

*Randal Park Community
Development District*

Agenda

January 20, 2023

AGENDA

Randal Park

Community Development District

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

January 13, 2023

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

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, January 20, 2023 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
3. Engineer's Report
4. Approval of Minutes of the December 16, 2022 Board of Supervisors Meeting
5. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Amenity Report
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date - February 17, 2023
9. 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 IV

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, **December 16, 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 |
| Sean Masherella | Assistant Secretary |
| Matthew Phelps | Assistant Secretary |

Also present were:

| | |
|----------------|------------------------|
| Jason Showe | District Manager |
| Kristin Trucco | District Counsel |
| Jarrett Wright | Field Operations |
| Kenny Smith | VHB – <i>Via Phone</i> |
| Lathan Smith | Yellowstone |

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**Organizational Matters****A. Administration of Oath of Office to Newly Elected Supervisors**

Mr. Showe being a Notary Public of the State of Florida administered the Oath of Office to Supervisors Katie Steuck, Stephany Cornelius, and Sean Masherella. Ms. Trucco reviewed Florida's ethics laws

Mr. Showe stated behind the Oath of Office form there is an information sheet and I ask that you fill that out and return it to me so we have your contact information. We suggest that you set up a separate email address for CDD business and this form will go on the website so whatever phone number or email address is on there will be public information. Behind that is a Form 1, which you have already filled out when you qualified to run and they will send you one of every year to file annually. We recommend you turn it in on time, because they will assess a fine if it is late. Next is a Form 1F that you will file when you leave the Board and that needs to be turned in within 60 days of leaving the Board. As a Board member you are eligible to receive up to \$200 per meeting and the next two documents apply to that. Should you choose to accept compensation you will need to fill out the W-4 and I-9 forms and return them to my office. Next is a Form 8b which is a voting conflict of interest form. If you feel like you have a conflict of interest, we ask that you talk to District Counsel or to me prior to the vote. We did include a guide to the sunshine amendment and code of ethics for public officers. As a Board member you can only discuss with your fellow Supervisors things that may come before the Board for a vote in a publicly advertised meeting and that includes all forms of communication; telephone, text, emails and social media. Emails from our office will always have "DO NOT REPLY TO ALL" at the bottom as a reminder. If there is something you would like to distribute to the Board, provide it to my office and we can distribute it. You are not required to keep anything from these meetings, that is our job as District Manager, we are the record keeper. If you choose to keep things we recommend that you keep it separate from your personal and business records and if there is a public records request your personal or business records will not be comingled with the District records. That also applies to emails and we recommend you have a separate email for CDD business and if you don't want to do that, we ask that you put them into a separate folder.

Ms. Trucco stated under Florida law you are considered a locally elected government official for purposes of financial disclosure and the sunshine law and that is why these precautions are necessary. My office will also send you an informational packet that will go through the Sunshine Law, financial disclosure and everything else. If you have any questions you can reach out to Jason or me.

B. Consideration of Resolution 2023-01 Electing Officers

Mr. Showe stated after every election we are required to elect officers.

Ms. Cornelius suggested that the positions stay the same.

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor Resolution 2023-01 was approved reflecting the following officers: Stephanie Cornelius - Chairperson, Katie Steuck - Vice Chairperson, George Flint - Secretary, Jason Showe - Treasurer, Katie Costa – Assistant Treasurer, Sean Masherella, David Grimm, Matthew Phelps and Jason Showe - Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Engineer’s Report

Mr. Smith of VHB gave an overview of the proposal for boardwalk repairs, a copy of which was included in the agenda package.

The Board discussed and determined that they would like to get quotes from other engineering firms before making a decision.

Mr. Showe stated I think the question the Board seems to be looking for most is when do we need to start planning for these. If you do go through that bid process it will be a sixty-to-ninety-day process, especially if you’re going to have them draft the documents up, the total timeframe could be even longer.

Ms. Cornelius stated is there a way to simplify the process? Would it be possible to have an engineer look at it and tell us if we have to move now?

Mr. Showe stated I’m sure there is but I would differ to VHB on the phone.

Ms. Steuck stated perhaps we could pay an hourly rate?

Mr. Smith stated yes, we could go that route. What we provided was a soup-to-nuts proposal with a general understanding, but we can rewrite this and provide you with an hourly rate proposal for a single task, that would be fine.

FIFTH ORDER OF BUSINESS

**Approval of the Minutes of the November 18,
2022 Board of Supervisors Meeting**

On MOTION by Ms. Steuck seconded by Mr. Phelps with all in favor the minutes of the November 18, 2022 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

i. Approval of Check Registers

On MOTION by Ms. Steuck 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

Mr. Wright gave an overview of the field manager's report, copy of which was included in the agenda package.

1. Playground Mulch Proposal

Mr. Wright stated we have the Yellowstone the proposal for the playground mulch is a flat \$3,000, and that will cover both of them.

On MOTION by Mr. Masherella seconded by Ms. Steuck with all in favor the mulch proposal was approved.

iv. Amenity Report

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

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

Additional items discussed, exchanging one of the baby swings with a regular swing since they are in higher demand and the possibility of adding more swings in the future.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – January 20, 2023

Mr. Showe stated the next meeting is scheduled for January 20, 2023 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 V

