we just have to see how this fills in. Then this board can go back to CFX and speak to them about additional landscaping.

**B. Manager**

**i. Approval of Check Registers**

On MOTION by Ms. Cornelius seconded by Mr. Phelps 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 – Consideration of Splash Pad Mulch Proposal**

Mr. Wright gave an overview of the field manager's report, copy of which was included in the agenda package and stated we had a not to exceed amount of \$33,000 for the bridge repair and we have about \$2,200 left in the not to exceed. We can do a basic staining of just the floorboards if you want and it would fall under that range, but we recommend pressure washing the railing and doing everything in one color at one time and if we do that, we need to increase the not to exceed by \$2,500. I don't think it is going to be that expensive, but it gives us a little wiggle room.

Ms. Steuck asked can we have Yellowstone adjust the irrigation by the bridge so the water doesn't go on any part of the bridge?

Mr. Wright stated I can have them turn off that zone because I don't believe we have plants out there that need to be irrigated.

We had to order FDOT approved signs saying everything was closed and that was roughly \$314 and that puts us at \$1,900 and the \$2,600 is what we need to increase it to.

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor staff was authorized to have the bridge pressure washed, stained, and sealed in an amount not to exceed \$4,000.

Mr. Wright stated I would like to add a small concrete pad in the grassy area adjacent to the walkway to add another bike rack to keep people from leaning their bikes against the amenity center and I can bring proposals to the next meeting.

Mr. Wright presented the proposal from Yellowstone for mulch.

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the proposal from Yellowstone in the amount of \$1,387.61 to add mulch to the splash pad area was approved.



**iv. Amenity Report**

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

**v. Approval of Fiscal Year 2023 Meeting Schedule**

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor the fiscal year 2023 meeting schedule reflecting meetings on the third Friday of the month was approved.

**vi. Reminder to File Form 1 with Supervisor of Elections**

Mr. Showe stated just a reminder to the board that the form 1 needs to be filed with the supervisor of elections.

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

Mr. Phelps asked is the bridge structurally sound enough for a Vespa to tow people across?

Mr. Wright stated that is not allowed, they should not be on sidewalks at all.

Mr. Phelps asked do we have to put signage that there are no motorized vehicles allowed.

Mr. Wright stated we can get signage that says no motorized vehicles.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS                      Next Meeting Date – September 16, 2022**

Mr. Showe stated the next meeting will be September 16, 2022.

**TENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor the meeting adjourned at 10:04 a.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION V

# SECTION A

# RANDAL PARK CDD - PRICE BREAK OUT

CORE MAINTENANCE SERVICES	PRICE
<b>Mowing &amp; Detail</b> Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding, Litter Removal, & Cleanup	\$196,011
<b>Integrated Pest Management</b> Includes Fertilization, Pest Control, Weed Control, and Fungicide Applications-	\$60,557
<b>Irrigation Inspections</b> Includes Monthly Inspection with Standard Irrigation Reports	\$17,000
<b>Mulch 1x per year</b>	\$29,000
<b>ANNUAL GRAND TOTAL</b>	<b>\$302,568</b>

ANNUAL GRAND TOTAL	\$302,568.00
MONTHLY GRAND TOTAL	\$25,214.00

# SECTION B



Post Office Box 1469  
Eagle Lake, FL 33839-1469

TF :: (800) 408-8882 T :: (863) 533-8882 F :: (863) 534-3322

September 1, 2022

Randal Park CDD  
c/o GMS  
9145 Narcoossee Road, Suite A206  
Orlando, FL 32827

RE: Aquatic Plant Management Agreement

The present term for aquatic plant maintenance for the lagoon associated with your property is due for automatic renewal in October 2022. It is the desire of AAM, Inc., to continue the maintenance program.

Please refer to terms and conditions 14 on the back of your agreement which states, even if we do not receive a signed copy back your contract will automatically renew with an annual increase in October 2022.

Please review the proposal. If there are any questions, concerns or need for clarification, do not hesitate to call. If all meets with your approval, sign and return the **FILE COPY** of the agreement to our office.

We would like to thank you for your loyalty with AAM, Inc. and we look forward to being of continued service. If you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Telly R. Smith', is written over a horizontal line.

Telly R. Smith

Enclosure



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2022

Name Randal Park CDD c/o GMS  
Address 9145 Narcoossee Rd., Ste. A206  
City Orlando, FL 32827  
Phone 407.841.5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Randal Park CDD hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Retention Ponds @ Randal Park  
BNV-1, BNV-2, BNV-3, BNV-4, BNV-6, B1-5, B1-6, B-CV1, CV2, Dowden Rd. Pond, AC1 & AC2 ponds.

