

*Randal Park Community
Development District*

Agenda

February 17, 2023

AGENDA

Randal Park

Community Development District

Revised Meeting Agenda

Friday
February 17, 2023
9:30 AM

Randal House Clubhouse
8730 Randal Park Blvd.
Orlando, Florida

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Consideration of Filling Board Vacancy
4. Engineer's Report
5. Approval of Minutes of the January 20, 2023 Board of Supervisors Meeting
6. Review and Acceptance of Fiscal Year 2022 Audit Report
7. **Consideration of Amenity Staff Agreement - Added**
8. 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
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – March 17, 2023

SECTION III

SECTION A

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Hello Jason,

My name is Marcela Asquith and I am interested in joining the CDD board.

I have been a resident of Randal Park since December of 2014. My husband and I chose this neighborhood to raise our growing family and we are so blessed to have seen it blossom. Watching our 9 year old daughter and 7 year old son grow and make memories in this neighborhood has continued to fill our lives with so much gratefulness.

I have been informed that there will be an opening on the current board. I would be honored to serve this amazing community. I want to help my neighbors and friends that have helped my family so much over the last 8 years by representing their voice when CDD concerns arise.

My professional background has been in Healthcare for the past 15 years as both a Registered Nurse and Corporate trainer on the healthcare industry side. As a nurse you care and advocate for your patients, as a CDD board member I would want to care and advocate for all of the neighbors that are a part of this amazing community. I want to do my part and continue to help our amazing community grow.

Please consider me as a candidate to fill the open seat on the Randal Park CDD Board.

Sincerely,

Marcela Asquith RN BSN

SECTION V

MINUTES OF MEETING
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **January 20, 2023** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Katie Steuck	Vice Chair – <i>Via Phone</i>
Sean Masherella	Assistant Secretary
Matthew Phelps	Assistant Secretary
David Grimm	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
Jarrett Wright	Field Operations
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

Resident on the phone wanted to know when items for next year's budget will be determined because she would like the fountain project to be considered. Mr. Showe advised that around April is when those things are considered.

THIRS ORDER OF BUSINESS

Engineer's Report

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

**Approval of the Minutes of the December 16,
2022 Board of Supervisors Meeting**

On MOTION by Mr. Masherella seconded by Mr. Phelps with all in favor the minutes of the December 16, 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 Mr. Phelps seconded by Mr. Masherella with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Field Manager's Report

Mr. Wright gave an overview of the field manager's report, copy of which was included in the agenda package and reported additional issues with the ants and anthills.

On MOTION by Mr. Grimm seconded by Mr. Masherella with Ms. Steuck in favor and Mr. Phelps apposed, the proposal from Yellowstone for the ant treatment was approved.

Mr. Wright advised he is still working with Pro Playground on quotes for the playground renovations.

On MOTION by Mr. Phelps seconded by Ms. Steuck with all in favor an amount not to exceed \$20,000 with the contingency of having two vendors bid was authorized for playground renovations.

iv. Amenity Report

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

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Grimm shared that he is resigning from the board.

On MOTION by Mr. Phelps seconded by Mr. Masherella with all in favor Mr. Grimm's resignation was accepted.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – January 20, 2023

Mr. Showe stated the next meeting is scheduled for February 17, 2023 at 9:30 a.m. in the same location.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grimm seconded by Mr. Phelps with all in favor the meeting adjourned at 10:30 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 13, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

January 13, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Randal Park Community Development District, City of Orlando, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,850,449).
- The change in the District's total net position in comparison with the prior fiscal year was \$115,738, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$2,845,988, an increase of \$37,529, in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, assigned for capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Current and other assets	\$ 2,881,964	\$ 2,828,160
Capital assets, net of depreciation	6,609,803	6,837,145
Total assets	9,491,767	9,665,305
Current liabilities	360,388	350,089
Long-term liabilities	13,981,828	14,281,403
Total liabilities	14,342,216	14,631,492
Net position		
Net investment in capital assets	(7,371,531)	(7,443,767)
Restricted	1,699,563	1,647,031
Unrestricted	821,519	830,549
Total net position	\$ (4,850,449)	\$ (4,966,187)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2022	2021
Program revenues		
Charges for services	\$ 2,135,061	\$ 2,143,651
Operating grants and contributions	56,219	47,520
Capital grants and contributions	3	-
General revenues		
Unrestricted investment earnings	2,739	505
Total revenues	2,194,022	2,191,676
Expenses:		
General government	115,974	117,311
Maintenance and operations	1,176,059	1,016,049
Interest	786,251	800,334
Total expenses	2,078,284	1,933,694
Change in net position	115,738	257,982
Net position - beginning	(4,966,187)	(5,224,169)
Net position - ending	\$ (4,850,449)	\$ (4,966,187)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,078,284. The costs of the District's activities were paid by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. In total, expenses increased over the prior year mainly due to an increase and maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$7,786,048 invested in capital assets. In the government-wide financial statements depreciation of \$1,176,245 has been taken, which resulted in a net book value of \$6,609,803. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2022, the District had \$14,095,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Randal Park Community Development District's Finance Department at 219 E. Livingston Street, Orlando FL 32801.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 534,094
Investments	322,331
Due from others	3,975
Restricted assets:	
Investments	2,021,564
Capital assets:	
Nondepreciable	15,685
Depreciable, net	6,594,118
Total assets	<u>9,491,767</u>
 LIABILITIES	
Accounts payable	35,976
Accrued interest payable	324,412
Non-current liabilities:	
Due within one year	300,000
Due in more than one year	13,681,828
Total liabilities	<u>14,342,216</u>
 NET POSITION	
Net investment in capital assets	(7,371,531)
Restricted for debt service	1,699,563
Unrestricted	821,519
Total net position	<u>\$ (4,850,449)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 115,974	\$ 115,974	\$ -	\$ -	\$ -
Maintenance and operations	1,176,059	889,434	47,514	3	(239,108)
Interest on long-term debt	786,251	1,129,653	8,705	-	352,107
Total governmental activities	2,078,284	2,135,061	56,219	3	112,999
General revenues:					
Unrestricted investment earnings					2,739
Total general revenues					2,739
Change in net position					115,738
Net position - beginning					(4,966,187)
Net position - ending					<u>\$ (4,850,449)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 534,094	\$ -	\$ -	\$ 534,094
Investments	322,331	2,021,070	494	2,343,895
Due from other funds	-	2,905	-	2,905
Due from others	3,975	-	-	3,975
Total assets	<u>\$ 860,400</u>	<u>\$ 2,023,975</u>	<u>\$ 494</u>	<u>\$ 2,884,869</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 35,976	\$ -	\$ -	\$ 35,976
Due to other funds	2,905	-	-	2,905
Total liabilities	<u>38,881</u>	<u>-</u>	<u>-</u>	<u>38,881</u>
Fund balances:				
Restricted for:				
Debt service	-	2,023,975	-	2,023,975
Capital projects	-	-	494	494
Assigned for:				
Capital reserve	322,331	-	-	322,331
Unassigned	499,188	-	-	499,188
Total fund balances	<u>821,519</u>	<u>2,023,975</u>	<u>494</u>	<u>2,845,988</u>
Total liabilities and fund balances	<u>\$ 860,400</u>	<u>\$ 2,023,975</u>	<u>\$ 494</u>	<u>\$ 2,884,869</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds	\$	2,845,988
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	7,786,048	
Accumulated depreciation	<u>(1,176,245)</u>	6,609,803

