

*Randal Park Community
Development District*

Agenda

December 16, 2022

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

December 9, 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, December 16, 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. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Supervisors
 - B. Election of Officers
 - C. Consideration of Resolution 2023-01 Electing Officers
4. Engineer's Report
 - A. Bridge Inspection
5. Approval of Minutes of the November 18, 2022 Board of Supervisors Meeting
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. Playground Mulch Proposal
 - iv. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date – January 20, 2023
10. Adjournment

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

SECTION C

RESOLUTION 2023-01

A RESOLUTION ELECTING OFFICERS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the **Randal Park Community Development District** at a regular business meeting held on **December 16, 2022** desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 16th DAY OF DECEMBER 2022.

Chairman / Vice Chairman

Secretary / Assistant Secretary

SECTION IV

SECTION A



Phone: 407.839.4006
Fax: 407.839.4008
www.vhb.com

Engineers | Scientists | Planners | Designers

Vanasse Hangen Brustlin, Inc.
Landmark Center Two
Suite 300
225 E. Robinson Street
Orlando, Florida 32801

Client Authorization

☒ **New Contract**

Date November 15, 2022

☐ **Amendment No.**

Project No. 86895.22

Project Name Randal Park Timber Pedestrian Bridge Assessment

To:	Cost Estimate	Amendment	Contract Total
Mr. Jason Showe District Manager Governmental Management Services, Central Florida 219 E. Livingston St Orlando, FL 32801 jshowe@gmscfl.com	Labor Expenses		\$18,750 + hourly As incurred (est. at \$250)
	<input type="checkbox"/> Fixed Fee	<input type="checkbox"/> Time & Expenses	
	<input type="checkbox"/> Cost + Fixed Fee	<input checked="" type="checkbox"/> Other	

This Agreement is composed of Part I, Part II and Exhibit A. Part I includes details of the services to be performed, timing of the services, and compensation. Part II (attached) contains the Terms and Conditions of Agreement, which are proposed general terms of the engagement between Governmental Management Services, Central Florida, hereinafter called the "Client," and Vanasse Hangen Brustlin, Inc. (VHB). Exhibit A is VHB's schedule of Hourly Rates.

PROJECT DESCRIPTION

The Randal Park Project is within the Randal Park Community Development District (CDD). VHB is currently serving as the District Engineer for the Randal Park CDD.

An approximately 240 ft. timber boardwalk/pedestrian bridge inside the Randal Park Community was recently repaired by others as a result of aging and visually observed repair needs by the Client. The Client has requested an assessment of the timber boardwalk/pedestrian bridge located approximately 250 ft. south of the intersection of Randal Park Blvd. and Warlow Creek Street. In order for the Client to program possible repair or replacement funds, VHB has also been requested to assess an estimate of order of magnitude remaining life span and replacement costs.

SCOPE OF SERVICES

1.0 Project Administration, Meetings, and Communication

VHB will manage project activities, communications, documentation, and administer the project. Additionally, VHB will attend meetings with the Client as needed to advance the project. Up to three (3) meetings are anticipated as described below:

- Project Kick-off
- One submittal review meeting with the Client

- One additional meeting

Time has been budgeted for three-hour meetings for up to 2 staff members. The three-hour allocation includes travel, and preparation of follow up meeting memoranda, as needed.

2.0 Field Review, Visual Assessment, and Memorandum of Findings

2.1 Field Review and Visual Assessment

VHB will conduct a site visit to observe existing conditions and surrounding context pertaining to the scope of the project. VHB will perform a visual assessment of the timber boardwalk/pedestrian bridge. The visual assessment will not be a full, exhaustive inspection and will be used as observation to prepare a memorandum of findings and possible repair recommendations for the Client's use.

2.2 Preparation of Memorandum of Findings

VHB will, after the completion of Task 2.1, prepare a memorandum of findings discussing field observations and proposed recommendations, if applicable. After submission of the memorandum, VHB will incorporate Client comments, if any.

Deliverables

- Conduct (1) Field Review.
- Memorandum of Findings
 - Possible repair recommendations, if applicable
 - Photo Log

3.0 Order of Magnitude Life Span and Cost Estimates

After the completion and final approval of the memorandum under Task 2, VHB will investigate and report an order of magnitude remaining life span of the timber structure, as applicable. VHB will also prepare an order of magnitude engineer's estimate of probable construction costs for the full replacement of the timber structure. For the purposes of developing this scope or services, VHB will prepare the engineer's estimate of probable construction costs for two (2) alternatives. VHB will submit both the above, under Task 3.0, in short letter/memorandum form, with backup documentation as appendices, as needed.

Deliverables

- Remaining life span of timber structure, as applicable
- Engineer's estimate of probable construction costs for replacement structures

ASSUMPTIONS

It is understood that VHB will perform services under the sole direction of the Client. The following assumptions are made:

- References to agency criteria, standards, governing regulations, code or policy refers to the version applicable at the time of VHB's notice to proceed from the Client. Should additional work be required to meet updated agency criteria, standards, governing regulations, code or policy occurring after the notice to proceed, VHB will prepare a proposal or amendment, at the Client's request, that contains the scope of services, fee, and schedule needed to complete the updates.
- Client agrees and understands that VHB's services may not reveal all the information and facts about the Project.
- VHB will be relying on information provided by the Client.
- It is assumed that the Client and/or Seller is responsible for all concurrency permitting and approvals.
- VHB fees do not include permit application and review fees. The Client will be responsible for all permit application and review fees, or any other fees not specifically identified within this Agreement.

SERVICES NOT INCLUDED

The following services are not anticipated and, therefore, not included in this Agreement at this time:

- Off-site infrastructure improvements.
- Architectural Services
- Geotechnical services
- Planning services
- Survey services
- Environmental services
- Water Use Permit
- Stormwater Pollution Prevention Plan (SWPPP)
- Underground Utility Surveys
- Structural Engineering Design Services
- Mass grading plans
- Concurrency coordination or approvals
- 100-year flood study and FEMA permitting
- ACOE Wetland Impact Permitting
- Earthwork cut/fill calculations.
- Hazardous material services
- Underground Utility Surveys
- Geotechnical, environmental and surveys are not included in this scope of work. Any maps, plans, survey, geotechnical reports, and any other pertinent documents, and information made available to VHB by the Client at inception of this project will be used by VHB in conducting the above described scope of services.
- Any additional work tasks that may be required due to third party objectors, Chapter 120 Florida Statutes Hearing Requests, Appeals to the Governor and Cabinet, and other third-party appeal processes are specifically excluded from this scope of work.

Should work be required in these areas, or areas not previously described, VHB will prepare a proposal or amendment, at the client's request, that contains the Scope of Services, fee, and schedule required to complete the additional work.

CLIENT FURNISHED INFORMATION

VHB will rely upon the accuracy and completeness of Client-furnished information in connection with the performance of services under this Agreement. Client shall provide VHB with project-related technical data as necessary.

- Geotechnical Reports
- Environmental Reports, Species Surveys, and Mitigation Plans
- Engineering Plans and Date of Original Construction/Project Completion
- Engineering Reports (Drainage, Utility, etc.)
- Survey and/or As-builts of the Timber Boardwalk/Pedestrian Bridge
- Sub-consultant reports

SCHEDULE

VHB will begin performance of the above services on the date written authorization to proceed is received. The schedule is also subject to timely delivery of information promised by the Client and is exclusive of Client and local review of interim products.