SECTION B

SECTION 1

Randal Park Community Development District

Check Run Summary

December 1, 2022 thru December 31, 2022

| Fund | Date | Check No.'s | Amount |
|--------------|-------------|--------------------|---------------|
| General Fund | 12/9/22 | 2682 - 2689 | \$1,969.56 |
| | 12/13/22 | 2690 - 2697 | \$19,249.71 |
| | 12/14/22 | 2698 | \$448.17 |
| | 12/29/22 | 2699 - 2706 | \$41,686.05 |
| | | | <hr/> |
| | | | \$63,353.49 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|---|--------|----------|----------------------------|
| 12/09/22 | 00129 | 12/01/22 41390651 | 202212 320-53800-46700 | BATHROOM MATS CLEANING CINTAS | * | 206.86 | 206.86 002682 |
| 12/09/22 | 00001 | 11/30/22 731 | 202211 320-53800-12200 | POOL ATTENDANT - NOV 22 GOVERNMENTAL MANAGEMENT SERVICES | * | 153.90 | 153.90 002683 |
| 12/09/22 | 00038 | 11/18/22 392909 | 202212 320-53800-46400 | CHEMICAL/CONTROL - DEC 22 SPIES POOL, LLC | * | 750.00 | 750.00 002684 |
| 12/09/22 | 00136 | 12/01/22 W6483 | 202212 320-53800-34500 | SECURITY MONITORING-DEC22 WI-PAK | * | 120.00 | 120.00 002685 |
| 12/09/22 | 00163 | 12/09/22 CHK50191 | 202212 310-51300-11000 | SUPERVISOR FEES 11/18/22 DAVID GRIMM | * | 184.70 | 184.70 002686 |
| 12/09/22 | 00162 | 12/09/22 CHK50178 | 202212 310-51300-11000 | SUPERVISOR FEES 07/15/22 STEPHANY CORNELIUS | * | 184.70 | 184.70 002687 |
| 12/09/22 | 00162 | 12/09/22 CHK50186 | 202212 310-51300-11000 | SUPERVISOR FEES 09/16/22 STEPHANY CORNELIUS | * | 184.70 | 184.70 002688 |
| 12/09/22 | 00162 | 12/09/22 CHK50190 | 202212 310-51300-11000 | SUPERVISOR FEES 10/21/22 STEPHANY CORNELIUS | * | 184.70 | 184.70 002689 |
| 12/13/22 | 00129 | 9/22/22 41321309 | 202210 320-53800-46700 | BATHROOM MATS CLEANING | * | 206.86 | |
| | | 11/16/22 41375581 | 202211 320-53800-46700 | BATHROOM MATS CLEANING CINTAS | * | 206.86 | 413.72 002690 |
| 12/13/22 | 00057 | 11/30/22 71542721 | 202211 320-53800-46100 | RPLCE PLEATED AIR FILTER FRANK'S AIR CONDITIONING, INC. | * | 168.44 | 168.44 002691 |
| 12/13/22 | 00001 | 12/01/22 727 | 202212 310-51300-34000 | MANAGEMENT FEES - DEC 22 | * | 3,656.83 | |
| | | 12/01/22 727 | 202212 310-51300-35200 | WEBSITE ADMIN - DEC 22 | * | 100.00 | |

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| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|-------------------------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|---------------------------|--------|----------|--------------|---------|
| 12/01/22 | | 727 | | 202212 | 310 | 51300 | 35100 | | INFO TECHNOLOGY - DEC 22 | * | 150.00 | | |
| 12/01/22 | | 727 | | 202212 | 310 | 51300 | 31300 | | DISSEMINATION - DEC 22 | * | 875.00 | | |
| 12/01/22 | | 727 | | 202212 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | .72 | | |
| 12/01/22 | | 727 | | 202212 | 310 | 51300 | 42000 | | POSTAGE | * | 13.68 | | |
| 12/01/22 | | 727 | | 202212 | 310 | 51300 | 42500 | | COPIES | * | 7.05 | | |
| 12/01/22 | | 729 | | 202212 | 320 | 53800 | 12100 | | AMENITY MANAGEMENT-DEC 22 | * | 7,282.08 | | |
| 12/01/22 | | 730 | | 202212 | 320 | 53800 | 12300 | | FACILITY MANAGEMENT-DEC22 | * | 2,548.00 | | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | | | 14,633.36 | 002692 |
| 12/13/22 | 00025 | 12/09/22 | 107290 | 202211 | 310 | 51300 | 31500 | | BOS MTG/CORRES/AGENDA | * | 566.50 | | |
| LATHAM, LUNA, EDEN & BEAUDINE LLP | | | | | | | | | | | | 566.50 | 002693 |
| 12/13/22 | 00128 | 11/21/22 | I-112122 | 202211 | 320 | 53800 | 47600 | | SECURITY SVCS 11/18-11/20 | * | 549.50 | | |
| | | 12/04/22 | I-120422 | 202212 | 320 | 53800 | 47600 | | SECURITY SVCS 12/03-12/04 | * | 343.50 | | |
| ORLANDO POLICE DEPT. | | | | | | | | | | | | 893.00 | 002694 |
| 12/13/22 | 00039 | 12/01/22 | 8245 | 202212 | 320 | 53800 | 46400 | | POOL MAINTENANCE - DEC 22 | * | 600.00 | | |
| | | 12/01/22 | 8246 | 202212 | 320 | 53800 | 46900 | | FOUNTAIN MAINT - DEC 22 | * | 150.00 | | |
| ROBERTS POOL SERVICE AND REPAIR INC | | | | | | | | | | | | 750.00 | 002695 |
| 12/13/22 | 00108 | 12/01/22 | 41683 | 202212 | 320 | 53800 | 46700 | | JANITORIAL SERVICES-DEC22 | * | 1,365.00 | | |
| | | 12/01/22 | 41683 | 202212 | 320 | 53800 | 46700 | | SPECIAL REQUEST CLEANING | * | 270.00 | | |
| | | 12/12/22 | 41714 | 202212 | 320 | 53800 | 51000 | | CLEANING SUPPLIES | * | 154.74 | | |
| RUGBY COMMERCIAL CLEANING, LLC | | | | | | | | | | | | 1,789.74 | 002696 |
| 12/13/22 | 00049 | 12/01/22 | 246569 | 202212 | 320 | 53800 | 34500 | | SECURITY MONITORING-DEC22 | * | 34.95 | | |
| SYNERGY FL | | | | | | | | | | | | 34.95 | 002697 |
| 12/14/22 | 00057 | 6/24/21 | 43729728 | 202209 | 320 | 53800 | 46100 | | RPLC CIRCUIT BOARD/BLOWER | * | 448.17 | | |
| FRANK'S AIR CONDITIONING, INC. | | | | | | | | | | | | 448.17 | 002698 |