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- |                                    |          |
|------------------------------------|----------|
| 1. Submersed vegetation control    | Included |
| 2. Emerged vegetation control      | Included |
| 3. Floating vegetation control     | Included |
| 4. Filamentous algae control       | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2022 thru 09/30/2023.  
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$890.00	Due	monthly as billed x 12.
Total Annual Cost	\$10,680.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 9/1/2022

Accepted

Date:

AAM

Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.



# SECTION VI

# SECTION B

# SECTION 1

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

***Unaudited Financial Reporting***  
***August 31, 2022***



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**Randal Park**  
**Community Development District**  
**Combined Balance Sheet**  
**August 31, 2022**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 570,771		\$ -	\$ -	\$ 570,771
Debit Card	\$ 2,479	\$ -	\$ -	\$ -	\$ 2,479
<b>Investments:</b>					
State Board Administration	\$ -	\$ 321,640	\$ -	\$ -	\$ 321,640
<b>Series 2012</b>					
Reserve	\$ -	\$ -	\$ 402,071	\$ -	\$ 402,071
Revenue	\$ -	\$ -	\$ 389,351	\$ -	\$ 389,351
Interest	\$ -	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 72	\$ -	\$ 72
<b>Series 2015</b>					
Reserve	\$ -	\$ -	\$ 597,237	\$ -	\$ 597,237
Revenue	\$ -	\$ -	\$ 513,017	\$ -	\$ 513,017
Interest	\$ -	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ -	\$ 438	\$ 438
<b>Series 2018</b>					
Reserve	\$ -	\$ -	\$ 58,989	\$ -	\$ 58,989
Revenue	\$ -	\$ -	\$ 54,404	\$ -	\$ 54,404
Interest	\$ -	\$ -	\$ 1	\$ -	\$ 1
Capital Interest	\$ -	\$ -	\$ 2,546	\$ -	\$ 2,546
Construction	\$ -	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 3,978	\$ -	\$ -	\$ -	\$ 3,978
Due from Capital Reserve	\$ 2,349	\$ -	\$ -	\$ -	\$ 2,349
<b>Total Assets</b>	<b>\$ 579,577</b>	<b>\$ 321,640</b>	<b>\$ 2,017,708</b>	<b>\$ 493</b>	<b>\$ 2,919,418</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 5,441	\$ -	\$ -	\$ -	\$ 5,441
Due to General Fund	\$ -	\$ 2,349	\$ -	\$ -	\$ 2,349
<b>Total Liabilities</b>	<b>\$ 5,441</b>	<b>\$ 2,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,790</b>
<b>Fund Balance:</b>					
Assigned for:					
Capital Reserves	\$ -	\$ 319,291	\$ -	\$ -	\$ 319,291
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 791,514	\$ -	\$ 791,514
Debt Service 2015	\$ -	\$ -	\$ 1,110,255	\$ -	\$ 1,110,255
Debt Service 2018	\$ -	\$ -	\$ 115,940	\$ -	\$ 115,940
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 438	\$ 438
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 55	\$ 55
Unassigned	\$ 574,136	\$ -	\$ -	\$ -	\$ 574,136
<b>Total Fund Balances</b>	<b>\$ 574,136</b>	<b>\$ 319,291</b>	<b>\$ 2,017,708</b>	<b>\$ 493</b>	<b>\$ 2,911,628</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 579,577</b>	<b>\$ 321,640</b>	<b>\$ 2,017,708</b>	<b>\$ 493</b>	<b>\$ 2,919,418</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance
<b>Revenues:</b>				
Special Assessments	\$ 963,338	\$ 963,338	\$ 982,975	\$ 19,637
Colonial Properties Contribution	\$ 46,332	\$ 42,471	\$ 43,538	\$ 1,067
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 1,855	\$ 855
Activities	\$ 7,000	\$ 6,417	\$ 1,556	\$ (4,861)
Rentals	\$ 7,000	\$ 7,000	\$ 14,592	\$ 7,592
<b>Total Revenues</b>	<b>\$ 1,024,670</b>	<b>\$ 1,020,225</b>	<b>\$ 1,044,517</b>	<b>\$ 24,291</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 8,200	\$ 2,800
FICA Expense	\$ 900	\$ 825	\$ 627	\$ 198
Annual Audit	\$ 4,400	\$ 4,400	\$ 4,400	\$ -
Trustee Fees	\$ 12,500	\$ 12,500	\$ 12,000	\$ 500
Dissemination Agent	\$ 10,500	\$ 9,625	\$ 9,725	\$ (100)
Arbitrage	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Engineering	\$ 10,000	\$ 9,167	\$ 4,850	\$ 4,317
Attorney	\$ 20,000	\$ 18,333	\$ 12,445	\$ 5,888
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 41,792	\$ 38,310	\$ 38,309	\$ 0
Information Technology	\$ 1,400	\$ 1,283	\$ 1,283	\$ (0)
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Telephone	\$ 100	\$ 92	\$ -	\$ 92
Postage	\$ 650	\$ 596	\$ 422	\$ 173
Insurance	\$ 5,834	\$ 5,834	\$ 5,490	\$ 344
Printing & Binding	\$ 2,150	\$ 1,971	\$ 525	\$ 1,445
Legal Advertising	\$ 2,250	\$ 2,063	\$ 839	\$ 1,224
Other Current Charges	\$ 1,700	\$ 1,558	\$ 604	\$ 954
Office Supplies	\$ 200	\$ 200	\$ 228	\$ (28)
Property Appraiser	\$ 800	\$ 800	\$ -	\$ 800
Property Taxes	\$ 250	\$ 250	\$ 286	\$ (36)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 135,601</b>	<b>\$ 126,281</b>	<b>\$ 107,710</b>	<b>\$ 18,571</b>

