

*Randal Park Community
Development District*

Agenda

March 17, 2023

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 10, 2023

Board of Supervisors
Randal Park Community
Development District

Dear Board Members:

The Board of Supervisors of **Randal Park Community Development District** will meet **Friday, March 17, 2023 at 9:30 AM** at the **Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the February 17, 2023 Board of Supervisors Meeting
5. Presentation of OUC Proposal
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date – April 21, 2023

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Jason M. Showe

Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
James Hoffman, District Engineer
Marcia Calleja, Amenity Manager
Alexandra Penagos, Community Manager
Darrin Mossing, GMS

Enclosures

MINUTES

**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, **February 17, 2023** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius	Chairperson
Katie Steuck	Vice Chairperson
Matthew Phelps	Assistant Secretary
Sean Masherella	Assistant Secretary
Marcela Asquith	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman <i>by telephone</i>	District Engineer
Jarett Wright	Field Operations
Marcia Calleja	CALM
Alexandra Panagos	CALM
Jeremy Lebrun <i>by telephone</i>	GMS
Officer Malave	City of Orlando Sheriff

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Officer Malave gave an overview of the types of calls that were taken in the last six months, indicated that the community is considered to be very safe and discussed the best times and location for off duty presence.

Officer Malave left the meeting at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Filling Board Vacancy

Mr. Showe stated we received a letter of interest from Marcela Asquith that was included in your agenda package.

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor Marcela Asquith was appointed to fill the unexpired term of office with a term ending November 2024.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Showe being a notary public of the State of Florida administered the oath of office to Ms. Asquith.

Ms. Trucco stated you are considered a locally elected government official and subject to the public records law as well as the sunshine law, which also applies to social media such as Facebook. The sunshine law basically means that you are not permitted to speak to any other board member outside of one of these publicly noticed meetings about any item of business that is current or could come before the board. I will go through more detail after the meeting about the Florida Statutes that apply to you. My office will also send you a welcome packet with information about CDDs.

Mr. Showe stated you are required to complete the form 1 statement of financial interests within 30 days of today and turn it in to the supervisor of elections office. If you take it in person, they will stamp a copy with the date on it. As a board member you are eligible to receive up to \$200 in compensation per board meeting. Do you choose to accept that?

Ms. Asquith responded yes.

Mr. Showe stated you need to complete the I9 and W4 forms and return them to my office. You are not required to keep any records from these meetings, as district manager we keep the records. If you do keep records, we recommend that you keep them separate so if there is a public records request your personal or business records are not intermingled with those. We recommend that board members set up a separate email for district correspondence, so that if there is a public records request, they are not intermingled with your personal emails.

C. Consideration of Resolution 2023-02 Electing Assistant Secretary

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor Resolution 2023-02 appointing Marcela Asquith as assistant secretary was approved.

FOURTH ORDER OF BUSINESS**Engineer's Report**

Mr. Hoffman stated our engineering team has been working with district staff to begin the assessment field observations on the bridge and provide recommendations to address the district's concerns. They will be onsite next week and will coordinate with Jarett and Jason.

Ms. Steuck stated I thought we were going to get another quote for that.

Mr. Showe stated at the last meeting the board directed to keep it around \$5,000 to get them engaged. We approved a not to exceed of \$7,500, which included inspection plus some additional work if there are other items that need to be corrected. We reached out to other engineers and could not get a firm response and in the interest of time, we approved that.

Mr. Hoffman stated at the last meeting we had a proposal of what a full scope proposal would be and the number was not something the board was eager to pursue for a design only effort. Our recommendation at the time and something we still encourage was to supplement any observations we may find depending on any work that may be required, find a contractor that can do the structural engineering components of their work inhouse and that can be done much more economically than a third-party design. We will continue to work with staff under the reduced scope and will provide staff with the information and input that they need in order to figure out what needs to happen with that bridge and help the district navigate that process.

Ms. Trucco stated I think it is part of the scope already but one thing the board was interested in determining was whether the current conditions were due to normal wear and tear or if they were perhaps attributable to initial installation such as a defect at the initial installation stage or a defective repair at some point. If you have any thoughts about that after you are done with the report it would be beneficial for the board.

Mr. Hoffman stated understood. The nature of our visual assessment and the observations we will be conducting there may be some items that look like it wasn't done properly. Some things may get blurred between, it was okay when it went in but degraded over time or whatever. We can provide our opinion on those items to the extent we are able.