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(324,412)	
Bonds payable	<u>(13,981,828)</u>	<u>(14,306,240)</u>
Net position of governmental activities		<u><u>\$ (4,850,449)</u></u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 985,510	\$ 1,129,653	\$ -	\$ 2,115,163
Other contributions	47,514	-	-	47,514
Miscellaneous revenue	19,898	-	-	19,898
Interest	2,739	8,705	3	11,447
Total revenues	1,055,661	1,138,358	3	2,194,022
EXPENDITURES				
Current:				
General government	115,974	-	-	115,974
Maintenance and operations	914,821	-	-	914,821
Debt service:				
Principal	-	305,000	-	305,000
Interest	-	786,802	-	786,802
Capital outlay	33,896	-	-	33,896
Total expenditures	1,064,691	1,091,802	-	2,156,493
Excess (deficiency) of revenues over (under) expenditures	(9,030)	46,556	3	37,529
Fund balances - beginning	830,549	1,977,419	491	2,808,459
Fund balances - ending	\$ 821,519	\$ 2,023,975	\$ 494	\$ 2,845,988

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 37,529
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is eliminated and capitalized as capital assets in the statement of net position.	33,896
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(261,238)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	5,976
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(5,425)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	<u>305,000</u>
Change in net position of governmental activities	<u>\$ 115,738</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Randal Park Community Development District ("District") was created by Ordinance number 0612111005 of the City of Orlando, on December 11, 2006. The District was created by Ordinance of the City of Orlando, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District's boundary was contracted on December 13, 2010 by Ordinance number 2010-54 of the City of Orlando, Florida, and further contracted on December 7, 2015 by Ordinance number 2015-60 of the City of Orlando, Florida, and later expanded on September 4, 2018 by Ordinance number 2018-48 of the City of Orlando, Florida.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District. During the current fiscal year, the boundaries of the District were expanded by approximately 18 acres bringing the total acreage coverage of the District to approximately 595 acres.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, four board members were elected by qualified electors within the District and one board member was affiliated or appointed by Mattamy Homes ("Current Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - stormwater	30
Recreational facilities and other	30
Furniture, fixtures and equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Maturities
Allspring Government Money Market Fund	\$ 2,021,564	S&P AAAM	Weighted average of the fund portfolio: 15 days
Local Government Surplus Trust Funds (FL PRIME)	322,331	S&P AAAM	Weighted average of the fund portfolio: 21 days
Total Investments	<u>\$ 2,343,895</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2022, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 15,685	\$ -	\$ 15,685
Total capital assets, not being depreciated	-	15,685	-	15,685
Capital assets, being depreciated				
Infrastructure - stormwater	2,035,276	-	-	2,035,276
Recreational facilities and other	5,678,801	7,380	-	5,686,181
Furniture, fixtures and equipment	38,075	10,831	-	48,906
Total capital assets, being depreciated	7,752,152	18,211	-	7,770,363
Less accumulated depreciation for:				
Infrastructure - stormwater	216,484	67,843	-	284,327
Recreational facilities and other	690,102	189,416	-	879,518
Furniture, fixtures and equipment	8,421	3,979	-	12,400
Total accumulated depreciation	915,007	261,238	-	1,176,245
Total capital assets, being depreciated, net	6,837,145	(243,027)	-	6,594,118
Governmental activities capital assets	\$ 6,837,145	\$ (227,342)	\$ -	\$ 6,609,803

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2012

On June 5, 2012, the District issued \$5,115,000 of Special Assessment Revenue Bonds, Series 2012 consisting of \$835,000 Term Bonds Series 2012 due on November 1, 2022 with a fixed interest rate of 5.75%, \$1,490,000 Term Bonds Series 2012 due on November 1, 2032 with a fixed interest rate of 6.125%, and \$2,790,000 Term Bonds Series 2012 due on November 1, 2042 with a fixed interest rate of 6.875%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid serially on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2013 through November 1, 2042.

The Series 2012 Bonds due November 1, 2042 are subject to redemption at the option of the District after November 1, 2032 as outlined in the Bond Indenture. The remaining Series 2012 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Series 2015

On March 30, 2015, the District issued \$9,055,000 of Special Assessment Revenue Bonds, Series 2015 consisting of \$1,755,000 Term Bonds Series 2015 due on November 1, 2025 with a fixed interest rate of 4.25%, \$2,760,000 Term Bonds Series 2015 due on November 1, 2035 with a fixed interest rate of 5.00%, and \$4,540,000 Term Bonds Series 2015 due on November 1, 2045 with a fixed interest rate of 5.20%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid serially on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds due November 1, 2035, and thereafter, are subject to redemption at the option of the District on or after November 1, 2025 as outlined in the Bond Indenture. The Series 2015 Bonds due on November 1, 2025 are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2018