COMPENSATION

VHB will perform the Scope of Services contained in this Agreement on a lump sum and hourly basis per task as indicated below. Tasks shown as hourly with an estimated fee will be invoiced at the standard hourly billing rates in effect at the time the work is performed. VHB will bill on a percent complete and reserves the right to adjust budgeted amounts from task to task as may be required. Meeting time shown as hourly with an estimated fee will be invoiced at the standard hourly billing rates in effect at the time the work is performed.

Task	Lump Sum Fee	Hourly, Est. Fee
1.0 Project Administration, Meetings, and Communication	\$5,000	
2.0 Field Review, Visual Assessment, Memo of Findings	\$9,500	
3.0 Order of Magnitude Life Span and Cost Estimates	\$4,000	
Additional Services - To Be Determined (TBD)		TBD
Estimated Expenses	\$250	
TOTAL	\$18,750	TBD

In addition to the labor compensation, VHB shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; shipping, postage, and courier service charges; purchase of maps and similar documents; etc. These direct expenses will be billed at 1.10 times their actual cost. If sub-consultants and subcontractors are engaged by VHB for this project and are, therefore, under contract to VHB, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration. **It is estimated that the expenses will be around \$250.**

Prepared By: K. Ray

Department Approval: M. Hustad

Please execute this Client Authorization for VHB to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to VHB.

☒ Subject to attached terms & conditions.

☐ Subject to terms & conditions in our original agreement dated

Vanasse Hangen Brustlin, Inc. Authorization

Client Authorization (*Please sign original and return*)

By MH

By _____

Printed Name: Marc Hustad, P.E.

Printed Name: _____

Title Managing Director, Orlando

Title _____

Date _____

Date _____



STANDARD TERMS AND CONDITIONS. The engagement of VHB by Client is under the following terms and conditions. These terms and conditions are an integral part of the collective Agreement between Client and VHB.

SCOPE OF SERVICES. VHB shall perform the services set forth in the attached Scope of Services. Requests for additional services and any associated fee adjustment must be authorized in writing before additional services can begin.

PERFORMANCE STANDARDS. VHB's services require decisions that are not based upon science, but rather upon judgmental considerations. In the performance or furnishing of professional services hereunder, VHB, and those it is responsible for, shall exercise the degree of skill and care ordinarily exercised by similarly practicing professionals performing similar services under similar conditions in the same locality ("Standard of Care"). VHB shall be entitled to rely on the accuracy and completeness of data, reports, surveys, requirements, and other information provided by Client.

SCHEDULE. VHB shall perform its services as set forth in the Scope of Services as expeditiously as consistent with the Standard of Care and the orderly progress of the Work. VHB shall not be responsible for failure to perform or for delays in the services arising out of factors beyond the reasonable control or without the fault or negligence of VHB.

PAYMENT. The fee estimate for the proposed Scope of Services is valid for 60 days from the date of Proposal. All schedules set forth in the attached Scope of Services commence upon receipt of a signed Agreement and, if requested, a retainer. Retainers will be applied to the last invoice. **A RETAINER OF \$0 IS REQUIRED BEFORE SERVICES WILL COMMENCE.**

Invoices will be rendered monthly and are due upon receipt. Any invoice unpaid more than 30 days after date of invoice will bear interest at 1-1/2 percent per month.

If Client fails to pay any invoice within 45 days of the date of invoice, VHB may, without waiving any other claim or right against Client or incurring any liability for delay, suspend the services until VHB has been paid in full. Sealed plans, final documents, reports, and attendance at meetings/hearings will not be provided unless payment for services is current.

If VHB is performing services for Client under multiple projects, payments must be current on all projects for services hereunder to continue. Client acknowledges VHB's right to suspend services and withhold plans and documents, as provided above, if any payments are overdue. If services are suspended for 30 days or longer, upon resuming services VHB shall be entitled to expenses incurred in the interruption and resumption of its services. If

services are suspended for 90 days or longer, VHB shall be entitled to expenses incurred in the interruption and resumption of its services and fees for remaining services shall be equitably adjusted.

The parties agree to coordinate invoices to assure timely payment. At minimum, VHB's project manager and Client's representative will confer as often as necessary about any issues involving invoicing and collections. Client's representative will contact VHB's project manager forthwith upon receipt of an invoice about any questions or issues concerning invoiced amounts. If Client's representative and VHB's project manager are unable to resolve any questions or issues, Client's representative will line item any disputed or questionable amount and pay VHB. VHB, at its option, may revise and resubmit disputed amounts at a later date.

Should it become necessary to utilize legal or other resources to collect any or all monies rightfully due for services rendered under this Agreement, VHB shall be entitled to full reimbursement of all such costs, including reasonable attorneys' fees, as part of this Agreement.

OWNERSHIP OF WORK PRODUCT. All work products (whether in hard or electronic form) prepared by VHB pursuant to the Agreement are instruments of service with respect to the Project and are not authorized, intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other Project. Any reuse by Client or a third person or entity authorized by Client without written verification or adaptation by VHB for the specific application will be at Client's sole risk and without liability or legal exposure to VHB. Client shall release, defend, indemnify and hold harmless VHB from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting therefrom. Any such verification or adaptation will entitle VHB to additional compensation at rates to be agreed upon by VHB and Client, third person, or entity seeking to reuse said documents.

Client recognizes that information recorded on or transmitted as electronic media, including CADD documents ("Electronic Documents") is subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, the Electronic Documents are provided to Client for informational purposes only and are not represented as suitable for any use or purpose.

VHB retains the copyright in all work products produced in connection with this Agreement, unless otherwise agreed to in writing by an authorized VHB representative. VHB licenses to Client on a non-exclusive basis the use of work products produced solely in connection with this Agreement. The license



may be revoked for any failure of Client to perform under this Agreement.

CERTIFICATIONS. VHB shall not be required to sign any documents, no matter by whom requested, that would result in VHB having to certify, guarantee or warrant the existence of conditions whose existence VHB cannot wholly ascertain. Any certification provided by VHB shall be so provided based on VHB's knowledge, information, and belief subject to the preceding sentence, and shall reflect no greater certainty than VHB's professional opinion developed through and consistent with the Standard of Care. VHB shall be compensated for any work necessary to assess project compliance with regulatory standards for purposes of such certification.

INSURANCE. VHB agrees to carry the following insurance during the term of this Agreement:

- Workmen's Compensation and Employer's Liability Insurance in compliance with statutory limits
- Comprehensive General Liability Insurance including Products Completed, Contractual, Property, and Personal Injury coverage with combined single limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate
- Professional Liability Insurance with a limit of \$1,000,000 per claim and in the aggregate
- Automobile Liability Insurance including non-owned and hired automobiles with a combined single limit of \$1,000,000 per occurrence

Certificates of insurance will be furnished upon request. If Client requires additional insurance coverage, and it is available, Client agrees to reimburse VHB for such additional expense.

INDEMNITY. Client and VHB shall at all times indemnify and save harmless each other, their officers, and employees on account of damages, losses, expenses, reasonable counsel fees, and compensation arising out of any claims for damages, personal injuries and/or property losses sustained by any person or entity, to the extent caused by the negligent acts, errors or omissions of the indemnifying party, its employees, or subcontractors in connection with the Project, and/or under this Agreement.