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| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|---|--------|-----------|----------------------------|
| 12/29/22 | 00043 | 12/13/22 17401730 | 202212 320-53800-46800 | PEST CONTROL - DEC 22 ARROW ENVIRONMENTAL SERVICES | * | 50.00 | 50.00 002699 |
| 12/29/22 | 00051 | 11/17/22 I100763 | 202211 320-53800-46000 | JETTED SANITARY SEWERLINE BROWNIES SEPTIC & PLUMBING | * | 2,275.00 | 2,275.00 002700 |
| 12/29/22 | 00129 | 12/15/22 41404575 | 202212 320-53800-46700 | BATHROOM MATS CLEANING CINTAS | * | 206.86 | 206.86 002701 |
| 12/29/22 | 00001 | 11/30/22 732 | 202211 320-53800-46000 | TENTS/CHAIRS/TABLES AWAY | * | 1,082.50 | |
| | | 12/01/22 728 | 202212 320-53800-12000 | FIELD MANAGMENT - DEC 22 | * | 1,567.33 | |
| | | 12/01/22 728 | 202212 320-53800-49000 | MAINTENANCE MATERIALS | * | 75.35 | |
| | | 12/01/22 728 | 202212 320-53800-49400 | COSTCO/PUBLIX/SAMS/AMAZON | * | 972.72 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 3,697.90 002702 |
| 12/29/22 | 00056 | 11/09/22 4534 | 202211 320-53800-47300 | HOLIDAY LIGHTING FY23 JINGLE BELL LIGHTS LLC | * | 9,099.29 | 9,099.29 002703 |
| 12/29/22 | 00128 | 12/13/22 I-121322 | 202212 320-53800-47600 | SECURITY SVCS 12/09-12/11 | * | 549.50 | |
| | | 12/20/22 I-122022 | 202212 320-53800-47600 | SECURITY SVCS 12/17-12/18 | * | 343.50 | |
| | | | | ORLANDO POLICE DEPT. | | | 893.00 002704 |
| 12/29/22 | 00066 | 12/15/22 ON 47108 | 202212 320-53800-46200 | LANDSCAPE MAINT - DEC 22 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC | * | 25,214.00 | 25,214.00 002705 |
| 12/29/22 | 00074 | 12/16/22 6542 | 202212 320-53800-47700 | PREVENTATIVE MAINT-DEC 22 ZACHS TREADMILL REPAIR | * | 250.00 | 250.00 002706 |
| | | | | TOTAL FOR BANK A | | 63,353.49 | |
| | | | | TOTAL FOR REGISTER | | 63,353.49 | |

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SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
December 31, 2022



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

| | General Fund | Capital Reserve Fund | Debt Service Fund | Capital Projects Fund | Totals Governmental Funds |
|---|-------------------|-------------------------|----------------------|--------------------------|------------------------------|
| Assets: | | | | | |
| Cash: | | | | | |
| Operating Account | \$ 679,229 | \$ - | \$ - | \$ - | \$ 679,229 |
| Investments: | | | | | |
| State Board Administration | \$ - | \$ 303,376 | \$ - | \$ - | \$ 303,376 |
| Series 2012 | | | | | |
| Reserve | \$ - | \$ - | \$ 403,882 | \$ - | \$ 403,882 |
| Revenue | \$ - | \$ - | \$ 169,160 | \$ - | \$ 169,160 |
| Interest | \$ - | \$ - | \$ 45 | \$ - | \$ 45 |
| Prepayment | \$ - | \$ - | \$ 20 | \$ - | \$ 20 |
| Sinking Fund | \$ - | \$ - | \$ 29 | \$ - | \$ 29 |
| Series 2015 | | | | | |
| Reserve | \$ - | \$ - | \$ 596,080 | \$ - | \$ 596,080 |
| Revenue | \$ - | \$ - | \$ 153,905 | \$ - | \$ 153,905 |
| Interest | \$ - | \$ - | \$ 64 | \$ - | \$ 64 |
| Construction | \$ - | \$ - | \$ - | \$ 442 | \$ 442 |
| Series 2018 | | | | | |
| Reserve | \$ - | \$ - | \$ 59,255 | \$ - | \$ 59,255 |
| Revenue | \$ - | \$ - | \$ 15,509 | \$ - | \$ 15,509 |
| Interest | \$ - | \$ - | \$ 13 | \$ - | \$ 13 |
| Capital Interest | \$ - | \$ - | \$ 2,568 | \$ - | \$ 2,568 |
| Construction | \$ - | \$ - | \$ - | \$ 48 | \$ 48 |
| Cost of Issuance | \$ - | \$ - | \$ - | \$ 7 | \$ 7 |
| Due from Colonial Properties | \$ 8,280 | \$ - | \$ - | \$ - | \$ 8,280 |
| Due from General Fund | \$ - | \$ - | \$ 225,811 | \$ - | \$ 225,811 |
| Total Assets | \$ 687,509 | \$ 303,376 | \$ 1,626,341 | \$ 497 | \$ 2,617,723 |
| Liabilities: | | | | | |
| Accounts Payable | \$ 2,095 | \$ - | \$ - | \$ - | \$ 2,095 |
| Due to Debt Service | \$ 225,811 | \$ - | \$ - | \$ - | \$ 225,811 |
| Total Liabilities | \$ 227,906 | \$ - | \$ - | \$ - | \$ 227,906 |
| Fund Balance: | | | | | |
| Assigned for: | | | | | |
| Capital Reserves | \$ - | \$ 303,376 | \$ - | \$ - | \$ 303,376 |
| Restricted for: | | | | | |
| Debt Service 2012 | \$ - | \$ - | \$ 654,199 | \$ - | \$ 654,199 |
| Debt Service 2015 | \$ - | \$ - | \$ 870,732 | \$ - | \$ 870,732 |
| Debt Service 2018 | \$ - | \$ - | \$ 101,410 | \$ - | \$ 101,410 |
| Capital Projects - Series 2015 | \$ - | \$ - | \$ - | \$ 442 | \$ 442 |
| Capital Projects - Series 2018 | \$ - | \$ - | \$ - | \$ 55 | \$ 55 |
| Unassigned | \$ 459,603 | \$ - | \$ - | \$ - | \$ 459,603 |
| Total Fund Balances | \$ 459,603 | \$ 303,376 | \$ 1,626,341 | \$ 497 | \$ 2,389,817 |
| Total Liabilities & Fund Balance | \$ 687,509 | \$ 303,376 | \$ 1,626,341 | \$ 497 | \$ 2,617,723 |