**Operations & Maintenance**

**Contract Services:**

Field Management	\$ 17,912	\$ 16,419	\$ 16,419	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 8,800	\$ -	\$ 8,800
Mitigation Monitoring	\$ 2,500	\$ 2,500	\$ 19,200	\$ (16,700)
Landscape Maintenance	\$ 288,264	\$ 264,242	\$ 264,142	\$ 100
Lake Maintenance	\$ 9,600	\$ 8,800	\$ 8,400	\$ 400
Security Patrol	\$ 36,400	\$ 33,367	\$ 26,226	\$ 7,141

**Repairs & Maintenance**

Facility Maintenance	\$ 29,120	\$ 26,693	\$ 26,693	\$ (0)
Repairs & Maintenance	\$ 11,000	\$ 11,000	\$ 15,387	\$ (4,387)
Operating Supplies	\$ 9,800	\$ 8,983	\$ 5,643	\$ 3,341
Landscape Replacement	\$ 10,500	\$ 10,500	\$ 12,815	\$ (2,315)
Irrigation Repairs	\$ 10,000	\$ 9,167	\$ 3,764	\$ 5,403
Alley Maintenance	\$ 1,500	\$ 1,375	\$ -	\$ 1,375
Stormwater Repairs & Maintenance	\$ 1,500	\$ 1,375	\$ -	\$ 1,375
Fountain Maintenance	\$ 3,500	\$ 3,208	\$ 2,301	\$ 907
Sign Maintenance	\$ 1,000	\$ 917	\$ 199	\$ 718
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 August 31, 2022**

	Adopted Budget	Prorated Budget Thru 08/31/22	Actual Thru 08/31/22	Variance
<b>Utilities</b>				
Utilities - Common Area	\$ 30,000	\$ 27,500	\$ 18,991	\$ 8,509
Streetlighting	\$ 110,000	\$ 100,833	\$ 93,424	\$ 7,409
<b>Amenity Center</b>				
Amenity Management	\$ 79,441	\$ 72,821	\$ 72,821	\$ 0
Pool Attendants	\$ 15,600	\$ 5,426	\$ 5,426	\$ -
Pool Permit	\$ 550	\$ 550	\$ 545	\$ 5
Cable TV/Internet/Telephone	\$ 4,000	\$ 3,667	\$ 3,556	\$ 111
Utilities - Amenity Center	\$ 21,000	\$ 19,250	\$ 15,007	\$ 4,244
Refuse Service	\$ 2,400	\$ 2,200	\$ 2,353	\$ (153)
Amenity Center Access Cards	\$ 1,000	\$ 917	\$ -	\$ 917
HVAC Maintenance	\$ 574	\$ 526	\$ 95	\$ 431
Special Events	\$ 13,962	\$ 13,962	\$ 15,236	\$ (1,274)
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 8,179	\$ (3,769)
Security Monitoring	\$ 600	\$ 600	\$ 3,187	\$ (2,587)
Janitorial Services	\$ 16,000	\$ 16,000	\$ 18,710	\$ (2,710)
Pool Maintenance	\$ 15,330	\$ 14,053	\$ 14,778	\$ (726)
Pool Repairs & Maintenance	\$ 3,200	\$ 3,200	\$ 16,554	\$ (13,354)
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 5,572	\$ (572)
Amenity Repairs & Maintenance	\$ 1,480	\$ 1,357	\$ -	\$ 1,357
Pest Control	\$ 650	\$ 596	\$ 550	\$ 46
<b>Other</b>				
Property Insurance	\$ 36,925	\$ 36,925	\$ 34,743	\$ 2,182
Contingency	\$ 4,625	\$ 4,625	\$ 10,415	\$ (5,790)
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 814,643</b>	<b>\$ 747,463</b>	<b>\$ 749,680</b>	<b>\$ (2,216)</b>
<b>Total Expenditures</b>	<b>\$ 950,244</b>	<b>\$ 873,744</b>	<b>\$ 857,390</b>	<b>\$ 16,355</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 74,426</b>		<b>\$ 187,127</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out) - Capital Reserve	\$ (74,426)	\$ (74,426)	\$ (74,426)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (74,426)</b>	<b>\$ (74,426)</b>	<b>\$ (74,426)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 112,701</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 461,435</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 574,136</b>	