Client agrees to the fullest extent permitted by law, to indemnify and hold harmless VHB, its officers, employees and subconsultants from and against any and all claims, suits, demands, liabilities costs including reasonable attorneys' fees, and defense costs caused by, arising out of, or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products, or material that exist on, about, or adjacent to the job site.

LIMITATION ON VHB'S RESPONSIBILITY AND JOBSITE

SAFETY. VHB will not be responsible for the acts or omissions of

contractors or others at the Site, except for its own subcontractors and employees. Neither the professional activities of VHB nor the presence of VHB or its employees or subconsultants at a project site shall relieve the other parties on this project of their obligations, duties, and, including, but not limited to, construction means, methods, sequence, techniques, or procedures necessary for performing, superintending, and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. VHB and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. Client agrees that Contractor shall be solely responsible for job site safety and warrants that this intent shall be carried out in Client's contract with Contractor.

ALLOCATION OF RISK. In recognition of the relative risks and benefits of the Project to both Client and VHB, the risks have been allocated such that Client agrees that to the fullest extent permitted by law, VHB's total liability in the aggregate to Client and any persons or entities claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project and/or this Agreement from any cause or causes, including, but not limited to, VHB's negligence, errors, omissions, strict liability, statutory liability, indemnity obligation, breach of contract or breach of warranty shall not exceed the higher of \$50,000 (fifty thousand dollars), or ten (10) percent of the compensation actually paid to VHB. Client and VHB may agree to a higher limitation of liability for an increased fee.

DISPUTE RESOLUTION. All questions in dispute under this Agreement shall be submitted to non-binding mediation as a condition precedent to the institution of legal proceedings. On the written notice of either party to the other of the election to submit any dispute under this Agreement to mediation, each party shall designate their representative and shall meet within ten (10) days after the service of the notice. The parties shall then attempt to resolve the dispute within ten (10) days of meeting. Should the parties be unable to agree on a resolution of the dispute, then the parties shall proceed with mediation in accordance with the mediation rules of the American Arbitration Association. The cost of mediation shall be borne equally by both parties. This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Massachusetts.

LEGAL SUPPORT. To the extent VHB is required to respond to any dispute resolution process, including, but not limited to, requests for document production, discovery or a request to appear in any deposition or legal proceeding, which is related to the Scope of Services but does not arise out of VHB's negligent



acts, errors or omissions, Client shall compensate VHB for all costs incurred by VHB, including reasonable attorneys' fees.

DESCRIPTIVE HEADINGS AND COUNTERPARTS. The headings contained in this Agreement are for convenience of reference only and shall not constitute a part hereof, or define, limit or in any way affect the meaning of any of the terms or provisions hereof. This Agreement may be executed in two or more counterparts, and any party hereto may execute any such counterpart, which, when executed and delivered, shall be deemed to be an original and all of such counterparts taken together shall be deemed to be one and the same instrument.

EXCLUSIVE REMEDIES. In the event that any dispute is not remedied through the alternative dispute resolution procedures set forth herein, all claims, actions, and rights of action arising from or relating in any way to this Agreement or the services performed thereunder, whether in contract, tort, indemnity and all other rights of action whatsoever, shall be filed in a court of competent jurisdiction within three years of the completion of such services, or all such claims, actions and rights of action shall be waived. Recovery under this Agreement shall be limited by the parties' agreement on Allocation of Risk and the remainder of this section.

Notwithstanding any other provision of this Agreement, neither party shall be liable to the other for any liquidated, incidental, special, indirect or other consequential damages incurred, regardless of the nature of the cause or whether caused by Client or VHB, or their employees, subconsultants, or subcontractors. Consequential damages include, without limitation, loss of use, loss of profits, loss of production, or business interruption; however, the same may be caused.

VHB and Client waive all claims against each other arising out of or related to this Agreement or the services to the extent that losses, damages, and liabilities associated with such claims have been compensated by the proceeds of property insurance or any other insurance policy.

VHB makes no warranties or guarantees, express or implied, under this Agreement or any other contract document with respect to its provision of professional services. In entering into this Agreement, Client has relied only upon the representations set forth in this Agreement. No verbal warranties, representations, or statements shall be considered a part of this Agreement or a basis upon which Client relied in entering into this Agreement.

NO THIRD PARTY BENEFICIARIES. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either Client or VHB. In addition, nothing herein shall be construed as creating a contractual relationship between Client and any VHB employee,

representative, or consultant. Client agrees that in the event of a dispute regarding this Agreement or the services rendered by VHB hereunder, Client shall only seek recourse against VHB and waives any right to pursue a claim against VHB's individual directors, officers or employees.

VHB's commitments as set forth in this Agreement are based on the expectation that all of the services described in this Agreement will be provided. In the event Client later elects to reduce VHB's Scope of Services, Client hereby agrees to release, hold harmless, defend, and indemnify VHB from any and all claims, damages, losses or costs associated with or arising out of such reduction in services.

SEVERABILITY. The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

TAXES. Any taxes or fees, enacted by local, state, or federal government and based on gross receipts or revenues, will be invoiced to and payable by Client as an additional amount due under this Agreement.

PROJECT SPECIFIC PROVISIONS. To the extent the Scope of Services involves any of the following services/geographies, the following general provisions apply accordingly:

AMERICANS WITH DISABILITIES ACT (ADA). Client understands and agrees that ADA standards are evolving and subject to varying, potentially contradictory interpretations and applications. VHB will use its reasonable professional efforts and judgment to interpret applicable ADA requirements and other federal, state and local laws, rules, codes, ordinances, and regulations as they apply to the project. VHB cannot and does not warrant or guarantee that Client's Project will comply with all ADA requirements or ADA interpretations or other applicable regulatory interpretations.

CLIMATE CHANGE/FLOOD ANALYSIS. Consultant shall not be responsible or liable for any damages, losses, litigation, expenses, counsel fees and compensation arising out of any claims, damages, personal injuries and/or property losses related to flooding conditions whether directly or indirectly due to flood water damage, and Client shall at all times indemnify and hold harmless VHB, its respective officers, agents and employees on account of any related claims, damages, losses, expenses and counsel fees related thereto.

CONSTRUCTION PHASE SERVICES

SITE VISITS. VHB shall make periodic site visits upon the request of Client or as otherwise agreed in writing by Client and VHB for



the limited purpose of determining whether work is in general conformance with VHB's plans and specifications. Such visits are not intended to be an exhaustive check or a detailed inspection of Contractor's work. VHB shall not supervise or have control over Contractor's work nor have any responsibility for construction ways, means, methods, techniques, sequences, or procedures selected by Contractor nor for Contractor's safety precautions or programs in connection with the Work.

SHOP DRAWINGS. VHB's review and approval of submittals such as shop drawings, product data, samples, and other data, shall be for the limited purpose of checking for conformance with the design concept and the information in VHB's documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades, or construction safety precautions, all of which are the sole responsibility of Contractor and other unrelated parties. Review of a specific item shall not indicate that VHB has reviewed the entire assembly of which the item is a component. VHB shall not be responsible for any deviations from VHB's documents or other documents that are not brought to the attention of VHB in writing by Contractor. VHB shall not be required to review partial submissions or those for which submission of correlated items have not been received.