On December 17, 2018, the District issued \$1,770,000 Special Assessment Revenue Bonds, Series 2018 consisting of multiple term bonds with maturity dates ranging from May 1, 2024 to May 1, 2049 and fixed interest rates ranging from 4.1% to 5.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2018 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2012	\$ 4,465,000	\$ -	\$ 95,000	\$ 4,370,000	\$ 90,000
Less original issue discount	(53,794)	-	(2,608)	(51,186)	-
Series 2015	8,225,000	-	180,000	8,045,000	180,000
Less original issue discount	(64,803)	-	(2,817)	(61,986)	-
Series 2018	1,710,000	-	30,000	1,680,000	30,000
Total	\$ 14,281,403	\$ -	\$ 299,575	\$ 13,981,828	\$ 300,000

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2023	\$ 300,000	\$ 772,081	\$ 1,072,081
2024	330,000	756,984	1,086,984
2025	350,000	740,436	1,090,436
2026	360,000	722,917	1,082,917
2027	390,000	703,629	1,093,629
2028-2032	2,285,000	3,173,808	5,458,808
2033-2037	2,990,000	2,454,311	5,444,311
2038-2042	3,955,000	1,459,576	5,414,576
2043-2047	2,920,000	366,449	3,286,449
2048-2049	215,000	16,900	231,900
Total	\$ 14,095,000	\$ 11,167,091	\$ 25,262,091

NOTE 7 – DEVELOPERS TRANSACTIONS

The Developers own a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developers.

The District has a cost sharing agreement with the Original Developer whereby the Original Developer has agreed to reimburse the District fifty percent of certain maintenance costs. During the fiscal year ended September 30, 2022, the Original Developer reimbursed the District in the amount of \$47,514 which includes a receivable of \$3,975.

NOTE 8 – CONCENTRATION

The Developers own a majority of the land within the District. Therefore, the District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – INTERLOCAL AGREEMENT

During the fiscal year ended September 30, 2013, the District entered into an interlocal agreement ("Agreement") with the City of Orlando ("City") regarding maintenance of City owned rights of way ("City ROW") within and adjacent to the District, dated April 19, 2013. The Agreement acknowledges that the City has ultimate responsibility for the maintenance of the ROW but provides the option and mechanism for the District to maintain the ROW to a higher standard than the City would otherwise provide.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. The District has also contracted with the same management company to perform field management services, which include monthly inspection of the District's irrigation system. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Accounts	
REVENUES			
Assessments	\$ 963,338	\$ 985,510	\$ 22,172
Other contributions	46,332	47,514	1,182
Miscellaneous revenue	15,000	19,898	4,898
Interest	500	2,739	2,239
Total revenues	<u>1,025,170</u>	<u>1,055,661</u>	<u>30,491</u>
EXPENDITURES			
Current:			
General government	135,601	115,974	19,627
Maintenance and operations	1,040,569	914,821	125,748
Capital outlay	-	33,896	(33,896)
Total expenditures	<u>1,176,170</u>	<u>1,064,691</u>	<u>111,479</u>
Excess (deficiency) of revenues over (under) expenditures	(151,000)	(9,030)	141,970
OTHER FINANCING SOURCES AND USES			
Carryforward surplus	151,000	-	(151,000)
Total other financing sources and uses	<u>151,000</u>	<u>-</u>	<u>(151,000)</u>
Net change in fund balances	<u>\$ -</u>	(9,030)	<u>\$ (9,030)</u>
Fund balance - beginning		<u>830,549</u>	
Fund balance - ending		<u>\$ 821,519</u>	

See notes to required supplementary information

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 did not exceed appropriations.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	4
Number of independent contractors compensated in September 2022	12
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$9,000
Independent contractor compensation for FYE 9/30/2022	\$1,055,001
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 23 of annual financial report
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and Maintenance - \$700.60 - \$1,191.80 Debt Service Series 2012 - \$804.54 - \$1,179.35 Debt Service Series 2015 - \$202.25 - \$1,704.62 Debt Service Series 2018 - \$1,170.00
Special assessments collected FYE 9/30/2022	\$2,115,163
Outstanding Bonds:	
Series 2012, due November 1, 2042,	see Note 6 for details
Series 2015, due November 1, 2045,	see Note 6 for details
Series 2018, due May 1, 2049,	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 13, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 13, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

We have examined Randal Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Randal Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

January 13, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Randal Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2022 and have issued our report thereon dated January 13, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 13, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Randal Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Randal Park Community Development District, City of Orlando, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 13, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

SECTION VII

**AGREEMENT BETWEEN THE
RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT AND
COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT FOR
DISTRICT MANAGEMENT SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 1st day of February 2023, by and between:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Orange County, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT, LLC, a Florida limited liability company, with a mailing address of 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida 32822 (hereinafter “**Consultant**” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), and by ordinance adopted by the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure;

WHEREAS, the District wishes to retain an independent contractor to provide professional amenity management services, all as more particularly described herein and in **Exhibit A**, which is incorporated herein by reference;

WHEREAS, Consultant represents and warrants to the District that it is qualified, capable and willing to provide such services and the District desires to enter into this Agreement with the Consultant for the same; and

WHEREAS, the District and Consultant warrant and agree that they have the right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PURPOSE; SCOPE OF SERVICES: The purpose of this Agreement is for the Consultant to provide professional amenity management services to the District pursuant

to the Act. A brief description of these services is provided below, and a detailed description is provided in **Exhibit A** to this Agreement. The Consultant shall not commence providing the services to be performed pursuant to this Agreement and **Exhibit A** until the effective date.

A. Standard On-Going Amenity Management Services (“Standard Services”). The Consultant shall provide the following Standard Services to the District pursuant to this Agreement:

1. Amenity Center Management. Annual Amenity Center Management services to meet the current District amenity management staffing level requirements.

B. Time Frame. The Standard Services shall be provided on a monthly basis as detailed in this Agreement.

SECTION 3. ADDITIONAL SERVICES. In addition to the Standard Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services described herein or in Exhibit A, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, will be considered additional services (“**Additional Services**”). Additional services must be authorized by the District prior to being provided by Consultant. If any Additional Services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. All Additional Services will remain subject to the terms and conditions of this Agreement.