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

	Adopted Budget	Prorated Budget Thru 08/31/22	Actual Thru 08/31/22	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 500	\$ 2,048	\$ 1,548
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 500</b>	<b>\$ 2,048</b>	<b>\$ 1,548</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 25,000	\$ 81,039	\$ (56,039)
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)
<b>Total Expenditures</b>	<b>\$ 151,500</b>	<b>\$ 54,484</b>	<b>\$ 126,297</b>	<b>\$ (71,813)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (151,000)</b>		<b>\$ (124,249)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 74,426	\$ 74,426	\$ 74,426	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 74,426</b>	<b>\$ 74,426</b>	<b>\$ 74,426</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (76,574)</b>		<b>\$ (49,823)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 377,198</b>		<b>\$ 369,114</b>	
<b>Fund Balance - Ending</b>	<b>\$ 300,624</b>		<b>\$ 319,291</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/22	Actual Thru 08/31/22	Variance
<b>Revenues:</b>				
Assessments	\$ 397,350	\$ 397,350	\$ 408,346	\$ 10,996
Interest	\$ 100	\$ 100	\$ 2,097	\$ 1,997
<b>Total Revenues</b>	<b>\$ 397,450</b>	<b>\$ 397,450</b>	<b>\$ 410,443</b>	<b>\$ 12,993</b>
<b>Expenditures:</b>				
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	\$ -
Special Call - 08/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Payment - 08/01	\$ -	\$ -	\$ 72	\$ (72)
<b>Total Expenditures</b>	<b>\$ 381,125</b>	<b>\$ 381,125</b>	<b>\$ 386,197</b>	<b>\$ (5,072)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 16,325</b>		<b>\$ 24,246</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 361,874</b>		<b>\$ 767,268</b>	
<b>Fund Balance - Ending</b>	<b>\$ 378,199</b>		<b>\$ 791,514</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/22	Actual Thru 08/31/22	Variance
<b>Revenues:</b>				
Assessments	\$ 596,080	\$ 596,080	\$ 598,324	\$ 2,244
Interest	\$ 125	\$ 125	\$ 2,934	\$ 2,809
<b>Total Revenues</b>	<b>\$ 596,205</b>	<b>\$ 596,205</b>	<b>\$ 601,258</b>	<b>\$ 5,053</b>
<b>Expenditures:</b>				
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
Special Call - 08/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Payment - 08/01	\$ -	\$ -	\$ 53	\$ (53)
<b>Total Expenditures</b>	<b>\$ 579,993</b>	<b>\$ 579,993</b>	<b>\$ 589,780</b>	<b>\$ (9,788)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 16,213</b>		<b>\$ 11,478</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 491,475</b>		<b>\$ 1,098,776</b>	
<b>Fund Balance - Ending</b>	<b>\$ 507,687</b>		<b>\$ 1,110,255</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/22	Actual Thru 08/31/22	Variance
<b>Revenues:</b>				
Assessments	\$ 117,674	\$ 117,674	\$ 120,077	\$ 2,404
Interest	\$ 50	\$ 50	\$ 312	\$ 262
<b>Total Revenues</b>	<b>\$ 117,724</b>	<b>\$ 117,724</b>	<b>\$ 120,389</b>	<b>\$ 2,665</b>
<b>Expenditures:</b>				
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	\$ -
<b>Total Expenditures</b>	<b>\$ 115,825</b>	<b>\$ 115,825</b>	<b>\$ 115,825</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,899</b>		<b>\$ 4,564</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 51,236</b>		<b>\$ 111,376</b>	
<b>Fund Balance - Ending</b>	<b>\$ 53,135</b>		<b>\$ 115,940</b>	

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

	Series 2015	Series 2018	Total
<b>Revenues</b>			
Interest	\$ 1	\$ 0	\$ 1
<b>Total Revenues</b>	<b>\$ 1</b>	<b>\$ 0</b>	<b>\$ 1</b>
<b>Expenditures:</b>			
Capital Outlay	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1</b>	<b>\$ 0</b>	<b>\$ 1</b>
<b>Fund Balance - Beginning</b>	<b>\$ 437</b>	<b>\$ 55</b>	<b>\$ 491</b>
<b>Fund Balance - Ending</b>	<b>\$ 438</b>	<b>\$ 55</b>	<b>\$ 493</b>

