

*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 defer 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 DATES 12/01/2022 - 12/31/2022 ***
 RANDAL PARK CDD
 BANK A RANDAL PARK CDD

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

RAND RANDAL PARK MBYINGTON

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	1/12/23	PAGE	2
*** CHECK DATES 12/01/2022 - 12/31/2022 ***														
RANDAL PARK CDD														
BANK A RANDAL PARK CDD														
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #							
		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						

RAND RANDAL PARK MBYINGTON														

*** CHECK DATES 12/01/2022 - 12/31/2022 ***
 RANDAL PARK CDD
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/29/22	00043	12/13/22 17401730	202212 320-53800-46800	PEST CONTROL - DEC 22	*	50.00	
				ARROW ENVIRONMENTAL SERVICES			50.00 002699
12/29/22	00051	11/17/22 1100763	202211 320-53800-46000	JETTED SANITARY SEWERLINE	*	2,275.00	
				BROWNIES SEPTIC & PLUMBING			2,275.00 002700
12/29/22	00129	12/15/22 41404575	202212 320-53800-46700	BATHROOM MATS CLEANING	*	206.86	
				CINTAS			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	*	9,099.29	
				JINGLE BELL LIGHTS LLC			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	*	25,214.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			25,214.00 002705
12/29/22	00074	12/16/22 6542	202212 320-53800-47700	PREVENTATIVE MAINT-DEC 22	*	250.00	
				ZACHS TREADMILL REPAIR			250.00 002706
TOTAL FOR BANK A						63,353.49	
TOTAL FOR REGISTER						63,353.49	

RAND RANDAL PARK MBYINGTON

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
December 31, 2022



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12	<u>Assessment Receipt Schedule</u>

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	Prorated Budget	Actual	
	Budget	Thru 12/31/22	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:				
<u>General & Administrative:</u>				
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
<u>Operations & Maintenance</u>				
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	Prorated Budget	Actual	
	Budget	Thru 12/31/22	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)	
<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)		\$ (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	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<u>Revenues</u>				
Interest	\$ 500	\$ 500	\$ 3,051	\$ 2,551
Total Revenues	\$ 500	\$ 500	\$ 3,051	\$ 2,551
<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)		\$ (5,080)	
<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)		\$ (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	Prorated Budget	Actual	
	Budget	Thru 12/31/22	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	Prorated Budget	Actual	
	Budget	Thru 12/31/22	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	Prorated Budget	Actual	
	Budget	Thru 12/31/22	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		Series		
	2015		2018		Total
<u>Revenues</u>					
Interest	\$	3	\$	0	\$ 4
Total Revenues	\$	3	\$	0	\$ 4
<u>Expenditures:</u>					
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%
								Series 2012 Debt Service				
Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service	Total
11/1/22	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

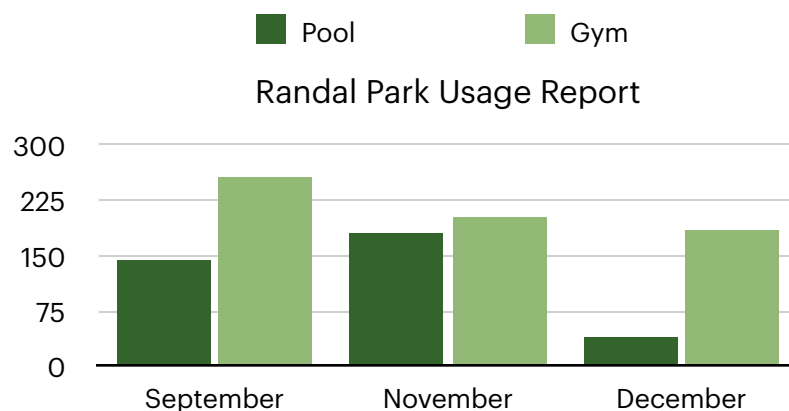
December Events:

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

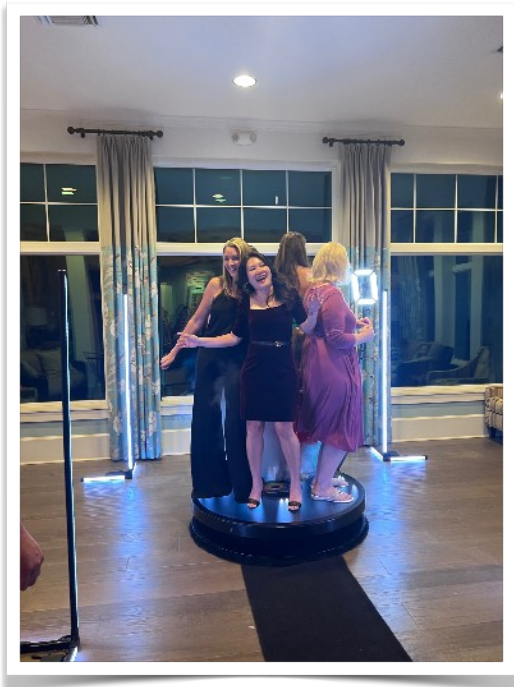
The Fitness Center equipment maintenance was performed on December 16th.

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

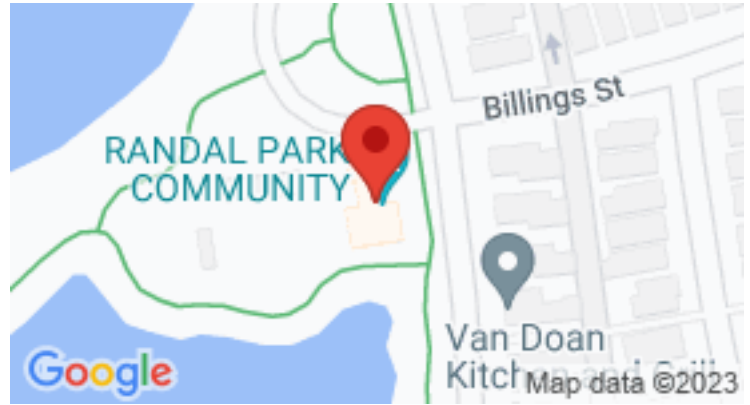
Client Name: Randal Park CDD

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 Genes	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