GEOTECHNICAL SERVICES. Client understands that VHB does not perform geotechnical services directly and, if requested, will retain a geotechnical subconsultant on behalf of Client, and VHB shall rely on the accuracy and completeness of data furnished as if the geotechnical services were contracted directly through Client.

TANK INSPECTION. Client will provide VHB with available underground storage tank (UST) documentation as necessary. VHB assumes that the documentation and site plans will be in order, be complete and meet regulatory compliance standards. VHB's inspection services are to fulfill regulatory requirements and do not include invasive testing or equipment calibration and testing. Accordingly, Client expressly agrees that VHB shall have no liability for equipment functioning or malfunctioning, product releases or spills.

LSP SERVICES – PROJECTS LOCATED IN MASSACHUSETTS. In accordance with the Massachusetts General Laws Chapter 21E,

the performance of the services contained in this Agreement may require the engagement of a Licensed Site Professional (LSP) registered with the Commonwealth of Massachusetts under Massachusetts General Law Chapter 21A and the regulations promulgated by the Massachusetts Department of Environmental Protection (MADEP) thereunder (collectively the LSP Program). These laws and regulations place upon the LSP certain professional obligations owed to the public, including in some instances a duty to disclose the existence of certain environmental contaminants to the MADEP. In the event that any site for which VHB has provided LSP services is audited by MADEP pursuant to the provisions of the Massachusetts Contingency Plan, VHB shall be entitled to additional compensation to provide such services as may be necessary to assist Client in its response to MADEP.

Client understands and acknowledges that in the event the LSP's obligations under the LSP Program conflict in any way with the terms and conditions of this Agreement or the wishes or intentions of Client, the LSP is bound by law to comply with the requirements of the LSP Program. Accordingly, Client recognizes that the LSP shall be immune for all civil liability resulting from any alleged and/or actual conflict with the LSP Program. Client also agrees to hold VHB and its LSP harmless for any claims, losses, damages, fines, or administrative, civil, or criminal penalties resulting from the LSP's fulfillment of its obligations under the LSP Program.

**PROJECTS LOCATED IN FLORIDA.
FLORIDA STATUTES SECTION
558.0035 (2013), AN INDIVIDUAL
EMPLOYEE OR AGENT MAY NOT BE
HELD INDIVIDUALLY LIABLE FOR
ECONOMIC DAMAGES RESULTING
FROM NEGLIGENCE OCCURRING
WITHIN THE COURSE AND SCOPE
OF THIS AGREEMENT**



VHB HOURLY BILLING RATES

<u>BILLING CODE</u>	<u>LABOR CATEGORY</u>	<u>HOURLY RATE</u>
260	Technical/Professional 26	\$355
250	Technical/Professional 25	\$330
240	Technical/Professional 24	\$305
230	Technical/Professional 23	\$285
220	Technical/Professional 22	\$260
210	Technical/Professional 21	\$250
200	Technical/Professional 20	\$240
190	Technical/Professional 19	\$230
180	Technical/Professional 18	\$220
170	Technical/Professional 17	\$210
160	Technical/Professional 16	\$200
150	Technical/Professional 15	\$190
140	Technical/Professional 14	\$180
130	Technical/Professional 13	\$170
120	Technical/Professional 12	\$160
110	Technical/Professional 11	\$150
100	Technical/Professional 10	\$140
090	Technical/Professional 09	\$130
080	Technical/Professional 08	\$120
070	Technical/Professional 07	\$110
060	Technical/Professional 06	\$100
050	Technical/Professional 05	\$90
040	Technical/Professional 04	\$80
030	Technical/Professional 03	\$70
020	Technical/Professional 02	\$60
010	Technical/Professional 01	\$50
350	Technical/Support 5	\$90
340	Technical/Support 4	\$80
330	Technical/Support 3	\$70
320	Technical/Support 2	\$60
310	Technical/Support 1	\$50
500	Court Testimony Starts at	\$355

Reimbursable and subconsultant expenses are billed at cost plus 10%.

SECTION V

**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, **November 18, 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
Matthew Phelps	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
Jarrett Wright	Field Operations
Alexandra Panagos	CALM

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 October 21,
2022 Board of Supervisors Meeting**

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the minutes of the October 21, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Holiday Light Proposal

Mr. Showe stated the price increased about \$600 over what we had budgeted for this item.

On MOTION by Mr. Grimm seconded by Ms. Cornelius with all in favor the proposal from Jingle Bell Lights, LLC in the amount of \$9,099.29 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated Brightline has confirmed that the installation of the slash pines is now complete.

B. Manager

i. Approval of Check Registers

On MOTION by Ms. Cornelius seconded by Ms. 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

Mr. Wright gave an overview of the field manager's report, copy of which was included in the agenda package and reported more damage caused by wild hogs.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor an amount not to exceed \$2,000 was authorized for hog trapping.

1. Review of Fountain Quotes

Mr. Wright stated we obtained updated proposals for fountain installation; the price has gone up \$10,000 so we are looking at a \$37,000 install. I don't recommend it because I don't see how it is going to stop a train horn noise.

Mr. Showe stated there would also be the monthly electrical cost and the cost of a maintenance contract.

Ms. Cornelius stated they don't blow the horn over there. I agree that it won't help with the sound, I don't think sound is going to be an issue.

Mr. Bell stated we had them put up the sound wall and we do have an option to add landscaping.

Ms. Cornelius stated I don't think it is a financially sound decision to have the fountain.

2. Review of Bridge Evaluation Proposal

Mr. Showe stated we have a proposal from VHB to review the bridge, provide the remaining life on what you have plus some alternatives and potential costs for different types of replacements. Their proposal to do that evaluation is \$18,750. The intent of the board was to know the approximate cost and timeline for budget planning purposes.

Ms. Cornelius stated I think we should just start allotting money for bridge replacement.

Mr. Bell stated we should have an idea of the lifespan.

3. A.C. Coil

Mr. Wright stated the coil on the a/c unit for this building went out and it was \$4,000 to fix it or \$8,000 for a new better model with a five-year warranty so we went with that option.

Ms. Panagos stated they changed both the inside and the outside.

iv. Amenity Report

Ms. Panagos reviewed the amenity report, copy of which was included in the agenda package.

v. OPD Report

A copy of the OPD monthly report was included in the agenda package.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Additional items discussed, provide suggestions to the city of stop strips, lighted stop signs, or larger stop signs to keep people from going through stop signs, brighter bulbs around the park, staff to get proposals for lighting at the parks, and opinion of insurance company,

SEVENTH ORDER OF BUSINESS

Other Business

The board thanked Mr. Bell for his help and expertise over the years.