**Randal Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 59,368	\$ 187,780	\$ 565,609	\$ 105,020	\$ 16,739	\$ 18,563	\$ 12,556	\$ 3,111	\$ 6,361	\$ 7,868	\$ -	\$ 982,975
Colonial Properties Contribution	\$ 4,003	\$ 3,911	\$ 3,916	\$ 4,003	\$ 3,960	\$ 3,980	\$ 3,942	\$ 3,942	\$ 3,953	\$ 3,950	\$ 3,978	\$ -	\$ 43,538
Miscellaneous Revenue	\$ 110	\$ 250	\$ 35	\$ 45	\$ 45	\$ 160	\$ 25	\$ 108	\$ 115	\$ 665	\$ 297	\$ -	\$ 1,855
Activities	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ 387	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,556
Rentals	\$ 1,500	\$ -	\$ 1,500	\$ 2,250	\$ 1,500	\$ 4,000	\$ 500	\$ 1,692	\$ 500	\$ 650	\$ 500	\$ -	\$ 14,592
<b>Total Revenues</b>	<b>\$ 5,613</b>	<b>\$ 63,529</b>	<b>\$ 193,231</b>	<b>\$ 571,908</b>	<b>\$ 111,215</b>	<b>\$ 25,266</b>	<b>\$ 23,509</b>	<b>\$ 18,298</b>	<b>\$ 7,678</b>	<b>\$ 11,626</b>	<b>\$ 12,643</b>	<b>\$ -</b>	<b>\$ 1,044,517</b>

**Expenditures:**

General & Administrative:

Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ 600	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ 8,200
FICA Expense	\$ 46	\$ 61	\$ 61	\$ 61	\$ 46	\$ 46	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ -	\$ 627
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	\$ 875	\$ -	\$ 9,725
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ 1,200
Engineering	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ 630	\$ 1,230	\$ 2,360	\$ 440	\$ -	\$ -	\$ 4,850
Attorney	\$ 1,138	\$ 1,477	\$ 799	\$ 1,254	\$ 1,345	\$ 1,394	\$ 1,975	\$ 1,271	\$ 999	\$ 792	\$ -	\$ -	\$ 12,445
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	\$ 3,483	\$ -	\$ 38,309
Information Technology	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ -	\$ 1,283
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 65	\$ 0	\$ 17	\$ 11	\$ 51	\$ 50	\$ 58	\$ 89	\$ 21	\$ 19	\$ 42	\$ -	\$ 422
Insurance	\$ 5,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,490
Printing & Binding	\$ 61	\$ 64	\$ 26	\$ 49	\$ 44	\$ 47	\$ 62	\$ 41	\$ 58	\$ 38	\$ 36	\$ -	\$ 525
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 597	\$ 50	\$ 192	\$ -	\$ -	\$ -	\$ -	\$ 839
Other Current Charges	\$ 44	\$ 37	\$ 45	\$ 48	\$ 73	\$ 32	\$ 69	\$ 40	\$ 48	\$ 128	\$ 41	\$ -	\$ 604
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 220	\$ 1	\$ 1	\$ 1	\$ 0	\$ -	\$ 228
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 38	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 17,194</b>	<b>\$ 7,242</b>	<b>\$ 10,323</b>	<b>\$ 7,045</b>	<b>\$ 11,134</b>	<b>\$ 11,843</b>	<b>\$ 8,499</b>	<b>\$ 9,000</b>	<b>\$ 12,424</b>	<b>\$ 7,453</b>	<b>\$ 5,554</b>	<b>\$ -</b>	<b>\$ 107,710</b>

Operations & Maintenance

**Contract Services:**

Field Management	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ -	\$ 16,419
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	\$ 24,013	\$ -	\$ 264,142
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	\$ 4,003	\$ -	\$ 26,226