Ms. Trucco stated I understand it was constructed some years ago it is hard to make that determination but if there is some glaring, obvious, defective repair or something like that.

Ms. Steuck stated after Lynn's company came and replaced the top boards, didn't someone come in behind her and add more supports?

Mr. Wright stated I have a full breakdown under my report if you just want to wait.

Ms. Steuck asked what is your timeline? Do you think by the next meeting you will have preliminary information?

Mr. Hoffman stated our team met with Jarett yesterday and from the notes they will be onsite next week and should have follow-up information and next steps hopefully by the next board meeting.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the January 20, 2023 Board of Supervisors Meeting

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the minutes of the January 20, 2023 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2022 Audit Report

Mr. Showe stated under the letter to management there are no current year findings and no prior year findings and we are in compliance with all the statutory requirements and it is a clean audit.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the Fiscal Year 2022 audit was accepted and staff authorized to transmit the final report to the State of Florida.

SEVENTH ORDER OF BUSINESS

Consideration of Amenity Staff Agreement

Mr. Showe stated that currently the lifestyle and association management is being done through GMS. There is no change to what you are being billed, how you are being billed, it will now be CALM, which is the lifestyle management wing of GMS. In front of you is the contract between the district and CALM for those services.

Ms. Trucco stated I have had an opportunity to review this and this is an older version in the agenda package. The new version incorporates my comments and that is in front of you. This is for amenity management only so GMS is still going to provide district management; they are just transferring their amenity management oversight and staff to CALM LLC instead. There is actually more protection in this agreement than the original. You authorized my office to send a termination letter to GMS terminating their amenity management services under the original 2007 agreement that the board signed with them. As a precautionary measure there are other firms that may think you need to do an assignment and I don't think that is necessary. We are comfortable with a termination notice from the board. In the very unlikely event that there is a successor to GMS and there is a lawsuit or something it is very clear in the record that you terminated amenity management services, we are no longer paying GMS for amenity management services under the 2007 agreement. Amenity management is being provided by CALM through this agreement.

Mr. Showe stated I don't expect you will notice any changes in operations or the people you are dealing with; none of that is changing.

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the agreement with CALM for amenity management services was approved and district counsel was authorized to notice GMS of the termination of amenity management services.

EIGHTH 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 Ms. Cornelius 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 and stated I have authorized VHB to close the bridge if they find any extreme deficiencies.

Ms. Steuck asked how far apart are the support beams right now and what is the current code if you are building a new bridge?

Mr. Wright stated I will have VHB tell you. From my understanding if I were going to build a deck outside my house today the normal recommendation is 12" to 16". That bridge is weird because some are 18" to 24" and a giant section that is 48".

Ms. Steuck asked did they forget to put the extra one in?

Mr. Wright responded I can't answer that because we don't have the old plans; we are working on getting those. I don't know what the code is.

Mr. Showe stated that is a question for the engineer. We will take next steps when we get the response from the engineer.

Ms. Steuck asked without waiting on the response from the engineer could you proactively look into the warranty because I can't imagine that 48" is code?

Mr. Wright stated I'm also working with the engineer. We have to see the original plans and if they designed it with a 48" gap then you might have an argument. We will verify what the code actually is. It could also be that someone did a repair before we were here and they took that support away.

Ms. Steuck asked is this irrelevant because it has been so long?

Ms. Trucco stated not necessarily.

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor staff was authorized to stain the bridge railing in an amount not to exceed \$4,000.

iv. Amenity Report

Ms. Panagos gave an overview of the activities at the amenity center since the last meeting.

NINTH ORDER OF BUSINESS**Supervisor's Requests**

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – March 17, 2023

Mr. Showe stated the next meeting will be held March 17, 2023 at 9:30 a.m. in the same location.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the meeting adjourned at 10:54 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



February 21, 2023

Jason Showe
Randal Park Community Development District
8730 Randal Park Blvd
Orlando, FL 32832

RE: RANDAL PARK PATHWAY (WO 745707)

Dear Jason:

OUC – The Reliable One is pleased to provide you a preliminary proposal for OUConvenient Lighting Service. The preliminary proposal is intended to provide a ballpark estimate for the cost of lighting service and is subject to change. A formal engineering design would have to be completed in order to provide actual pricing for the service described below. The following quote for the installation, operation and maintenance of new lighting poles and fixtures as based on the plans for the above project.