Mr. Bell stated you are one of the better boards we have seen, you understand it and have big picture understanding.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – December 16, 2022

Mr. Showe stated the next meeting is scheduled for December 16, 2022 at 9:30 a.m. in the same location.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the meeting adjourned at 10:30 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION B

SECTION 1

Randal Park

Community Development District

Check Run Summary

November 1, 2022 thru November 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	11/2/22	2644 - 2650	\$10,418.25
	11/9/22	2651 - 2659	\$71,777.29
	11/15/22	2660 - 2665	\$29,321.95
	11/18/22	2666 - 2669	\$26,317.71
	11/30/22	2670 - 2681	\$25,842.30
			<hr/> \$163,677.50

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 12/09/22		PAGE 1	
*** CHECK DATES 11/01/2022 - 11/30/2022 ***														
RANDAL PARK CDD														
BANK A RANDAL PARK CDD														
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS			VENDOR NAME		STATUS	AMOUNT	....CHECK..... AMOUNT #		
11/02/22	00133	10/24/22	170211	202210	320-53800-53000	QTRLY MAINT - MITIGATION		BIO-TECH CONSULTING INC.	*	4,800.00	4,800.00	002644		
11/02/22	00001	10/27/22	721	202210	320-53800-12200	POOL ATTENDANT - OCT 22		GOVERNMENTAL MANAGEMENT SERVICES	*	455.18	455.18	002645		
11/02/22	00128	10/30/22	I-103022	202210	320-53800-47600	SECURITY SVCS 10/28-10/30		ORLANDO POLICE DEPT.	*	343.50	343.50	002646		
11/02/22	00049	11/01/22	242849	202211	320-53800-34500	SECURITY MONITORING-NOV22		SYNERGY FL	*	34.95	34.95	002647		
11/02/22	00038	10/01/22	391475	202210	320-53800-46300	RPLC MOTORS ON POOL PUMPS			*	2,655.00				
		10/07/22	391580	202210	320-53800-46300	REPAIR LEAK ON SPLASH PAD		SPIES POOL, LLC	*	857.95	3,512.95	002648		
11/02/22	00136	11/01/22	W6341	202211	320-53800-34500	SECURITY MONITORING-NOV22		WI-PAK	*	120.00	120.00	002649		
11/02/22	00066	10/21/22	ON 44568	202210	320-53800-47200	ZOYSIA SOD REPLACEMENT		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	1,151.67	1,151.67	002650		
11/09/22	00022	9/20/22	17128	202210	310-51300-45000	FY23 PUB OFF/GEN LIABILTY			*	7,109.00				
		9/20/22	17128	202210	320-53800-45000	FY23 PROPERTY INSURANCE		EGIS INSURANCE ADVISORS, LLC	*	33,831.00	40,940.00	002651		
11/09/22	00031	10/28/22	206822	202210	320-53800-47000	LAKE MAINT PDS - OCT 22			*	302.00				
		10/28/22	206822	202210	320-53800-47000	LAKE MAINT DOWDEN-OCT 22			*	58.00				
		10/28/22	206822	202210	320-53800-47000	MAINT AC1 RETENT - OCT 22			*	53.00				
		10/28/22	206822	202210	320-53800-47000	MAINT AC2 RETENT - OCT 22			*	101.00				
		10/28/22	206822	202210	320-53800-47000	MAINT 4 RET PONDS-OCT 22		APPLIED AQUATIC MANAGMENT, INC.	*	376.00	890.00	002652		
RAND RANDAL PARK MBYINGTON														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/09/22	00027	10/03/22 86985	202210 310-51300-54000		*	175.00	
			SPECIAL DISTRICT FEE FY23				
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 002653
11/09/22	00103	11/03/22 11032022	202208 300-36900-10200		*	250.00	
			PRIVATE EVENT CANCELLED				
				KELSEY FOX			250.00 002654
11/09/22	00039	11/01/22 8150	202211 320-53800-46400		*	600.00	
			POOL MAINTENANCE - NOV 22				
		11/01/22 8151	202211 320-53800-46900		*	150.00	
			FOUNTAIN MAINT - NOV 22				
				ROBERTS POOL SERVICE AND REPAIR INC			750.00 002655
11/09/22	00036	11/04/22 0549337-	202211 310-51300-49200		*	240.72	
			STRMWATR UTILITY TAX FY23				
				SCOTT RANDOLPH, TAX COLLECTOR			240.72 002656
11/09/22	00038	10/18/22 392085	202211 320-53800-46400		*	750.00	
			CHEMICAL/CONTROL - NOV 22				
				SPIES POOL, LLC			750.00 002657
11/09/22	00048	11/03/22 51368	202211 320-53800-46900		*	240.00	
			RSPOND CALL/DISCNCT POWER				
				TERRY'S ELECTRIC INCORPORATED			240.00 002658
11/09/22	00066	10/31/22 ON 44860	202210 320-53800-47200		*	1,522.90	
			CUT WAX MYRTLE/RMV STUMPS				
		10/31/22 ON 44862	202210 320-53800-47200		*	804.67	
			RMV DEAD OR DYING PLANTS				
		11/01/22 ON 45383	202211 320-53800-46200		*	25,214.00	
			LANDSCAPE MAINT - NOV 22				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			27,541.57 002659
11/15/22	00129	11/03/22 41362688	202211 320-53800-46700		*	206.86	
			BATHROOM MATS CLEANING				
				CINTAS			206.86 002660
11/15/22	00057	11/11/22 70566464	202211 300-13100-10100		*	8,130.98	
			NEW A/C UNIT FOR CLBHOUSE				
				FRANK'S AIR CONDITIONING, INC.			8,130.98 002661
11/15/22	00001	11/01/22 722	202211 310-51300-34000		*	3,656.83	
			MANAGEMENT FEES - NOV 22				
		11/01/22 722	202211 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-NOV 22				

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/01/22	722	202211 310-51300-35100		INFORMATION TECH - NOV 22	*	150.00	
11/01/22	722	202211 310-51300-31300		DISSEMINATION SVCS-NOV 22	*	875.00	
11/01/22	722	202211 310-51300-51000		OFFICE SUPPLIES	*	.84	
11/01/22	722	202211 310-51300-42000		POSTAGE	*	16.65	
11/01/22	722	202211 310-51300-42500		COPIES	*	73.50	
11/01/22	723	202211 320-53800-12000		FIELD MANAGEMENT - NOV 22	*	1,567.33	
11/01/22	723	202211 320-53800-49400		SPECIAL EVENT-MEET & TREAT	*	687.39	
11/01/22	723	202211 320-53800-46000		GEN MTHLY MAINT MATERIALS	*	57.94	
11/01/22	723	202211 320-53800-46000		NO SWIMMING SIGN	*	324.71	
11/01/22	724	202211 320-53800-12100		AMENITY MANAGEMENT-NOV 22	*	7,282.08	
11/01/22	725	202211 320-53800-12300		FACILITY MAINT - NOV 22	*	2,548.00	
GOVERNMENTAL MANAGEMENT SERVICES						17,340.27	002662
11/15/22	00108	11/01/22 41413	202211 320-53800-46700	JANITORIAL SERVICES-NOV22	*	1,365.00	
		11/01/22 41413	202211 320-53800-46700	SPECIAL REQUEST CLEANING	*	270.00	
RUGBY COMMERCIAL CLEANING, LLC						1,635.00	002663
11/15/22	00038	11/02/22 392129	202211 320-53800-46400	3" TABLET - TRICHLOR	*	322.00	
SPIES POOL, LLC						322.00	002664
11/15/22	00066	11/10/22 ON 45765	202211 320-53800-46500	IRRIG RPR-POOL CLOCK RPLC	*	1,686.84	
YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC						1,686.84	002665
11/17/22	00163	11/17/22 11172022	202211 310-51300-11000	REISSUED CHK#50187	*	184.70	
		11/17/22 11172022	202211 310-51300-11000	REISSUED CHK#50187	V	184.70-	
DAVID GRIMM						.00	002666
11/18/22	00033	11/18/22 11182022	202211 300-20700-10300	FY22 TXFER SER 2012	*	1,052.88	