SECTION 4. LITIGATION SUPPORT SERVICES. Upon the District’s request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Agreement. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

SECTION 5. TERM. The initial term of this Agreement commences on February 1, 2023, and to continue until September 30, 2023 (“**Initial Term**”), unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms (“**Renewal Terms**”), unless terminated pursuant to its terms. The Consultant acknowledges that non-variable prices of this Agreement are firm, and that the Consultant may change the prices only with the District’s written consent, as evidenced by a vote of the District’s Board of Supervisors.

SECTION 6. FEES AND EXPENSES; PAYMENT TERMS.

A. Fees and Expenses.

1. A schedule of fees for the services provided pursuant to this Agreement is attached hereto as **Exhibit B** to this Agreement, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services it provides pursuant to this Agreement in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Agreement, the District shall compensate the Consultant only for those services provided under the terms of this Agreement.
2. Unless otherwise specified by this Agreement, the Consultant will invoice the District for the Consultant's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within thirty (30) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, *Florida Statutes*. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
3. Fees for the Standard Services described in this Agreement may be negotiated annually by the Parties.
4. In the event the District authorizes a requested change in the scope of services, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
5. For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard Services, as provided in this Agreement. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. Payment Terms.

1. **Standard Services.** Standard Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
2. **Additional Services.** Additional Services will either be billed monthly at the Consultant's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
3. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's proposed hourly rate, as authorized by the District and negotiated by the Parties.
4. **Out-of-Pocket Expenses.** Out-of-Pocket expenses not included under the Standard Services of the Consultant will be billed monthly as incurred.

SECTION 7. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the Consultant, the Consultant shall have the right to suspend services being provided pursuant to this Agreement if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70, *Florida Statutes*. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

SECTION 8. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Consultant.

SECTION 9. RESPONSIBILITIES.

A. **District Responsibilities.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Agreement. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. **Limitations of Responsibilities.** To the extent not referenced herein, and to the extent consistent with Section 190.006, *Florida Statutes*, Consultant shall not be responsible for the acts or omissions of any other Consultant or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Agreement which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

SECTION 10. TERMINATION. This Agreement may be terminated as follows:

A. By the District for "good cause" immediately, which shall include, but is not limited to, misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written (electronic) notice to Consultant.

B. By the Consultant for “good cause” immediately, which shall include, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Agreement, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for “good cause” shall be effected by written (electronic) notice to District.

C. By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination of this Agreement, the Consultant shall be entitled to payment for all services rendered pursuant to this Agreement up until the effective date of the termination of this Agreement, subject to whatever claims or off-sets the District may have against the Consultant. Consultant will make all reasonable efforts to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 11. GENERAL TERMS AND CONDITIONS.

A. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant’s activities and work pursuant to the Agreement within twenty-four hours (24) hours.

B. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

SECTION 12. APPLICABLE LAW AND VENUE. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA WITHOUT REFERENCE TO THE PRINCIPLES OF CONFLICT OF LAWS. EXCEPT FOR ACTIONS SEEKING INJUNCTIVE RELIEF (WHICH MAY BE BROUGHT IN ANY APPROPRIATE JURISDICTION), SUITS UNDER THIS AGREEMENT SHALL ONLY BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA. THIS CHOICE OF VENUE IS INTENDED BY THE PARTIES TO BE MANDATORY AND NOT PERMISSIVE IN NATURE, AND TO PRECLUDE THE POSSIBILITY OF LITIGATION BETWEEN THE PARTIES WITH RESPECT TO, OR ARISING OUT OF, THIS AGREEMENT IN ANY JURISDICTION OTHER THAN THAT SPECIFIED IN THIS SECTION. EACH PARTY WAIVES ANY RIGHT IT MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS OR SIMILAR DOCTRINE OR TO OBJECT TO VENUE WITH RESPECT TO ANY PROCEEDING BROUGHT IN ACCORDANCE WITH THIS SECTION.

SECTION 13. INDEMNIFICATION.

A. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, *Florida Statutes*), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement.

B. Consultant Indemnification. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement. Additionally, nothing in this Agreement requires Consultant to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Consultant as jointly liable parties; however, Consultant shall indemnify the District for any and all percentage of fault attributable to Consultant for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

C. Sovereign Immunity; Indemnification Obligations. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments as ordered.

SECTION 14. INSURANCE.

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Agreement.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement:

1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
2. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
3. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
4. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).

C. Except with respect to Professional Liability and Workers' Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 15. ASSIGNMENT. Neither the District nor the Consultant may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Consultant acknowledges that the designated public records custodian for the District is the Consultant President or designee ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, and the District's Rules of Procedure; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term

and following the Agreement term if the Consultant does not transfer the records to the Public Records Custodian of the District; 4) follow the District's Records Request Policy; and 5) upon completion of the Agreement, transfer to the District or its designee, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Office products, Adobe PDF formats, or the other information technology systems of the District.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524 OR BY EMAIL AT DMOSSING@GMSTNN.COM, OR BY REGULAR MAIL AT 6200 LEE VISTA BOULEVARD, ORLANDO, FL 32822.

SECTION 17. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Randal Park Community Development District
c/o Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 South Orange Avenue, Suite 1400
Orlando, FL 32801
Attn: Jan Carpenter, District Counsel

If to the Consultant: Community Association and Lifestyle Management, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, Florida 32822
Attn: President, Darrin Mossing

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government

shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 18. EFFECTIVE DATE. This Agreement shall become effective upon execution by both the District and the Consultant and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Agreement.

SECTION 19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 20. AGREEMENT; CONFLICTS. This instrument, together with accompanying **Exhibits A and B**, shall constitute the final and complete expression of this Agreement between the District and the Consultant relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and **Exhibits A and B**, this instrument shall control.

SECTION 21. ENFORCEMENT OF AGREEMENT; PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either the District or the Consultant under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. In the event that either the District or the Consultant is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.