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

| | Adopted Budget | Prorated Budget Thru 12/31/22 | Actual Thru 12/31/22 | Variance |
|--|---------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Special Assessments | \$ 963,338 | \$ 217,423 | \$ 217,423 | \$ - |
| Colonial Properties Contribution | \$ 47,088 | \$ 11,772 | \$ 12,435 | \$ 663 |
| Miscellaneous Revenue | \$ 1,000 | \$ 250 | \$ 105 | \$ (145) |
| Activities | \$ 7,000 | \$ 1,750 | \$ - | \$ (1,750) |
| Rentals | \$ 7,000 | \$ 1,750 | \$ 6,050 | \$ 4,300 |
| Total Revenues | \$ 1,025,427 | \$ 232,945 | \$ 236,013 | \$ 3,068 |
| Expenditures: | | | | |
| <i>General & Administrative:</i> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 3,000 | \$ 2,200 | \$ 800 |
| FICA Expense | \$ 900 | \$ 225 | \$ 168 | \$ 57 |
| Annual Audit | \$ 4,500 | \$ - | \$ - | \$ - |
| Trustee Fees | \$ 12,500 | \$ - | \$ - | \$ - |
| Dissemination Agent | \$ 10,500 | \$ 2,625 | \$ 2,625 | \$ - |
| Arbitrage | \$ 1,800 | \$ - | \$ - | \$ - |
| Engineering | \$ 10,000 | \$ 2,500 | \$ - | \$ 2,500 |
| Attorney | \$ 20,000 | \$ 5,000 | \$ 2,248 | \$ 2,752 |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Management Fees | \$ 43,882 | \$ 10,970 | \$ 10,970 | \$ (0) |
| Information Technology | \$ 1,800 | \$ 450 | \$ 450 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 300 | \$ 300 | \$ - |
| Telephone | \$ 100 | \$ 25 | \$ - | \$ 25 |
| Postage | \$ 650 | \$ 163 | \$ 106 | \$ 56 |
| Insurance | \$ 7,440 | \$ 7,440 | \$ 7,109 | \$ 331 |
| Printing & Binding | \$ 2,150 | \$ 538 | \$ 111 | \$ 427 |
| Legal Advertising | \$ 2,250 | \$ 563 | \$ - | \$ 563 |
| Other Current Charges | \$ 1,700 | \$ 425 | \$ 191 | \$ 234 |
| Office Supplies | \$ 200 | \$ 50 | \$ 2 | \$ 48 |
| Property Appraiser | \$ 800 | \$ - | \$ - | \$ - |
| Property Taxes | \$ 300 | \$ 300 | \$ 241 | \$ 59 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Subtotal General & Administrative | \$ 139,847 | \$ 39,748 | \$ 31,896 | \$ 7,852 |
| <i>Operations & Maintenance</i> | | | | |
| Contract Services: | | | | |
| Field Management | \$ 18,808 | \$ 4,702 | \$ 4,702 | \$ (0) |
| Mitigation Monitoring | \$ 19,200 | \$ 4,800 | \$ 4,800 | \$ - |
| Landscape Maintenance | \$ 302,677 | \$ 75,669 | \$ 75,642 | \$ 27 |
| Lake Maintenance | \$ 10,700 | \$ 2,675 | \$ 2,670 | \$ 5 |
| Security Patrol | \$ 41,250 | \$ 10,313 | \$ 4,467 | \$ 5,846 |
| Repairs & Maintenance | | | | |
| Facility Maintenance | \$ 30,576 | \$ 7,644 | \$ 7,644 | \$ - |
| Repairs & Maintenance | \$ 17,500 | \$ 4,375 | \$ 3,822 | \$ 554 |
| Operating Supplies | \$ 9,800 | \$ 2,450 | \$ 745 | \$ 1,705 |
| Landscape Replacement | \$ 15,000 | \$ 5,528 | \$ 5,528 | \$ - |
| Irrigation Repairs | \$ 10,000 | \$ 3,489 | \$ 3,489 | \$ - |
| Fountain Maintenance | \$ 3,800 | \$ 950 | \$ 2,267 | \$ (1,317) |
| Pressure Washing | \$ 8,000 | \$ 8,000 | \$ 8,000 | \$ - |
| Subtotal Operations & Maintenance | \$ 487,311 | \$ 130,594 | \$ 123,774 | \$ 6,820 |

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

| | Adopted Budget | Prorated Budget Thru 12/31/22 | Actual Thru 12/31/22 | Variance |
|--|---------------------|----------------------------------|-------------------------|------------------|
| Utilities | | | | |
| Utilities - Common Area | \$ 30,000 | \$ 7,500 | \$ 5,019 | \$ 2,481 |
| Streetlighting | \$ 110,000 | \$ 27,500 | \$ 25,526 | \$ 1,974 |
| Amenity Center | | | | |
| Amenity Management | \$ 87,385 | \$ 21,846 | \$ 21,846 | \$ 0 |
| Pool Attendants | \$ 15,600 | \$ 3,900 | \$ 609 | \$ 3,291 |
| Pool Permit | \$ 550 | \$ - | \$ - | \$ - |
| Cable TV/Internet/Telephone | \$ 4,415 | \$ 1,104 | \$ 738 | \$ 366 |
| Utilities - Amenity Center | \$ 21,000 | \$ 5,250 | \$ 5,906 | \$ (656) |
| Refuse Service | \$ 2,880 | \$ 720 | \$ 657 | \$ 63 |
| Amenity Center Access Cards | \$ 1,000 | \$ 250 | \$ - | \$ 250 |
| HVAC Maintenance | \$ 574 | \$ 456 | \$ 456 | \$ - |
| Special Events | \$ 14,962 | \$ 10,911 | \$ 10,911 | \$ - |
| Holiday Decorations | \$ 8,500 | \$ 8,500 | \$ 9,099 | \$ (599) |
| Security Monitoring | \$ 1,920 | \$ 480 | \$ 465 | \$ 15 |
| Janitorial Services | \$ 21,480 | \$ 5,370 | \$ 6,083 | \$ (713) |
| Pool Maintenance | \$ 20,000 | \$ 5,000 | \$ 9,089 | \$ (4,089) |
| Fitness Repairs & Maintenance | \$ 5,000 | \$ 1,250 | \$ 250 | \$ 1,000 |
| Amenity Repairs & Maintenance | \$ 5,000 | \$ 1,250 | \$ - | \$ 1,250 |
| Pest Control | \$ 1,218 | \$ 305 | \$ 150 | \$ 155 |
| Other | | | | |
| Property Insurance | \$ 41,692 | \$ 41,692 | \$ 33,831 | \$ 7,861 |
| Contingency | \$ 7,500 | \$ 1,875 | \$ 3,168 | \$ (1,293) |
| Subtotal Operations & Maintenance | \$ 400,676 | \$ 145,159 | \$ 133,804 | \$ 11,356 |
| Total Expenditures | \$ 1,027,834 | \$ 315,502 | \$ 289,474 | \$ 26,027 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (2,408) | | \$ (53,461) | |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) - Capital Reserve | \$ (24,000) | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ (24,000) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (26,408) | | \$ (53,461) | |
| Fund Balance - Beginning | \$ 26,408 | | \$ 513,064 | |
| Fund Balance - Ending | \$ - | | \$ 459,603 | |