**Repairs & Maintenance**

Facility Maintenance	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ -	\$ 26,693
Repairs & Maintenance	\$ 3,746	\$ 85	\$ 835	\$ 400	\$ 372	\$ 4,080	\$ 2,366	\$ 2,102	\$ 962	\$ -	\$ 440	\$ -	\$ 15,387
Operating Supplies	\$ 599	\$ -	\$ 556	\$ 602	\$ -	\$ 968	\$ 450	\$ 498	\$ 590	\$ 790	\$ 590	\$ -	\$ 5,643
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	\$ 150	\$ -	\$ 2,301
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
<b>Utilities</b>													
Utilities - Common Area	\$ 1,226	\$ 1,088	\$ 1,827	\$ 1,864	\$ 1,847	\$ 1,479	\$ 1,589	\$ 1,317	\$ 2,122	\$ 2,562	\$ 2,070	\$ -	\$ 18,991
Streetlighting	\$ 8,466	\$ 8,466	\$ 8,466	\$ 8,466	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ -	\$ 93,424
<b>Amenity Center</b>													
Amenity Management	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ -	\$ 72,821
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,256	\$ 1,120	\$ 945	\$ 1,256	\$ 850	\$ -	\$ 5,426
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ 545
Cable TV/Internet/Telephone	\$ 287	\$ 287	\$ 287	\$ 287	\$ 287	\$ 291	\$ 291	\$ 666	\$ 291	\$ 291	\$ 291	\$ -	\$ 3,556
Utilities - Amenity Center	\$ 1,721	\$ 1,483	\$ 1,123	\$ 1,177	\$ 1,113	\$ 1,148	\$ 1,055	\$ 1,296	\$ 1,503	\$ 1,771	\$ 1,617	\$ -	\$ 15,007
Refuse Service	\$ 206	\$ 214	\$ 214	\$ 214	\$ 221	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ -	\$ 2,353
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95
Special Events	\$ 1,695	\$ 605	\$ 7,220	\$ -	\$ -	\$ 623	\$ 3,097	\$ 869	\$ 24	\$ 956	\$ 148	\$ -	\$ 15,236
Holiday Decorations	\$ 8,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,179
Security Monitoring	\$ 927	\$ 155	\$ 155	\$ 865	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ 3,187
Janitorial Services	\$ 1,532	\$ 1,859	\$ 1,658	\$ 2,031	\$ 1,423	\$ 1,453	\$ 1,592	\$ 2,138	\$ 2,141	\$ 1,527	\$ 1,355	\$ -	\$ 18,710
Pool Maintenance	\$ 1,278	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ 14,778
Pool Repairs & Maintenance	\$ 252	\$ 252	\$ -	\$ 252	\$ -	\$ 721	\$ 332	\$ 2,893	\$ 6,948	\$ 382	\$ 4,522	\$ -	\$ 16,554
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 175	\$ -	\$ 230	\$ 1,276	\$ -	\$ 3,496	\$ -	\$ 300	\$ 95	\$ -	\$ 5,572
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ 550
<b>Other</b>													
Property Insurance	\$ 34,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,743
Contingency	\$ -	\$ -	\$ 1,250	\$ 481	\$ -	\$ -	\$ 3,200	\$ 49	\$ 396	\$ 5,039	\$ -	\$ -	\$ 10,415
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 116,209</b>	<b>\$ 53,182</b>	<b>\$ 67,135</b>	<b>\$ 63,112</b>	<b>\$ 53,492</b>	<b>\$ 61,384</b>	<b>\$ 69,515</b>	<b>\$ 67,112</b>	<b>\$ 68,743</b>	<b>\$ 68,835</b>	<b>\$ 60,961</b>	<b>\$ -</b>	<b>\$ 749,680</b>
<b>Total Expenditures</b>	<b>\$ 133,403</b>	<b>\$ 60,424</b>	<b>\$ 77,458</b>	<b>\$ 70,157</b>	<b>\$ 64,626</b>	<b>\$ 73,227</b>	<b>\$ 78,013</b>	<b>\$ 76,111</b>	<b>\$ 81,167</b>	<b>\$ 76,287</b>	<b>\$ 66,515</b>	<b>\$ -</b>	<b>\$ 857,390</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (127,790)</b>	<b>\$ 3,105</b>	<b>\$ 115,774</b>	<b>\$ 501,750</b>	<b>\$ 46,589</b>	<b>\$ (47,961)</b>	<b>\$ (54,504)</b>	<b>\$ (57,813)</b>	<b>\$ (73,489)</b>	<b>\$ (64,662)</b>	<b>\$ (53,872)</b>	<b>\$ -</b>	<b>\$ 187,127</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (74,426)	\$ -	\$ (74,426)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (74,426)</b>	<b>\$ -</b>	<b>\$ (74,426)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (127,790)</b>	<b>\$ 3,105</b>	<b>\$ 115,774</b>	<b>\$ 501,750</b>	<b>\$ 46,589</b>	<b>\$ (47,961)</b>	<b>\$ (54,504)</b>	<b>\$ (57,813)</b>	<b>\$ (73,489)</b>	<b>\$ (64,662)</b>	<b>\$ (128,298)</b>	<b>\$ -</b>	<b>\$ 112,701</b>

**Randal Park**  
Community Development District  
**Long Term Debt Report**

<b>Series 2012 Special Assessment Bonds</b>	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$402,071
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)
Less : August 1, 2022 (Special Call)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b><u>\$4,370,000</u></b>

<b>Series 2015 Special Assessment Bonds</b>	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Reserve Fund Requirement :	\$596,080
Reserve Fund Balance :	\$597,237
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)
Less : August 1, 2022 (Special Call)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b><u>\$8,045,000</u></b>

<b>Series 2018 Special Assessment Bonds</b>	
Interest Rate :	Various (4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date :	11/1/2049
Reserve Fund Requirement :	\$58,837
Reserve Fund Balance :	\$58,989
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)
<b>Current Bonds Outstanding</b>	<b><u>\$1,680,000</u></b>