SECTION 23. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a

report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 24. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 25. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Consultant shall be acting as an independent contractor. Neither the Consultant nor employees of the Consultant are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Consultant in the performance of this Agreement. The Consultant shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Consultant shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 28. SCRUTINIZED COMPANIES STATEMENT. Consultant certifies that it is not in violation of section 287.135, Florida Statutes, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in the Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Consultant is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in the Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 29. E-VERIFY REQUIREMENTS. The Consultant shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Consultant shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Consultant has knowingly violated Section 448.091, Florida Statutes. If the Consultant anticipates entering into agreements with a subcontractor for the Services, Consultant will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Consultant shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Consultant has otherwise complied with its obligations hereunder, the District shall promptly notify the Consultant. The Consultant agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Consultant or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Consultant represents that no public employer has terminated a contract with the Consultant under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

/SIGNATURES BEGIN ON THE FOLLOWING PAGE/

IN WITNESS WHEREOF, the Parties each intend to enter this Agreement, understand the terms set forth herein, hereby agree to those terms, and have executed this Agreement on the day and year first written above.

ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

**COMMUNITY ASSOCIATION AND
LIFESTYLE MANAGEMENT, LLC**, a
Florida limited liability company

(Print Name)

By: _____

Its: _____

Exhibit A: Scope of Services
Exhibit B: Schedule of Fees

Exhibit A: Scope of Services

STANDARD ON-GOING SERVICES (“STANDARD SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Amenity Center management.

1. AMENITY MANAGEMENT:

- A.** Onsite staffing levels consisting of two (2) full-time employees of Consultant to meet the current staffing level requirements.
 - a. Onsite Amenity Manager
 - b. Onsite Assistant Amenity Manager
- B.** Oversee day-to-day operations of the amenity center, including:
 - a. Provide new resident orientations services;
 - b. Respond to resident requests and complaints regarding the community in a timely manner;
 - c. Issue resident facility access cards to residents in order for them to access the facility where applicable;
 - d. For the safety of the community, the Amenity Manager is responsible for coordinating closure of any common areas when necessary, such as approaching storms, construction, or any other even that could pose a danger;
 - e. Maintaining a positive relationship with both residents and vendors;
 - f. Assist residents with renting the clubhouse or any other rentable space for their person events;
 - g. Coordinating repairs for any common areas maintained by the District;
 - h. Coordinate and host community events;
 - i. Update the community bulletin board monthly and as needed.
- C.** Adjustments will be made each fiscal year as part of the CDD annual budget process. The Adopted Budget will reflect updated pricing as appropriate based upon the adjusted service level requirements;
- D.** Manage and implement rules, regulations, customer service, etcetera as required by the CDD;
- E.** Prepare monthly reports for Board of Supervisors;
- F.** Correspond and communicate to the Board of Supervisors;
- G.** Manage contractors related to the CDD Amenity Center;
- H.** Provide mass communication to the community, as needed;
- I.** Attend and participate in the regularly scheduled and special Board of Supervisors meetings;

- J.** Work with District Manager in preparation of the annual CDD Amenity and Operations Budget;
- K.** All other services as required in the final agreement between the Consultant and District and as requested by Board of Supervisors or homeowners to ensure meets and surpasses all expectations of the community.

2. ADDITIONAL SERVICES:

- A.** All other requested items not specifically denoted in Exhibit A or Exhibit B will be subject to either a flat rate proposal or an hourly rate proposal to the District.

Exhibit B – Schedule of Fees

Standard Services: billed monthly in equal parts pursuant to the following schedule:

Onsite Amenity Manager	Full-time Amenity Manager
Onsite Assistant Amenity Manager	Full-time Assistant Amenity Manager
Reasonable Reimbursement Expenses	As Submitted
Total	\$87,385 Total Fees Adopted For Fiscal Year 2023

Additional Services:

Description	Fee Basis	Fee Budget
Hourly Rate for Special Services	Hourly	Upon Request
Response to Extensive Public Records Requests Requiring Significant Effort	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

SECTION VIII

SECTION B

SECTION 1

Randal Park

Community Development District

Check Run Summary

January 1, 2023 thru January 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	1/6/23	2707 - 2711	\$2,880.00
	1/11/23	2712 - 2717	\$21,858.66
	1/18/23	2718 - 2723	\$31,294.00
	1/19/23	2724	\$15,685.09
	1/20/23	2725 - 2727	\$929,676.59
	1/26/23	2728 - 2732	\$2,808.50
			<hr/> \$1,004,202.84

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/06/23	00031	12/15/22	207925 202212 320-53800-47000 LAKE MAINT PDS - DEC 22		*	302.00	
		12/15/22	207925 202212 320-53800-47000 LAKE MAINT DOWDEN-DEC 22		*	58.00	
		12/15/22	207925 202212 320-53800-47000 MAINT AC1 RETENT - DEC 22		*	53.00	
		12/15/22	207925 202212 320-53800-47000 MAINT AC2 RETENT - DEC 22		*	101.00	
		12/15/22	207925 202212 320-53800-47000 MAINT 4 RET PONDS-DEC 22		*	376.00	
APPLIED AQUATIC MANAGMENT, INC.							890.00 002707
1/06/23	00128	12/26/22	I-122622 202212 320-53800-47600 SECURITY SVCS 12/18-12/25		*	551.05	
ORLANDO POLICE DEPT.							551.05 002708
1/06/23	00039	1/01/23	8307 202301 320-53800-46400 POOL MAINTENANCE - JAN 23		*	600.00	
		1/01/23	8308 202301 320-53800-46900 FOUNTAIN MAINT - JAN 23		*	150.00	
ROBERTS POOL SERVICE AND REPAIR INC							750.00 002709
1/06/23	00049	1/01/23	250296 202301 320-53800-34500 SECURITY MONITORING-JAN23		*	34.95	
SYNERGY FL							34.95 002710
1/06/23	00038	12/26/22	394473 202212 320-53800-46400 ALGAE KILLER/TRICHLOR TAB		*	654.00	
SPIES POOL, LLC							654.00 002711
1/11/23	00001	1/01/23	733 202301 310-51300-34000 MANAGEMENT FEES - JAN 23		*	3,656.83	
		1/01/23	733 202301 310-51300-35200 WEBSITE ADMIN - JAN 23		*	100.00	
		1/01/23	733 202301 310-51300-35100 INFO TECHNOLOGY - JAN 23		*	150.00	
		1/01/23	733 202301 310-51300-31300 DISSEMINATON - JAN 23		*	875.00	
		1/01/23	733 202301 310-51300-51000 OFFICE SUPPLIES		*	.96	
		1/01/23	733 202301 310-51300-42000 POSTAGE		*	18.24	
		1/01/23	733 202301 310-51300-42500 COPIES		*	14.40	
		1/01/23	734 202301 320-53800-12000 FIELD MANAGEMENT - JAN 23		*	1,567.33	