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

| | Adopted Budget | Prorated Budget Thru 12/31/22 | Actual Thru 12/31/22 | Variance |
|--|---------------------|----------------------------------|-------------------------|-----------------|
| Revenues | | | | |
| Interest | \$ 500 | \$ 500 | \$ 3,051 | \$ 2,551 |
| Total Revenues | \$ 500 | \$ 500 | \$ 3,051 | \$ 2,551 |
| Expenditures: | | | | |
| 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) | | \$ (5,080) | |
| Other Financing Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ 24,000 | - | - | - |
| Total Other Financing Sources (Uses) | \$ 24,000 | - | - | - |
| Net Change in Fund Balance | \$ (121,500) | | \$ (5,080) | |
| Fund Balance - Beginning | \$ 206,295 | | \$ 308,456 | |
| Fund Balance - Ending | \$ 84,795 | | \$ 303,376 | |

Randal Park

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

| | Adopted Budget | Prorated Budget Thru 12/31/22 | Actual Thru 12/31/22 | Variance |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Assessments | \$ 397,350 | \$ 89,468 | \$ 89,468 | \$ - |
| Interest | \$ 100 | \$ 100 | \$ 4,970 | \$ 4,870 |
| Total Revenues | \$ 397,450 | \$ 89,568 | \$ 94,438 | \$ 4,870 |
| 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 | | \$ (139,687) | |
| Fund Balance - Beginning | \$ 391,325 | | \$ 793,886 | |
| Fund Balance - Ending | \$ 407,969 | | \$ 654,199 | |

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

| | Adopted Budget | Prorated Budget Thru 12/31/22 | Actual Thru 12/31/22 | Variance |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Assessments | \$ 590,148 | \$ 133,196 | \$ 133,196 | \$ - |
| Interest | \$ 125 | \$ 125 | \$ 6,760 | \$ 6,635 |
| Total Revenues | \$ 590,273 | \$ 133,321 | \$ 139,955 | \$ 6,635 |
| 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 | | \$ (242,916) | |
| Fund Balance - Beginning | \$ 513,092 | | \$ 1,113,648 | |
| Fund Balance - Ending | \$ 520,809 | | \$ 870,732 | |

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

| | Adopted Budget | Prorated Budget Thru 12/31/22 | Actual Thru 12/31/22 | Variance |
|--|-------------------|----------------------------------|-------------------------|---------------|
| Revenues: | | | | |
| Assessments | \$ 117,674 | \$ 26,560 | \$ 26,560 | \$ - |
| Interest | \$ 50 | \$ 50 | \$ 706 | \$ 656 |
| Total Revenues | \$ 117,724 | \$ 26,610 | \$ 27,266 | \$ 656 |
| 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 | | \$ (15,031) | |
| Fund Balance - Beginning | \$ 56,003 | | \$ 116,442 | |
| Fund Balance - Ending | \$ 59,132 | | \$ 101,410 | |

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

| | Series 2015 | Series 2018 | Total |
|--|----------------|----------------|---------------|
| Revenues | | | |
| Interest | \$ 3 | \$ 0 | \$ 4 |
| Total Revenues | \$ 3 | \$ 0 | \$ 4 |
| Expenditures: | | | |
| Capital Outlay | \$ - | \$ - | - |
| Total Expenditures | \$ - | \$ - | - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 3 | \$ 0 | \$ 4 |
| Fund Balance - Beginning | \$ 439 | \$ 55 | \$ 494 |
| Fund Balance - Ending | \$ 442 | \$ 55 | \$ 497 |

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 | \$ 152,124 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 217,423 |
| Colonial Properties Contribution | \$ 4,155 | \$ 4,157 | \$ 4,123 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,435 |
| Miscellaneous Revenue | \$ 95 | \$ - | \$ 10 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 105 |
| Activities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Rentals | \$ 2,750 | \$ - | \$ 3,300 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,050 |
| Total Revenues | \$ 7,000 | \$ 69,456 | \$ 159,556 | \$ - | \$ 236,013 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ 800 | \$ 800 | \$ 600 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,200 |
| FICA Expense | \$ 61 | \$ 61 | \$ 46 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 168 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dissemination Agent | \$ 875 | \$ 875 | \$ 875 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,625 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Engineering | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Attorney | \$ 1,681 | \$ 567 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,248 |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Management Fees | \$ 3,657 | \$ 3,657 | \$ 3,657 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,970 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 450 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 300 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage | \$ 76 | \$ 17 | \$ 14 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 106 |
| Insurance | \$ 7,109 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,109 |
| Printing & Binding | \$ 30 | \$ 74 | \$ 7 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 111 |
| Legal Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Current Charges | \$ 40 | \$ 110 | \$ 41 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 191 |
| Office Supplies | \$ 1 | \$ 1 | \$ 1 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2 |
| Property Appraiser | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Property Taxes | \$ - | \$ 241 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 241 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Subtotal General & Administrative | \$ 19,755 | \$ 6,652 | \$ 5,490 | \$ - | \$ 31,896 |
| Operations & Maintenance | | | | | | | | | | | | | |
| Contract Services: | | | | | | | | | | | | | |
| Field Management | \$ 1,567 | \$ 1,567 | \$ 1,567 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,702 |
| Mitigation Monitoring | \$ 4,800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,800 |
| Landscape Maintenance | \$ 25,214 | \$ 25,214 | \$ 25,214 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 75,642 |
| Lake Maintenance | \$ 890 | \$ 890 | \$ 890 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,670 |
| Security Patrol | \$ 1,443 | \$ 1,237 | \$ 1,788 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,467 |
| Repairs & Maintenance | | | | | | | | | | | | | |
| Facility Maintenance | \$ 2,548 | \$ 2,548 | \$ 2,548 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,644 |
| Repairs & Maintenance | \$ 81 | \$ 3,740 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,822 |
| Operating Supplies | \$ 590 | \$ - | \$ 155 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 745 |
| Landscape Replacement | \$ 5,528 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,528 |
| Irrigation Repairs | \$ 990 | \$ 2,499 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,489 |
| Fountain Maintenance | \$ 150 | \$ 1,967 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,267 |
| Pressure Washing | \$ - | \$ 8,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,000 |
| Subtotal Operations & Maintenance | \$ 43,801 | \$ 47,662 | \$ 32,312 | \$ - | \$ 123,774 |