**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
08/15/22	15	\$16,713.60	\$0.00	\$0.00	\$173.20	\$16,886.80	\$7,868.00	\$3,268.52	\$4,789.15	\$961.13	\$16,886.80
<b>TOTAL</b>		<b>\$ 2,194,606.85</b>	<b>\$ (668.06)</b>	<b>\$ (85,122.82)</b>	<b>\$ 907.06</b>	<b>\$ 2,109,723.03</b>	<b>\$ 982,975.38</b>	<b>\$ 408,346.02</b>	<b>\$ 598,324.31</b>	<b>\$ 120,077.32</b>	<b>\$ 2,109,723.03</b>

<b>102%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

# SECTION 2

# Randal Park Community Development District

## Check Run Summary

August 1, 2022 thru August 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	8/1/22	2570 - 2577	\$7,741.31
	8/9/22	2578 - 2581	\$15,893.66
	8/16/22	2582	\$2,175.58
	8/24/22	2583 - 2590	\$61,065.03
	8/25/22	2591 - 2594	\$90,735.71
			<hr/> \$177,611.29

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/01/22	00043	7/26/22 16605138	202207 320-53800-46800	PEST CONTROL - JUL 22 ARROW ENVIRONMENTAL SERVICES	*	50.00	50.00 002570
8/01/22	00133	7/31/22 168817	202207 320-53800-53000	QTRLY MAINT - MITIGATION BIO-TECH CONSULTING INC.	*	4,800.00	4,800.00 002571
8/01/22	00129	7/28/22 41266384	202207 320-53800-46700	BATHROOM MATS CLEANING CINTAS	*	206.86	206.86 002572
8/01/22	00015	7/29/22 23007	202207 310-51300-31200	ARBITRAGE SERIES 2012 GRAU & ASSOCIATES	*	600.00	600.00 002573
8/01/22	00128	7/31/22 I-073122	202207 320-53800-47600	SECURITY SVCS 07/24-07/30 ORLANDO POLICE DEPT.	*	549.50	549.50 002574
8/01/22	00039	8/01/22 7556	202208 320-53800-46400	POOL MAINTENANCE - AUG 22	*	600.00	
		8/01/22 7557	202208 320-53800-46900	FOUNTAIN MAINT - AUG 22 ROBERTS POOL SERVICE AND REPAIR INC	*	150.00	750.00 002575
8/01/22	00038	7/18/22 387640	202208 320-53800-46400	CHEMICALS/CONTROL-AUG 22 SPIES POOL, LLC	*	750.00	750.00 002576
8/01/22	00049	8/01/22 231959	202208 320-53800-34500	SECURITY MONITORING-AUG22 SYNERGY FL	*	34.95	34.95 002577
8/09/22	00031	7/31/22 204484	202207 320-53800-47000	LAKE MAINT PDS - JUL 22	*	285.00	
		7/31/22 204484	202207 320-53800-47000	LAKE MAINT DOWDEN-JUL 22	*	55.00	
		7/31/22 204484	202207 320-53800-47000	MAINT AC1 RETENT - JUL 22	*	50.00	
		7/31/22 204484	202207 320-53800-47000	MAINT AC2 RETENT - JUL 22	*	95.00	
		7/31/22 204484	202207 320-53800-47000	MAINT 4 RET PONDS-JUL 22 APPLIED AQUATIC MANAGMENT, INC.	*	355.00	840.00 002578

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
8/09/22	00087	8/09/22 749	202208 320-53800-46700	CLEAN GYM CARPET	*	125.00		
							CARPET CLINIC OF ORLANDO INC.	125.00 002579
8/09/22	00001	8/01/22 703	202208 310-51300-34000	MANAGEMENT FEES - AUG 22	*	3,482.67		
		8/01/22 703	202208 310-51300-35200	WEBSITE MANAGEMENT-AUG 22	*	100.00		
		8/01/22 703	202208 310-51300-35100	INFORMATION TECH - AUG 22	*	116.67		
		8/01/22 703	202208 310-51300-31300	DISSEMINATION SVCS-AUG 22	*	875.00		
		8/01/22 703	202208 310-51300-51000	OFFICE SUPPLIES	*	.21		
		8/01/22 703	202208 310-51300-42000	POSTAGE	*	41.66		
		8/01/22 703	202208 310-51300-42500	COPIES	*	35.70		
		8/01/22 705	202208 320-53800-12100	AMENITY MANAGEMENT-AUG 22	*	6,620.08		
		8/01/22 706	202208 320-53800-12300	FACILITY MAINT - AUG 22	*	2,426.67		
							GOVERNMENTAL MANAGEMENT SERVICES	13,698.66 002580
8/09/22	00108	8/01/22 40569	202208 320-53800-46700	JANITORIAL SERVICES-AUG22	*	1,230.00		
							RUGBY COMMERCIAL CLEANING, LLC	1,230.00 002581
8/16/22	00001	8/01/22 704	202208 320-53800-12000	FIELD MANAGEMENT - AUG 22	*	1,492.67		
		8/01/22 704	202208 320-53800-46000	GYM/CLUBHOUSE DOOR HINGES	*	324.36		
		8/01/22 704	202208 320-53800-46000	MEN'S RESTROOM VALVE RPLC	*	115.23		
		8/01/22 704	202208 320-53800-47700	GYM PARTS	*	95.17		
		8/01/22 704	202208 320-53800-49400	EVENTS-KIDS ARTS & CRAFTS	*	148.15		
							GOVERNMENTAL MANAGEMENT SERVICES	2,175.58 002582
8/24/22	00043	8/16/22 16765987	202208 320-53800-46800	PEST CONTROL - AUG 22	*	50.00		
							ARROW ENVIRONMENTAL SERVICES	50.00 002583
8/24/22	00001	8/19/22 707	202208 320-53800-12200	POOL ATTENDANT - AUG 22	*	850.05		
							GOVERNMENTAL MANAGEMENT SERVICES	850.05 002584