RAND RANDAL PARK MBYINGTON

*** CHECK DATES 01/01/2023 - 01/31/2023 ***
 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 #
		1/01/23 734	202301 320-53800-49000		*	260.06	
		GENERAL MAINT MATERIALS					
		1/01/23 735	202301 320-53800-12100		*	7,282.08	
		AMENITY MANAGEMENT-JAN 23					
		1/01/23 736	202301 320-53800-12300		*	2,548.00	
		FACILITY MANAGEMENT-JAN23					
			GOVERNMENTAL MANAGEMENT SERVICES				16,472.90 002712
1/11/23 00128		1/03/23 I-010323	202301 320-53800-47600		*	549.50	
		SECURITY SVCS 12/30-01/01					
		1/09/23 I-010923	202301 320-53800-47600		*	549.50	
		SECURITY SVC 01/06-01/08					
			ORLANDO POLICE DEPT.				1,099.00 002713
1/11/23 00061		12/02/22 140826	202212 320-53800-51000		*	589.80	
		LITTER BAG/TRASH LINER					
		1/06/23 141159	202301 320-53800-51000		*	589.80	
		LITTER BAG/TRASH LINER					
			PROPET DISTRIBUTORS, INC.				1,179.60 002714
1/11/23 00108		1/01/23 41924	202301 320-53800-46700		*	1,365.00	
		JANITORIAL SERVICES-JAN23					
		1/01/23 41924	202301 320-53800-46700		*	180.00	
		SPECIAL REQUEST CLEANING					
			RUGBY COMMERCIAL CLEANING, LLC				1,545.00 002715
1/11/23 00038		12/18/22 394258	202301 320-53800-46400		*	750.00	
		CHEMICAL CONTROLLER JAN23					
			SPIES POOL, LLC				750.00 002716
1/11/23 00066		1/04/23 ON 47574	202301 320-53800-46500		*	812.16	
		WEEPING VALVE REPAIR					
			YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC				812.16 002717
1/18/23 00043		1/10/23 17556837	202301 320-53800-46800		*	50.00	
		PEST CONTROL - JAN 23					
			ARROW ENVIRONMENTAL SERVICES				50.00 002718
1/18/23 00060		1/10/23 11302	202301 320-53800-34500		*	120.00	
		SECURITY MONITORING-JAN23					
			ACCESS CONTROL TECHNOLOGIES				120.00 002719
1/18/23 00015		1/03/23 23431	202301 310-51300-32200		*	4,500.00	
		AUDIT FYE 09/30/22					
			GRAU & ASSOCIATES				4,500.00 002720
			RAND RANDAL PARK	MBYINGTON			

RAND RANDAL PARK MBYINGTON

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
January 31, 2023



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11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

Randal Park
Community Development District
Combined Balance Sheet
January 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 988,409	\$ -	\$ -	\$ -	\$ 988,409
Investments:					
State Board Administration	\$ -	\$ 304,550	\$ -	\$ -	\$ 304,550
Series 2012					
Reserve	\$ -	\$ -	\$ 405,198	\$ -	\$ 405,198
Revenue	\$ -	\$ -	\$ 503,453	\$ -	\$ 503,453
Interest	\$ -	\$ -	\$ 46	\$ -	\$ 46
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 29	\$ -	\$ 29
Series 2015					
Reserve	\$ -	\$ -	\$ 598,032	\$ -	\$ 598,032
Revenue	\$ -	\$ -	\$ 651,256	\$ -	\$ 651,256
Interest	\$ -	\$ -	\$ 64	\$ -	\$ 64
Construction	\$ -	\$ -	\$ -	\$ 443	\$ 443
Series 2018					
Reserve	\$ -	\$ -	\$ 59,448	\$ -	\$ 59,448
Revenue	\$ -	\$ -	\$ 114,635	\$ -	\$ 114,635
Interest	\$ -	\$ -	\$ 13	\$ -	\$ 13
Capital Interest	\$ -	\$ -	\$ 2,576	\$ -	\$ 2,576
Construction	\$ -	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 8,280	\$ -	\$ -	\$ -	\$ 8,280
Due from Capital Reserve	\$ 15,685	\$ -	\$ -	\$ -	\$ 15,685
Prepaid Expenses	\$ 1,650	\$ -	\$ -	\$ -	\$ 1,650
Total Assets	\$ 1,014,025	\$ 304,550	\$ 2,334,770	\$ 499	\$ 3,653,843
Liabilities:					
Accounts Payable	\$ 13,452	\$ -	\$ -	\$ -	\$ 13,452
Due to General Fund	\$ -	\$ 15,685	\$ -	\$ -	\$ 15,685
Total Liabilities	\$ 13,452	\$ 15,685	\$ -	\$ -	\$ 29,137
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 288,864	\$ -	\$ -	\$ 288,864
Nonspendable:					
Deposits and Prepaid Items	\$ 1,650	\$ -	\$ -	\$ -	\$ 1,650
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 908,745	\$ -	\$ 908,745
Debt Service 2015	\$ -	\$ -	\$ 1,249,352	\$ -	\$ 1,249,352
Debt Service 2018	\$ -	\$ -	\$ 176,673	\$ -	\$ 176,673
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 443	\$ 443
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 56	\$ 56
Unassigned	\$ 998,923	\$ -	\$ -	\$ -	\$ 998,923
Total Fund Balances	\$ 1,000,573	\$ 288,864	\$ 2,334,770	\$ 499	\$ 3,624,706
Total Liabilities & Fund Balance	\$ 1,014,025	\$ 304,550	\$ 2,334,770	\$ 499	\$ 3,653,843