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 | \$ 1,697 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,019 |
| Streetlighting | \$ 8,509 | \$ 8,509 | \$ 8,509 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 25,526 |
| Amenity Center | | | | | | | | | | | | | |
| Amenity Management | \$ 7,282 | \$ 7,282 | \$ 7,282 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 21,846 |
| Pool Attendants | \$ 455 | \$ 154 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 609 |
| Pool Permit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Cable TV/Internet/Telephone | \$ 291 | \$ - | \$ 447 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 738 |
| Utilities - Amenity Center | \$ 1,947 | \$ 2,089 | \$ 1,869 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,906 |
| Refuse Service | \$ 214 | \$ 222 | \$ 222 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 657 |
| Amenity Center Access Cards | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| HVAC Maintenance | \$ - | \$ 456 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 456 |
| Special Events | \$ 837 | \$ 687 | \$ 9,387 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,911 |
| Holiday Decorations | \$ - | \$ 9,099 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,099 |
| Security Monitoring | \$ 155 | \$ 155 | \$ 155 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 465 |
| Janitorial Services | \$ 1,986 | \$ 2,049 | \$ 2,049 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,083 |
| Pool Maintenance | \$ 5,063 | \$ 2,022 | \$ 2,004 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,089 |
| Fitness Repairs & Maintenance | \$ - | \$ - | \$ 250 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 250 |
| Amenity Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Pest Control | \$ 50 | \$ 50 | \$ 50 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 150 |
| Other | | | | | | | | | | | | | |
| Property Insurance | \$ 33,831 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 33,831 |
| Contingency | \$ 1,093 | \$ 2,000 | \$ 75 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,168 |
| Subtotal Operations & Maintenance | \$ 63,635 | \$ 36,172 | \$ 33,996 | \$ - | \$ 133,804 |
| Total Expenditures | \$ 127,190 | \$ 90,486 | \$ 71,798 | \$ - | \$ 289,474 |
| Excess Revenues (Expenditures) | \$ (120,190) | \$ (21,030) | \$ 87,759 | \$ - | \$ (53,461) |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer In/(Out) - Capital Reserve | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (120,190) | \$ (21,030) | \$ 87,759 | \$ - | \$ (53,461) |

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 : | \$403,882 |
| Bonds Outstanding - 05/17/2012 | \$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 : | \$596,080 |
| 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 : | 5/1/49 |
| Reserve Fund Requirement : | \$58,837 |
| Reserve Fund Balance : | \$59,255 |
| Bonds Outstanding - 11/30/2018 | \$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%

| Date | Distribution | Distribution Period | Gross Amount | Commissions | Discount/Penalty | Interest | Net Receipts | Debt Service | | | Total | |
|--------------|--------------|---------------------|----------------------|-------------|-----------------------|------------------|----------------------|----------------------|--------------------------|--------------------------|---------------------|--------------------------|
| | | | | | | | | O&M Portion | Series 2012 Debt Service | Series 2015 Debt Service | | Series 2018 Debt Service |
| 11/1/22 | 1 | 05/21/22 - 10/22/22 | \$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 | 10/22/22 - 11/01/22 | \$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 | 11/02/22 - 11/08/22 | \$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 |
| 12/07/22 | 4 | 11/09/22 - 11/17/22 | \$73,592.33 | \$0.00 | (\$2,943.69) | \$0.00 | \$70,648.64 | \$32,917.06 | \$13,545.14 | \$20,165.39 | \$4,021.05 | \$70,648.64 |
| 12/14/22 | 5 | 11/18/22 - 11/21/22 | \$194,106.96 | \$0.00 | (\$7,764.33) | \$880.87 | \$187,223.50 | \$87,232.35 | \$35,895.51 | \$53,439.60 | \$10,656.04 | \$187,223.50 |
| 12/21/22 | 6 | 11/22/22 - 11/26/22 | \$71,484.32 | \$0.00 | (\$2,859.42) | \$0.00 | \$68,624.90 | \$31,974.14 | \$13,157.14 | \$19,587.75 | \$3,905.87 | \$68,624.90 |
| TOTAL | | | \$ 485,263.37 | \$ - | \$ (19,498.12) | \$ 880.87 | \$ 466,646.12 | \$ 217,422.69 | \$ 89,467.94 | \$ 133,195.79 | \$ 26,559.70 | \$ 466,646.12 |

| | |
|-----------------------|-------------------------------------|
| 23% | Net Percent Collected |
| \$1,600,932.20 | Balance Remaining to Collect |

SECTION 3

Randal Park CDD

Field Management Report



January 20th, 2023

Jarett Wright

Assistant Field Manager

GMS

InProgress

Landscape Items

- ✚ Cadman field was closed, and informational signs were put up. Yellowstone advises that we wait until late February before reopening.
- ✚ Working with Yellowstone on options to address ant hill concerns.
- ✚ Co-ordinating with ProPlaygrounds on Lovett Park playground drainage redesign. Recommend setting an NTE to expedite the process.
- ✚ Planning to replace dead shilling plants around the amenity center once the dormant period ends.



InProgress

Bridge Repairs / Review

- ✚ Rally Point USA returned to fix screw deficiencies.
- ✚ Vendor reported incorrectly sized bolts were installed in some support columns that were also missing nuts. GMS will source the correct bolts recommended by the engineer and install them. Due to these issues and a need to add extra support joist for floorboard stability, we recommend having the engineers conduct a full inspection. The inspection will cover any current damages, and a plan to install new support joist.