RAND RANDAL PARK MBYINGTON

*** CHECK DATES 11/01/2022 - 11/30/2022 ***
 RANDAL PARK CDD
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/18/22	11182022 202211 300-20700-10300 FY23 TXFER SER 2012		*	8,404.79	
				RANDAL PARK CDD C/O WELLS FARGO			9,457.67 002667
11/18/22	00110	11/18/22	11182022 202211 300-20700-10300 FY22 TXFER SER 2015		*	1,542.71	
		11/18/22	11182022 202211 300-20700-10300 FY23 TXFER SER 2015		*	12,512.66	
				RANDAL PARK CDD C/O WELLS FARGO			14,055.37 002668
11/18/22	00111	11/18/22	11182022 202211 300-20700-10300 FY22 TXFER SER 2018		*	309.61	
		11/18/22	11182022 202211 300-20700-10300 FY23 TXFER SER 2018		*	2,495.06	
				RANDAL PARK CDD C/O WELLS FARGO			2,804.67 002669
11/30/22	00031	11/18/22	207272 202211 320-53800-47000 LAKE MAINT PDS - NOV 22		*	302.00	
		11/18/22	207272 202211 320-53800-47000 LAKE MAINT DOWDEN-NOV 22		*	58.00	
		11/18/22	207272 202211 320-53800-47000 MAINT AC1 RETENT - NOV 22		*	53.00	
		11/18/22	207272 202211 320-53800-47000 MAINT AC2 RETENT - NOV 22		*	101.00	
		11/18/22	207272 202211 320-53800-47000 MAINT 4 RET PONDS-NOV 22		*	376.00	
				APPLIED AQUATIC MANAGMENT, INC.			890.00 002670
11/30/22	00043	11/15/22	17247607 202211 320-53800-46800 PEST CONTROL - NOV 22		*	50.00	
				ARROW ENVIRONMENTAL SERVICES			50.00 002671
11/30/22	00158	11/18/22	8692 202211 320-53800-49000 HOG REMOVAL SERVICE		*	2,000.00	
				COMMANDO PEST CONTROL & TRAPPERS			2,000.00 002672
11/30/22	00096	11/25/22	5329 202211 300-15500-10000 HOLIDAY MIX - 12/03/22		*	8,414.59	
				EVENTS BY JOHN MICHAEL INC			8,414.59 002673
11/30/22	00057	11/14/22	71224769 202211 320-53800-46100 SERVICE CALL/MISC.REPAIR		*	132.68	
		11/17/22	71218758 202211 320-53800-46100 RPLCE PLEATED AIR FILTER		*	155.12	
				FRANK'S AIR CONDITIONING, INC.			287.80 002674

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/30/22	00001	10/31/22 726	202210 320-53800-49000	SITE PREP/SHADE REINSTALL	*	1,092.50	
				GOVERNMENTAL MANAGEMENT SERVICES			1,092.50 002675
11/30/22	00025	11/10/22 106661	202210 310-51300-31500	RVW CORRESP/AGREEMNT/MEET	*	1,681.25	
				LATHAM, LUNA, EDEN & BEAUDINE LLP			1,681.25 002676
11/30/22	00128	11/13/22 I-111322	202211 320-53800-47600	SECURITY SVCS 11/06-11/06	*	343.50	
		11/29/22 I-112922	202211 320-53800-47600	SECURITY SVCS 11/26-11/27	*	343.50	
				ORLANDO POLICE DEPT.			687.00 002677
11/30/22	00099	11/26/22 1824	202211 320-53800-47500	PRESSURE WASH AND TREAT	*	8,000.00	
				PRESSURE WASH THIS, INC			8,000.00 002678
11/30/22	00039	11/14/22 8187	202211 320-53800-46400	HURRICANE POOL CLEAN UP	*	350.00	
				ROBERTS POOL SERVICE AND REPAIR INC			350.00 002679
11/30/22	00048	11/14/22 62575	202211 320-53800-46900	DISCNCT/RMV/INST TRNSFRMR	*	1,577.00	
				TERRY'S ELECTRIC INCORPORATED			1,577.00 002680
11/30/22	00066	11/16/22 ON 45863	202211 320-53800-46500	IRRIG REPAIRS - BANNAN ST	*	812.16	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			812.16 002681
TOTAL FOR BANK A						163,677.50	
TOTAL FOR REGISTER						163,677.50	

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
November 30, 2022



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

Randal Park
Community Development District
Combined Balance Sheet
November 30, 2022

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 399,306	\$ -	\$ -	\$ -	\$ 399,306
<u>Investments:</u>					
State Board Administration	\$ -	\$ 324,239	\$ -	\$ -	\$ 324,239
<u>Series 2012</u>					
Reserve	\$ -	\$ -	\$ 402,732	\$ -	\$ 402,732
Revenue	\$ -	\$ -	\$ 168,697	\$ -	\$ 168,697
Interest	\$ -	\$ -	\$ 45	\$ -	\$ 45
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 29	\$ -	\$ 29
<u>Series 2015</u>					
Reserve	\$ -	\$ -	\$ 599,511	\$ -	\$ 599,511
Revenue	\$ -	\$ -	\$ 148,366	\$ -	\$ 148,366
Interest	\$ -	\$ -	\$ 64	\$ -	\$ 64
Construction	\$ -	\$ -	\$ -	\$ 440	\$ 440
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 59,086	\$ -	\$ 59,086
Revenue	\$ -	\$ -	\$ 15,470	\$ -	\$ 15,470
Interest	\$ -	\$ -	\$ 13	\$ -	\$ 13
Capital Interest	\$ -	\$ -	\$ 2,561	\$ -	\$ 2,561
Construction	\$ -	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 8,312	\$ -	\$ -	\$ -	\$ 8,312
Due from Capital Reserve	\$ 22,006	\$ -	\$ -	\$ -	\$ 22,006
Due from General Fund	\$ -	\$ -	\$ 51,437	\$ -	\$ 51,437
Prepaid Expenses	\$ 8,415	\$ -	\$ -	\$ -	\$ 8,415
Total Assets	\$ 438,038	\$ 324,239	\$ 1,448,031	\$ 496	\$ 2,210,804
Liabilities:					
Accounts Payable	\$ 1,320	\$ -	\$ -	\$ -	\$ 1,320
Due to Debt Service	\$ 51,437	\$ -	\$ -	\$ -	\$ 51,437
Due to General Fund	\$ -	\$ 22,006	\$ -	\$ -	\$ 22,006
Total Liabilities	\$ 52,757	\$ 22,006	\$ -	\$ -	\$ 74,763
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 302,233	\$ -	\$ -	\$ 302,233
Nonspendable:					
Deposits and Prepaid Items	\$ 8,415	\$ -	\$ -	\$ -	\$ 8,415
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 589,988	\$ -	\$ 589,988
Debt Service 2015	\$ -	\$ -	\$ 775,431	\$ -	\$ 775,431
Debt Service 2018	\$ -	\$ -	\$ 82,612	\$ -	\$ 82,612
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 440	\$ 440
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 55	\$ 55
Unassigned	\$ 376,866	\$ -	\$ -	\$ -	\$ 376,866
Total Fund Balances	\$ 385,281	\$ 302,233	\$ 1,448,031	\$ 496	\$ 2,136,041
Total Liabilities & Fund Balance	\$ 438,038	\$ 324,239	\$ 1,448,031	\$ 496	\$ 2,210,804