Randal Park
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ 831,476	\$ 831,476	\$ -
Colonial Properties Contribution	\$ 47,088	\$ 15,696	\$ 16,593	\$ 897
Miscellaneous Revenue	\$ 1,000	\$ 333	\$ 105	\$ (228)
Activities	\$ 7,000	\$ 2,333	\$ 1,444	\$ (889)
Rentals	\$ 7,000	\$ 2,333	\$ 8,650	\$ 6,317
Total Revenues	\$ 1,025,427	\$ 852,172	\$ 858,267	\$ 6,096
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
FICA Expense	\$ 900	\$ 300	\$ 214	\$ 86
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,500	\$ -
Trustee Fees	\$ 12,500	\$ 4,000	\$ 4,000	\$ -
Dissemination Agent	\$ 10,500	\$ 3,500	\$ 3,500	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Attorney	\$ 20,000	\$ 6,667	\$ 3,314	\$ 3,352
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 43,882	\$ 14,627	\$ 14,627	\$ (0)
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Postage	\$ 650	\$ 217	\$ 124	\$ 92
Insurance	\$ 7,440	\$ 7,440	\$ 7,109	\$ 331
Printing & Binding	\$ 2,150	\$ 717	\$ 125	\$ 591
Legal Advertising	\$ 2,250	\$ 750	\$ -	\$ 750
Other Current Charges	\$ 1,700	\$ 567	\$ 246	\$ 320
Office Supplies	\$ 200	\$ 67	\$ 3	\$ 63
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 139,847	\$ 57,192	\$ 46,980	\$ 10,212
<u>Operations & Maintenance</u>				
Contract Services:				
Field Management	\$ 18,808	\$ 6,269	\$ 6,269	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 4,800	\$ 4,800	\$ -
Landscape Maintenance	\$ 302,677	\$ 100,892	\$ 100,856	\$ 36
Lake Maintenance	\$ 10,700	\$ 3,567	\$ 3,560	\$ 7
Security Patrol	\$ 41,250	\$ 13,750	\$ 7,008	\$ 6,742
Repairs & Maintenance				
Facility Maintenance	\$ 30,576	\$ 10,192	\$ 10,192	\$ -
Repairs & Maintenance	\$ 17,500	\$ 5,833	\$ 3,822	\$ 2,012
Operating Supplies	\$ 9,800	\$ 3,267	\$ 1,924	\$ 1,343
Landscape Replacement	\$ 15,000	\$ 5,000	\$ 5,528	\$ (528)
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ 4,301	\$ (968)
Fountain Maintenance	\$ 3,800	\$ 1,267	\$ 2,417	\$ (1,150)
Pressure Washing	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Subtotal Operations & Maintenance	\$ 487,311	\$ 166,170	\$ 158,677	\$ 7,494

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 10,000	\$ 6,700	\$ 3,300
Streetlighting	\$ 110,000	\$ 36,667	\$ 34,035	\$ 2,632
Amenity Center				
Amenity Management	\$ 87,385	\$ 29,128	\$ 29,128	\$ 0
Pool Attendants	\$ 15,600	\$ 5,200	\$ 609	\$ 4,591
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,415	\$ 1,472	\$ 1,029	\$ 443
Utilities - Amenity Center	\$ 21,000	\$ 7,000	\$ 7,488	\$ (488)
Refuse Service	\$ 2,880	\$ 960	\$ 879	\$ 81
Amenity Center Access Cards	\$ 1,000	\$ 333	\$ -	\$ 333
HVAC Maintenance	\$ 574	\$ 574	\$ 456	\$ 118
Special Events	\$ 14,962	\$ 10,911	\$ 10,911	\$ -
Holiday Decorations	\$ 8,500	\$ 8,500	\$ 9,099	\$ (599)
Security Monitoring	\$ 1,920	\$ 640	\$ 620	\$ 20
Janitorial Services	\$ 21,480	\$ 7,160	\$ 7,935	\$ (775)
Pool Maintenance	\$ 20,000	\$ 6,667	\$ 11,734	\$ (5,067)
Fitness Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ 250	\$ 1,417
Amenity Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Pest Control	\$ 1,218	\$ 406	\$ 200	\$ 206
Other				
Property Insurance	\$ 41,692	\$ 41,692	\$ 33,831	\$ 7,861
Contingency	\$ 7,500	\$ 7,500	\$ 10,197	\$ (2,697)
Subtotal Operations & Maintenance	\$ 400,676	\$ 178,143	\$ 165,102	\$ 13,042
Total Expenditures	\$ 1,027,834	\$ 401,506	\$ 370,758	\$ 30,748
Excess (Deficiency) of Revenues over Expenditures	\$ (2,408)		\$ 487,509	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (24,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (24,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (26,408)		\$ 487,509	
Fund Balance - Beginning	\$ 26,408		\$ 513,064	
Fund Balance - Ending	\$ -		\$ 1,000,573	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
<u>Revenues</u>				
Interest	\$ 500	\$ 500	\$ 4,224	\$ 3,724
Total Revenues	\$ 500	\$ 500	\$ 4,224	\$ 3,724
<u>Expenditures:</u>				
Capital Outlay	\$ 25,000	\$ 8,131	\$ 8,131	\$ -
Shade Structures	\$ 115,000	\$ 15,685	\$ 15,685	\$ -
Soccer Field Turf	\$ 6,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 146,000	\$ 23,816	\$ 23,816	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (145,500)		\$ (19,592)	
<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)		\$ (19,592)	
Fund Balance - Beginning	\$ 206,295		\$ 308,456	
Fund Balance - Ending	\$ 84,795		\$ 288,864	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues:				
Assessments	\$ 397,350	\$ 342,146	\$ 342,146	\$ -
Interest	\$ 100	\$ 100	\$ 6,837	\$ 6,737
Total Revenues	\$ 397,450	\$ 342,246	\$ 348,984	\$ 6,737
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		\$ 114,859	
Fund Balance - Beginning	\$ 391,325		\$ 793,886	
Fund Balance - Ending	\$ 407,969		\$ 908,745	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues:				
Assessments	\$ 590,148	\$ 509,372	\$ 509,372	\$ -
Interest	\$ 125	\$ 125	\$ 9,203	\$ 9,078
Total Revenues	\$ 590,273	\$ 509,497	\$ 518,576	\$ 9,078
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		\$ 135,704	
Fund Balance - Beginning	\$ 513,092		\$ 1,113,648	
Fund Balance - Ending	\$ 520,809		\$ 1,249,352	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues:				
Assessments	\$ 117,674	\$ 101,571	\$ 101,571	\$ -
Interest	\$ 50	\$ 50	\$ 958	\$ 908
Total Revenues	\$ 117,724	\$ 101,621	\$ 102,529	\$ 908
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		\$ 60,231	
Fund Balance - Beginning	\$ 56,003		\$ 116,442	
Fund Balance - Ending	\$ 59,132		\$ 176,673	