InProgress

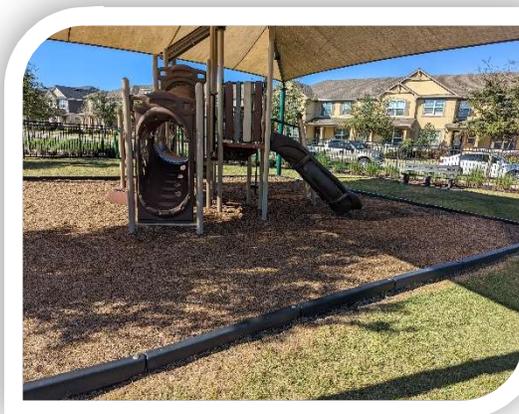
Fountain Cleaning

- ✚ Robert's Pools was supposed to drain and clean the fountain on 1/12/2023. They failed to meet this deadline and we recommend searching for a replacement vendor.



Playground Mulch

- ✚ Searching for alternate mulch vendor to speed up the installation timeline.



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 4

Randal Park
December 2022

RANDAL



PARK

Randal Park
Amenity Report
December 2022

FACILITY REPORT

Randal Park
December 2022

Pool, Gym and Randal House Clubhouse

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

December Randal House Rentals: 7

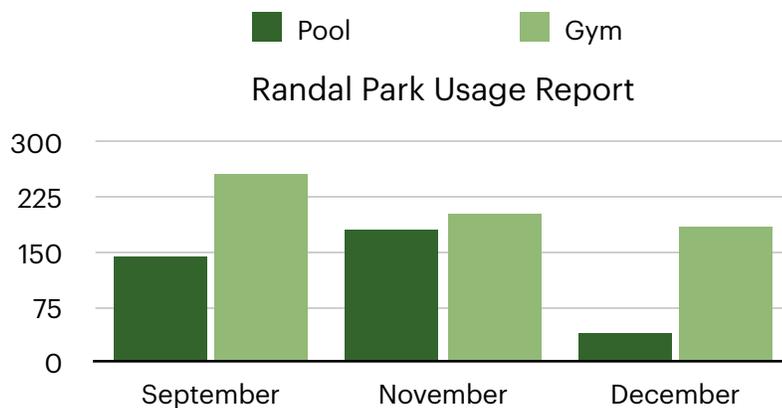
December Events:

- * Chick fil-A Night: CANCELED
- * Pizza Night: Thursday, December 1st & 15th
- * Holiday Mix: December 3rd
- * Food Truck Social: December 8th

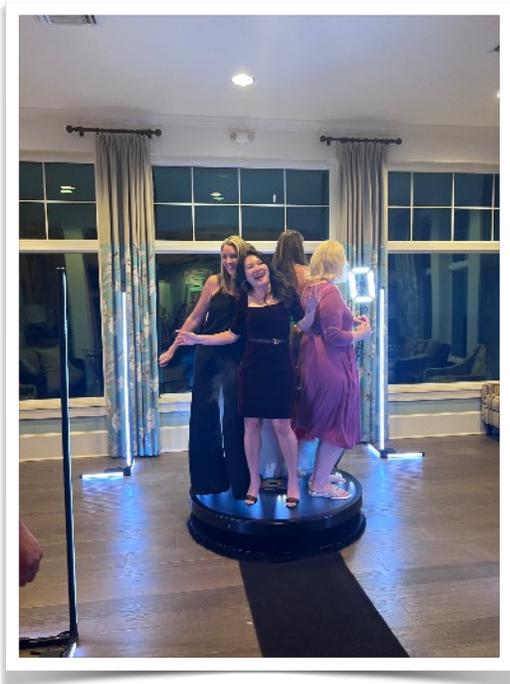
The Fitness Center equipment maintenance was performed on December 16th.

Events scheduled for January:

- * Food Truck Social: January 12th
- * Pizza Night - Thursday, January 5th & 19th
- * Coffee Break: Friday, January 27th



Holiday Mix
Saturday, December 3rd
6:00pm- 9:00pm
Total RSVP: 105 Residents

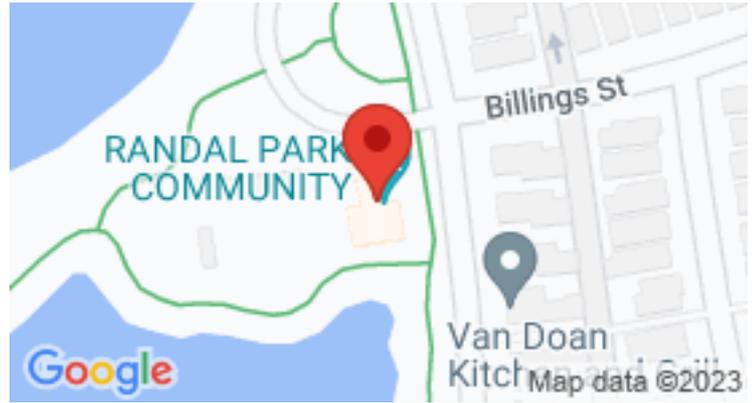


Orlando PD
Extra Duty Report

Client Overview

Randal Park CDD

Client Name: Randal Park CDD
 Client First Start Date: 4/13/2021 8:55:32 PM
 Primary Client Supervisor: Megan Byington
 # Active Projects Count: 1
 # Inactive Projects Count: 0



Date Range: 11/30/2022 7:00:00 PM to 1/12/2023 7:00:00 PM

| | Projects | Total Job Count | Total Hours | # of Locations | # of Officers Assigned |
|-----------|----------|-----------------|-------------|----------------|------------------------|
| Scheduled | 1 | 25 | 82 | 1 | 9 |
| Worked | 1 | 10 | 46.02 | 1 | 8 |

| Projects | | | | | | | | |
|---------------------------------|-----------------|-----------------|-----------------------|--------------------|----------------|------------------------|----------------------|--------|
| | Client | Total Job Count | Total Hours Scheduled | Total Hours Worked | # of Locations | # of Officers Assigned | # of Officers Worked | Status |
| Randal Park Neighborhood Patrol | Randal Park CDD | 25 | 82 | 46.02 | 1 | 9 | 8 | Active |