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ 65,299	\$ 65,299	\$ -
Colonial Properties Contribution	\$ 47,088	\$ 7,848	\$ 8,312	\$ 464
Miscellaneous Revenue	\$ 1,000	\$ 167	\$ 95	\$ (72)
Activities	\$ 7,000	\$ 1,167	\$ -	\$ (1,167)
Rentals	\$ 7,000	\$ 1,167	\$ 2,750	\$ 1,583
Total Revenues	\$ 1,025,427	\$ 75,647	\$ 76,457	\$ 809
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,600	\$ 400
FICA Expense	\$ 900	\$ 150	\$ 122	\$ 28
Annual Audit	\$ 4,500	\$ -	\$ -	\$ -
Trustee Fees	\$ 12,500	\$ -	\$ -	\$ -
Dissemination Agent	\$ 10,500	\$ 1,750	\$ 1,750	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Attorney	\$ 20,000	\$ 3,333	\$ 1,681	\$ 1,652
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 43,882	\$ 7,314	\$ 7,314	\$ (0)
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 100	\$ 17	\$ -	\$ 17
Postage	\$ 650	\$ 108	\$ 92	\$ 16
Insurance	\$ 7,440	\$ 7,440	\$ 7,109	\$ 331
Printing & Binding	\$ 2,150	\$ 358	\$ 104	\$ 255
Legal Advertising	\$ 2,250	\$ 375	\$ -	\$ 375
Other Current Charges	\$ 1,700	\$ 283	\$ 150	\$ 133
Office Supplies	\$ 200	\$ 33	\$ 2	\$ 32
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 139,847	\$ 30,804	\$ 25,840	\$ 4,964
<u>Operations & Maintenance</u>				
Contract Services:				
Field Management	\$ 18,808	\$ 3,135	\$ 3,135	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 4,800	\$ 4,800	\$ -
Landscape Maintenance	\$ 302,677	\$ 50,446	\$ 50,428	\$ 18
Lake Maintenance	\$ 10,700	\$ 1,783	\$ 1,780	\$ 3
Security Patrol	\$ 41,250	\$ 6,875	\$ 2,679	\$ 4,196
Repairs & Maintenance				
Facility Maintenance	\$ 30,576	\$ 5,096	\$ 5,096	\$ -
Repairs & Maintenance	\$ 17,500	\$ 2,917	\$ 464	\$ 2,453
Operating Supplies	\$ 9,800	\$ 1,633	\$ 590	\$ 1,044
Landscape Replacement	\$ 15,000	\$ 5,528	\$ 5,528	\$ -
Irrigation Repairs	\$ 10,000	\$ 3,489	\$ 3,489	\$ -
Fountain Maintenance	\$ 3,800	\$ 633	\$ 2,117	\$ (1,484)
Pressure Washing	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Subtotal Operations & Maintenance	\$ 487,311	\$ 94,335	\$ 88,105	\$ 6,230

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 5,000	\$ 3,321	\$ 1,679
Streetlighting	\$ 110,000	\$ 18,333	\$ 17,018	\$ 1,316
Amenity Center				
Amenity Management	\$ 87,385	\$ 14,564	\$ 14,564	\$ 0
Pool Attendants	\$ 15,600	\$ 2,600	\$ 609	\$ 1,991
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,415	\$ 736	\$ 291	\$ 445
Utilities - Amenity Center	\$ 21,000	\$ 3,500	\$ 4,036	\$ (536)
Refuse Service	\$ 2,880	\$ 480	\$ 436	\$ 44
Amenity Center Access Cards	\$ 1,000	\$ 167	\$ -	\$ 167
HVAC Maintenance	\$ 574	\$ 456	\$ 456	\$ -
Special Events	\$ 14,962	\$ 2,494	\$ 1,524	\$ 970
Holiday Decorations	\$ 8,500	\$ -	\$ -	\$ -
Security Monitoring	\$ 1,920	\$ 320	\$ 310	\$ 10
Janitorial Services	\$ 21,480	\$ 3,580	\$ 3,621	\$ (41)
Pool Maintenance	\$ 20,000	\$ 3,333	\$ 7,085	\$ (3,752)
Fitness Repairs & Maintenance	\$ 5,000	\$ 833	\$ -	\$ 833
Amenity Repairs & Maintenance	\$ 5,000	\$ 833	\$ -	\$ 833
Pest Control	\$ 1,218	\$ 203	\$ 100	\$ 103
Other				
Property Insurance	\$ 41,692	\$ 41,692	\$ 33,831	\$ 7,861
Contingency	\$ 7,500	\$ 1,250	\$ 3,093	\$ (1,843)
Subtotal Operations & Maintenance	\$ 400,676	\$ 100,375	\$ 90,294	\$ 10,081
Total Expenditures	\$ 1,027,834	\$ 225,514	\$ 204,239	\$ 21,274
Excess (Deficiency) of Revenues over Expenditures	\$ (2,408)		\$ (127,783)	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (24,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (24,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (26,408)		\$ (127,783)	
Fund Balance - Beginning	\$ 26,408		\$ 513,064	
Fund Balance - Ending	\$ -		\$ 385,281	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<u>Revenues</u>				
Interest	\$ 500	\$ 500	\$ 1,908	\$ 1,408
Total Revenues	\$ 500	\$ 500	\$ 1,908	\$ 1,408
<u>Expenditures:</u>				
Capital Outlay	\$ 25,000	\$ 8,131	\$ 8,131	\$ -
Shade Structures	\$ 115,000	\$ -	\$ -	\$ -
Soccer Field Turf	\$ 6,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 146,000	\$ 8,131	\$ 8,131	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (145,500)		\$ (6,223)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 24,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 24,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (121,500)		\$ (6,223)	
Fund Balance - Beginning	\$ 206,295		\$ 308,456	
Fund Balance - Ending	\$ 84,795		\$ 302,233	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Revenues:				
Assessments	\$ 397,350	\$ 26,870	\$ 26,870	\$ -
Interest	\$ 100	\$ 100	\$ 3,356	\$ 3,256
Total Revenues	\$ 397,450	\$ 26,970	\$ 30,227	\$ 3,256
Expenditures:				
Interest Payment - 11/01	\$ 144,269	\$ 144,269	\$ 144,125	\$ 144
Principal Payment - 11/01	\$ 95,000	\$ 95,000	\$ 90,000	\$ 5,000
Interest Payment - 05/01	\$ 141,538	\$ -	\$ -	\$ -
Total Expenditures	\$ 380,806	\$ 239,269	\$ 234,125	\$ 5,144
Excess (Deficiency) of Revenues over Expenditures	\$ 16,644		\$ (203,898)	
Fund Balance - Beginning	\$ 391,325		\$ 793,886	
Fund Balance - Ending	\$ 407,969		\$ 589,988	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Revenues:				
Assessments	\$ 590,148	\$ 40,003	\$ 40,003	\$ -
Interest	\$ 125	\$ 125	\$ 4,651	\$ 4,526
Total Revenues	\$ 590,273	\$ 40,128	\$ 44,655	\$ 4,526
Expenditures:				
Interest Payment - 11/01	\$ 203,190	\$ 203,190	\$ 202,871	\$ 319
Principal Payment - 11/01	\$ 180,000	\$ 180,000	\$ 180,000	\$ -
Interest Payment - 05/01	\$ 199,365	\$ -	\$ -	\$ -
Total Expenditures	\$ 582,555	\$ 383,190	\$ 382,871	\$ 319
Excess (Deficiency) of Revenues over Expenditures	\$ 7,718		\$ (338,217)	
Fund Balance - Beginning	\$ 513,092		\$ 1,113,648	
Fund Balance - Ending	\$ 520,809		\$ 775,431	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Revenues:				
Assessments	\$ 117,674	\$ 7,977	\$ 7,977	\$ -
Interest	\$ 50	\$ 50	\$ 492	\$ 442
Total Revenues	\$ 117,724	\$ 8,027	\$ 8,468	\$ 442
Expenditures:				
Interest Payment - 11/01	\$ 42,298	\$ 42,298	\$ 42,298	\$ -
Principal Payment - 05/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 42,298	\$ -	\$ -	\$ -
Total Expenditures	\$ 114,595	\$ 42,298	\$ 42,298	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,129		\$ (33,829)	
Fund Balance - Beginning	\$ 56,003		\$ 116,442	
Fund Balance - Ending	\$ 59,132		\$ 82,612	