Randal Park
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Series		Series		
	2015		2018		Total
<u>Revenues</u>					
Interest	\$	5	\$	1	\$ 5
Total Revenues	\$	5	\$	1	\$ 5
<u>Expenditures:</u>					
Capital Outlay	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	5	\$	1	\$ 5
Fund Balance - Beginning	\$	439	\$	55	\$ 494
Fund Balance - Ending	\$	443	\$	56	\$ 499

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	\$ 614,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 831,476
Colonial Properties Contribution	\$ 4,155	\$ 4,157	\$ 4,123	\$ 4,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,593
Miscellaneous Revenue	\$ 95	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Activities	\$ -	\$ -	\$ -	\$ 1,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,444
Rentals	\$ 2,750	\$ -	\$ 3,300	\$ 2,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,650
Total Revenues	\$ 7,000	\$ 69,456	\$ 159,556	\$ 622,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 858,267
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Expense	\$ 61	\$ 61	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Annual Audit	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,681	\$ 567	\$ 1,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,314
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,627
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 76	\$ 17	\$ 14	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124
Insurance	\$ 7,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,109
Printing & Binding	\$ 30	\$ 74	\$ 7	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 110	\$ 41	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 19,755	\$ 6,652	\$ 10,556	\$ 10,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,980
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,269
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Landscape Maintenance	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,856
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,560
Security Patrol	\$ 1,443	\$ 1,237	\$ 1,788	\$ 2,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,008
Repairs & Maintenance													
Facility Maintenance	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,192
Repairs & Maintenance	\$ 81	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,822
Operating Supplies	\$ 590	\$ -	\$ 745	\$ 590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,924
Landscape Replacement	\$ 5,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,528
Irrigation Repairs	\$ 990	\$ 2,499	\$ -	\$ 812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,301
Fountain Maintenance	\$ 150	\$ 1,967	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,417
Pressure Washing	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Subtotal Operations & Maintenance	\$ 43,801	\$ 47,662	\$ 32,901	\$ 34,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,677

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	\$ 1,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,700
Streetlighting	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,035
Amenity Center													
Amenity Management	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,128
Pool Attendants	\$ 455	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	609
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 291	\$ -	\$ 447	\$ 291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,029
Utilities - Amenity Center	\$ 1,947	\$ 2,089	\$ 1,869	\$ 1,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,488
Refuse Service	\$ 214	\$ 222	\$ 222	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	879
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	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	620
Janitorial Services	\$ 1,986	\$ 2,049	\$ 2,049	\$ 1,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,935
Pool Maintenance	\$ 5,063	\$ 2,022	\$ 2,004	\$ 2,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,734
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Other													
Property Insurance	\$ 33,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,831
Contingency	\$ 1,093	\$ 2,000	\$ 6,692	\$ 413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,197
Subtotal Operations & Maintenance	\$ 63,635	\$ 63,635	\$ 40,613	\$ 24,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	165,102
Total Expenditures	\$ 127,190	\$ 117,949	\$ 84,070	\$ 69,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	370,758
Excess Revenues (Expenditures)	\$ (120,190)	\$ (48,492)	\$ 75,486	\$ 553,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	487,509
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (120,190)	\$ (48,492)	\$ 75,486	\$ 553,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	487,509

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 :	\$405,198
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 :	\$598,032
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 :	\$59,448
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

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	46.59%	19.17%	28.54%	5.69%	100.00%
								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
01/13/23	7	11/27/22	\$1,372,832.17	\$0.00	(\$54,913.60)	\$0.00	\$1,317,918.57	\$614,052.90	\$252,678.52	\$376,176.30	\$75,010.85	\$1,317,918.57
TOTAL			\$ 1,858,095.54	\$ -	\$ (74,411.72)	\$ 880.87	\$ 1,784,564.69	\$ 831,475.59	\$ 342,146.46	\$ 509,372.09	\$ 101,570.55	\$ 1,784,564.69

86%	Net Percent Collected
\$283,013.63	Balance Remaining to Collect

SECTION 3

Randal Park CDD

Field Management Report



February 17th, 2023
Jarett Wright
Assistant Field Manager
GMS

Complete

Park Maintenance

- ✚ Cadman field was fertilized, continuing to monitor progress before reopening.
- ✚ Repaired gates at parks.
- ✚ Dog park at Lovett had the dog fountain repaired, and holes in the ground were filled. Recommend switching out the rock drainage for channel drain.
- ✚ Backflows were inspected by Aaron's backflow. Backflow at Lovett Park is currently scheduled for repairs.
- ✚ Extra adult swing was added, changing out the remaining swings with new model.



Site Item

Bridge Repair Timeline

- ✚ Rally Point USA replaced bridge floorboards on August 12-14, 2022, **\$30,805.78**.
- ✚ After the hurricane, boards were warping, sinking, and popping up. Rally Point conducted repairs on October 7th, 2022, free of charge.
- ✚ GMS completed staining of the bridge on December 7th, 2022, **\$6,616.44**.
- ✚ GMS Maintenance staff conducted minor repair on sinking section December 12th for cost of materials approximately **\$100**. During repairs deficiencies with floorboard repair was annotated.
- ✚ December 21st, 2022, Rally Point repaired deficiencies free of charge.
- ✚ Current 6-month total: **\$37,522.22**.
- ✚ **\$7500 NTE** set for VHB to conduct inspection.
- ✚ Gathering quotes to properly install support joist to prevent sinking and warping of the floorboards. TBD upon completion of bridge inspection.



InProgress

Pool Vendor

- ✚ Owner of Spies Pools is providing a list of recommended vendors. Will present possible options at the next meeting.



Playground Mulch

- ✚ Playground mulch at two parks was installed.
- ✚ Pro Playgrounds withdrew their interest to bid for the Lovett park playground. Working to find alternate vendor.



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