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #		
8/24/22	00025	8/15/22	105362	202207	310-51300	31500	PREP ATND MTG/AGMNT/EMAIL LATHAM, LUNA, EDEN & BEAUDINE LLP	*	791.79	791.79	002585		
8/24/22	00128	8/10/22	I-081022	202208	320-53800	47600	SECURITY SVCS 07/31-08/06 8/21/22 I-082122 202208 320-53800-47600 SECURITY SVCS 08/07-08/20 8/21/22 I-082122 202208 320-53800-47600 SECURITY SCHL 08/11-08/18 ORLANDO POLICE DEPT.	*	549.50	1,305.00	1,496.00	3,350.50	002586
8/24/22	00159	8/15/22	08152022	202208	300-13100	10100	REPLACE DECK RALLY POINT RESTORATION	*	30,805.78	30,805.78	002587		
8/24/22	00038	8/01/22	387667	202208	320-53800	46400	JUMBO STICKS 50LB PAIL 8/17/22 388483 202208 320-53800-46400 JUMBO STICKS 50LB PAIL SPIES POOL, LLC	*	382.00	382.00	764.00	002588	
8/24/22	00026	8/16/22	0383189	202207	310-51300	31100	CDD ASSISTANCE - JUL 22 VANASSE HANGEN BRUSTLIN, INC	*	440.00	440.00	002589		
8/24/22	00066	8/15/22	ON 41664	202208	320-53800	46200	LANDSCAPE MAINT - AUG 22 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	24,012.91	24,012.91	002590		
8/25/22	00033	8/25/22	08252022	202208	300-20700	10300	ASSESSMENT TXFER - S2012 RANDAL PARK CDD C/O WELLS FARGO	*	5,910.83	5,910.83	002591		
8/25/22	00110	8/25/22	08252022	202208	300-20700	10300	ASSESSMENT TXFER - S2015 RANDAL PARK CDD C/O WELLS FARGO	*	8,660.76	8,660.76	002592		
8/25/22	00111	8/25/22	08252022	202208	300-20700	10300	ASSESSMENT TXFER - S2018 RANDAL PARK CDD C/O WELLS FARGO	*	1,738.12	1,738.12	002593		
8/25/22	00054	8/25/22	08252022	202208	320-58100	10000	CAPITAL RESERVE TRANSFER RANDAL PARK CDD C/O STATE BOARD OF	*	74,426.00	74,426.00	002594		
TOTAL FOR BANK A									177,611.29				
							RAND RANDAL PARK	MBYINGTON					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						177,611.29	

RAND RANDAL PARK MBYINGTON

# SECTION 4



# Randal Park CDD

## Field Management Report



September 09, 2022

Jarett Wright

Assistant Field Manager

GMS

# Completed

## Cattle Fence and Pergolas

✚ Staining and sealing of the pergolas and cattle fence lines have been completed.



# In-Progress

## Cadman Dog Park Sod

- ✚ Replacing the dead sod at the southeast end of Cadman Dog Park. Park will need to be closed for 30 days for the sod to take.



# Upcoming

## Bridge Sealing

- Bridge will be closed October 7<sup>th</sup>-8<sup>th</sup> for staining and sealing. Scheduling one additional temporary closure for pressure washing and prep.



## Stonewall Repairs

- Almost all the stone walls across the property are damaged.
- Will be compiling a complete scope of work and sourcing proposals.



# Upcoming

## Apartment Shortcut

- ✚ Residents are cutting through the hedge line on CDD property as a shortcut to the school.
- ✚ Recommend installing a shell walkway.



# 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](mailto:JWright@gmscfl.com). Thank you.

Respectfully,  
Jarett Wright