Randal Park
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Series		Series		
	2015		2018		Total
<u>Revenues</u>					
Interest	\$	2	\$	0	\$ 2
Total Revenues	\$	2	\$	0	\$ 2
<u>Expenditures:</u>					
Capital Outlay	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	2	\$	0	\$ 2
Fund Balance - Beginning	\$	439	\$	55	\$ 494
Fund Balance - Ending	\$	440	\$	55	\$ 496

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 65,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65,299
Colonial Properties Contribution	\$ 4,155	\$ 4,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,312
Miscellaneous Revenue	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Rentals	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,750
Total Revenues	\$ 7,000	\$ 69,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	76,457
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,600
FICA Expense	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	122
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Agent	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,681
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 3,657	\$ 3,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,314
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 76	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	92
Insurance	\$ 7,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,109
Printing & Binding	\$ 30	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 40	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Office Supplies	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Subtotal General & Administrative	\$ 19,755	\$ 6,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,840
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,567	\$ 1,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,135
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,800
Landscape Maintenance	\$ 25,214	\$ 25,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,428
Lake Maintenance	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,780
Security Patrol	\$ 1,443	\$ 1,237	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,679
Repairs & Maintenance													
Facility Maintenance	\$ 2,548	\$ 2,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,096
Repairs & Maintenance	\$ 81	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	464
Operating Supplies	\$ 590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	590
Landscape Replacement	\$ 5,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,528
Irrigation Repairs	\$ 990	\$ 2,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,489
Fountain Maintenance	\$ 150	\$ 1,967	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,117
Pressure Washing	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,000
Subtotal Operations & Maintenance	\$ 43,801	\$ 44,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	88,105

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	\$ 1,923	\$ 1,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,321
Streetlighting	\$ 8,509	\$ 8,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,018
Amenity Center													
Amenity Management	\$ 7,282	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,564
Pool Attendants	\$ 455	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	609
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	291
Utilities - Amenity Center	\$ 1,947	\$ 2,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,036
Refuse Service	\$ 214	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	436
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	456
Special Events	\$ 837	\$ 687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,524
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Monitoring	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	310
Janitorial Services	\$ 1,779	\$ 1,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,621
Pool Maintenance	\$ 5,063	\$ 2,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,085
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Other													
Property Insurance	\$ 33,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,831
Contingency	\$ 1,093	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,093
Subtotal Operations & Maintenance	\$ 63,428	\$ 26,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	90,294
Total Expenditures	\$ 126,983	\$ 77,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	204,239
Excess Revenues (Expenditures)	\$ (119,983)	\$ (7,800)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(127,783)
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (119,983)	\$ (7,800)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(127,783)

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 :	\$402,732
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)
Less : November 1, 2022 (Mandatory)	(\$90,000)
Current Bonds Outstanding	<u>\$4,280,000</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 :	\$599,511
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)
Less : November 1, 2022 (Mandatory)	(\$180,000)
Current Bonds Outstanding	<u>\$7,865,000</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 :	\$59,086
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 2023

Gross Assessments	\$	1,024,828.80	\$	421,709.97	\$	627,822.63	\$	125,190.00	\$	2,199,551.40
Net Assessments	\$	963,339.07	\$	396,407.37	\$	590,153.27	\$	117,678.60	\$	2,067,578.32

ON ROLL ASSESSMENTS

46.59%	19.17%	28.54%	5.69%	100.00%
--------	--------	--------	-------	---------

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Series 2012 Debt Service</i>	<i>Series 2015 Debt Service</i>	<i>Series 2018 Debt Service</i>	<i>Total</i>
11/1/22	1	\$6,997.19	\$0.00	(\$367.35)	\$0.00	\$6,629.84	\$3,089.02	\$1,271.11	\$1,892.37	\$377.34	\$6,629.84
11/16/22	2	\$38,758.11	\$0.00	(\$1,550.35)	\$0.00	\$37,207.76	\$17,336.07	\$7,133.68	\$10,620.29	\$2,117.72	\$37,207.76
11/23/22	3	\$100,324.46	\$0.00	(\$4,012.98)	\$0.00	\$96,311.48	\$44,874.05	\$18,465.36	\$27,490.39	\$5,481.68	\$96,311.48
TOTAL		\$ 146,079.76	\$ -	\$ (5,930.68)	\$ -	\$ 140,149.08	\$ 65,299.14	\$ 26,870.15	\$ 40,003.05	\$ 7,976.74	\$ 140,149.08

7%	Net Percent Collected
\$1,927,429.24	Balance Remaining to Collect

SECTION 3

Randal Park CDD

Field Management Report



December 16, 2022
Jarett Wright
Assistant Field Manager
GMS

Completed

Bridge Stain & Seal

- ✚ All sections of the bridge have been fully stained and sealed as of 12/7/2022.
- ✚ Providing a proposal to stain and seal the remaining railings and 1 pergola.



Landscape Items

Landscaping Update

- + Cadman dog park was reopened.
- + Received proposals to install new playground mulch in 2 parks.
- + Cutting the remaining grasses on the property to promote growth.
- + Sprayed and burned ponds at Randal Walk. Will continue to monitor to improve quality.
- + Removing leaning tree at Warlow Creek Pergola.



InProgress

Fountain Cleaning

- ✚ Multiple deep shock treatments were performed to rid the fountain of all algae.
- ✚ One-Time full draining will be needed to clean debris off fountain floor / lights.



Hog Trapping

- ✚ 30-day hog trapping cycle began on November 18th.



Site Items

Park Lighting Cost Estimates

- + Sunbelt Light rentals range between \$295-\$1000 monthly + fees / fuel / delivery.
- + Permanent solar lights are \$193 (min) + Poles / GMS installation.



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 #266738

Date: 12/05/2022

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@gmscf.com

Location

Randall Park Blvd

Orlando, FL 32832

Property Name: Randal Park CDD

Dec 2022 2 Playground Mulch proposal

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Mulch (Sub)	50.00	\$60.00	\$3,000.00

Client Notes

Install 25Yds ADA certified Playground mulch in Lovett and Burrows Playground.

Install 25Yds ADA certified Playground mulch in Gamemaster and Cadman Playground.

	SUBTOTAL	\$3,000.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$3,000.00

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

*Item will be provided
under separate cover*