| Jobs | | | | | | | | | | | | | | | | |
|---------|-----------|------------|----------|-----------------|---------------------------------|--|------|-----------------|----------------|---------------------|----------|-----------|-----------------|--------------|----------------------------------|--------|
| Job # | Date | Start Time | End Time | Client | Project | Job Title | Tags | Job Location | Rank | Officer | Clock-In | Clock-Out | Hours Scheduled | Hours Worked | Vehicle | Alerts |
| 1516114 | 12/2/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | | | | | 4 | 0 | | |
| 1518572 | 12/3/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | Valenti Christopher | 9:50 PM | 1:51 AM | 4 | 4.02 | Marked Department Issued SUV | |
| 1518571 | 12/4/2022 | 3:30 PM | 4:30 PM | Randal Park CDD | Randal Park Neighborhood Patrol | Coordinator Randal Park \$125 Per Week | | Randal Park CDD | Police Officer | Malave Edgar | | | 1 | 0 | | N |
| 1520987 | 12/4/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | | | | | 4 | 0 | | |
| 1535093 | 12/9/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | Naja Dillon | 6:58 PM | 10:00 PM | 4 | 3.03 | Marked Department Issued Vehicle | |



| | | | | | | | | | | | | | | | | |
|---------|------------|---------|---------|-----------------|---------------------------------|--|--|-----------------|----------------|-------------------|----------|----------|---|------|----------------------------------|---|
| 1537783 | 12/10/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | | | | | 4 | 0 | | |
| 1537782 | 12/11/2022 | 3:30 PM | 4:30 PM | Randal Park CDD | Randal Park Neighborhood Patrol | Coordinator Randal Park \$125 Per Week | | Randal Park CDD | Police Officer | Malave Edgar | | | 1 | 0 | | N |
| 1540308 | 12/11/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | Alejandro Genesis | 10:14 PM | 2:09 AM | 4 | 3.92 | Marked Department Issued SUV | |
| 1550841 | 12/16/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | | | | | 4 | 0 | | |
| 1553909 | 12/17/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | Thomas Landon | 7:01 PM | 11:00 PM | 4 | 3.98 | Marked Department Issued Vehicle | |
| 1553908 | 12/18/2022 | 3:30 PM | 4:30 PM | Randal Park CDD | Randal Park Neighborhood Patrol | Coordinator Randal Park \$125 Per Week | | Randal Park CDD | Police Officer | Malave Edgar | | | 1 | 0 | | N |
| 1556340 | 12/18/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | McCarthy Michael | 11:48 PM | 3:50 AM | 4 | 4.03 | Marked Department Issued SUV | |
| 1569393 | 12/23/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | Eby Elizabeth | 7:04 PM | 11:00 PM | 4 | 3.93 | Marked Department Issued Vehicle | |
| 1572275 | 12/24/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | | | | | 4 | 0 | | |
| 1572274 | 12/25/2022 | 3:30 PM | 4:30 PM | Randal Park CDD | Randal Park Neighborhood Patrol | Coordinator Randal Park \$125 Per Week | | Randal Park CDD | Police Officer | Malave Edgar | | | 1 | 0 | | N |
| 1574961 | 12/25/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | | | | | 4 | 0 | | |



| | | | | | | | | | | | | | | | | |
|---------|------------|---------|---------|-----------------|---------------------------------|--|--|-----------------|----------------|------------------|----------|----------|---|-------|----------------------------------|---|
| 1588138 | 12/30/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | McCarthy Michael | 11:24 PM | 3:25 AM | 4 | 4.02 | Marked Department Issued SUV | |
| 1590933 | 12/31/2022 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | | | | | 4 | 0 | | |
| 1590932 | 1/1/2023 | 3:30 PM | 4:30 PM | Randal Park CDD | Randal Park Neighborhood Patrol | Coordinator Randal Park \$125 Per Week | | Randal Park CDD | Police Officer | Malave Edgar | | | 1 | 0 | | N |
| 1593629 | 1/1/2023 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | Warren Barnell | 11:31 PM | 3:30 AM | 4 | 3.98 | Marked Department Issued SUV | |
| 1605272 | 1/6/2023 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | Mislang Michael | 7:01 PM | 6:00 AM | 4 | 10.98 | Marked Department Issued Vehicle | |
| 1608252 | 1/7/2023 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | Mislang Michael | 6:59 PM | 11:07 PM | 4 | 4.13 | Marked Department Issued Vehicle | |
| 1608251 | 1/8/2023 | 3:30 PM | 4:30 PM | Randal Park CDD | Randal Park Neighborhood Patrol | Coordinator Randal Park \$125 Per Week | | Randal Park CDD | Police Officer | Malave Edgar | | | 1 | 0 | | N |
| 1611289 | 1/8/2023 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | | | | | 4 | 0 | | |
| 1624805 | 1/13/2023 | 7:00 PM | 6:00 AM | Randal Park CDD | Randal Park Neighborhood Patrol | \$45hr - Visibility in Neighborhood 4hr variable shift | | Randal Park CDD | Police Officer | Mislang Michael | | | 4 | 0 | | N |

Alerts: No Clock-In (N) Late Clock-In (L) Early Clock-Out (E) Offsite Notification (O)

| Locations | | | | | |
|-----------------|---------------------------------|-----------------|--|----------------|-------------|
| Client | Project | Job Location | Location Address | Jobs Scheduled | Jobs Worked |
| Randal Park CDD | Randal Park Neighborhood Patrol | Randal Park CDD | 8730 Randal Park Blvd, Orlando, FL 32832 | 25 | 10 |

| Officers | | | | |
|-------------------|----------------|-------------|-----------------|--------------|
| Officer Name | Jobs Scheduled | Jobs Worked | Hours Scheduled | Hours Worked |
| Alejandro Genesis | 1 | 1 | 4 | 3.92 |



| | | | | |
|---------------------|---|---|----|-------|
| Eby Elizabeth | 1 | 1 | 4 | 3.93 |
| Malave Edgar | 6 | 0 | 6 | 0 |
| McCarthy Michael | 2 | 2 | 8 | 8.05 |
| Mislang Michael | 3 | 2 | 12 | 15.11 |
| Naja Dillon | 1 | 1 | 4 | 3.03 |
| Thomas Landon | 1 | 1 | 4 | 3.98 |
| Valenti Christopher | 1 | 1 | 4 | 4.02 |
| Warren Barnell | 1 | 1 | 4 | 3.98 |