- (19) 20' aluminum poles [036-21724]
- (19) 80w LED post top [036-23295]
- (2) lighting controllers [036-26065]

OPTION 1

Total Investment: \$ 1,336.92
Maintenance: \$ 243.39
Fuel/Energy: \$ 50.40
Total Monthly Cost: \$ 1,630.71

OPTION 2

100% Up-Front Cost: \$ 162,226
Maintenance: \$ 243.39
Fuel/Energy: \$ 50.40
Total Monthly Cost: \$ 293.79

If you would like to proceed, I would be happy to have an agreement specific to your request prepared. Material quotes are good for 60 days.

Sincerely,

Bob Fields

Robert Fields
Sr. Key Account Executive
OUC – The *Reliable One*
RFields@ouc.com

SECTION VI

SECTION B

SECTION 1

Randal Park

Community Development District

Check Run Summary

February 1, 2023 thru February 28, 2023

Fund	Date	Check No.'s	Amount
General Fund	2/2/23	2733	\$4,000.00
	2/8/23	2734 - 2740	\$10,893.18
	2/9/23	2741	\$1,327.50
	2/16/23	2742 - 2749	\$12,388.69
	2/23/23	2750	\$8,314.91
			<hr/> \$36,924.28

*** CHECK DATES 02/01/2023 - 02/28/2023 ***
 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 #
2/02/23	00165	12/05/22 2163806	202212 310-51300-32300	TRUSTEE FEES - SER 2018	*	4,000.00	
				COMPUTERSHARE TRUST COMPANY N.A.			4,000.00 002733
2/08/23	00031	1/15/23 208630	202301 320-53800-47000	LAKE MAINT PDS - JAN 23	*	302.00	
		1/15/23 208630	202301 320-53800-47000	LAKE MAINT DOWN - JAN 23	*	58.00	
		1/15/23 208630	202301 320-53800-47000	MAINT AC1 RETENT - JAN 23	*	53.00	
		1/15/23 208630	202301 320-53800-47000	MAINT AC2 RETENT - JAN 23	*	101.00	
		1/15/23 208630	202301 320-53800-47000	MAINT 4 RET PONDS-JAN 23	*	376.00	
				APPLIED AQUATIC MANAGMENT, INC.			890.00 002734
2/08/23	00129	1/26/23 41446363	202301 320-53800-46700	BATHROOM MATS CLEANING	*	306.79	
				CINTAS			306.79 002735
2/08/23	00001	12/31/22 737	202212 320-53800-49000	BRIDGE CLEANING/SEALERS	*	4,248.99	
		12/31/22 738	202212 320-53800-49000	ADDITIONAL BRIDGE SEALING	*	2,367.45	
				GOVERNMENTAL MANAGEMENT SERVICES			6,616.44 002736
2/08/23	00039	2/01/23 8577	202302 320-53800-46400	POOL MAINTENANCE - FEB 23	*	600.00	
		2/01/23 8578	202302 320-53800-46900	FOUNTAIN MAINT - FEB 23	*	150.00	
				ROBERTS POOL SERVICE AND REPAIR INC			750.00 002737
2/08/23	00049	2/01/23 253976	202302 320-53800-34500	SECURITY MONITORING-FEB23	*	34.95	
				SYNERGY FL			34.95 002738
2/08/23	00038	1/05/23 395307	202301 320-53800-46400	POOL GUTTERS LEAK REPAIR	*	1,295.00	
		1/18/23 395088	202302 320-53800-46400	CHEMICAL CONTROLLER FEB23	*	750.00	
				SPIES POOL, LLC			2,045.00 002739
2/08/23	00166	2/08/23 02082023	202302 300-36900-10200	PRIVATE EVENT REFUND	*	250.00	
				VANESA GARCIA BARROS			250.00 002740

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/09/23	00167	2/08/23 003436	202302 300-15500-10000	TRUCK CATERING - 03/18/23	*	1,327.50	
				KELLY'S HOMEMADE ICE CREAM LLC			1,327.50 002741
2/16/23	00123	2/07/23 34552	202302 320-53800-46500	BACKFLOW TESTING 02/06/23	*	195.00	
				AARON'S BACKFLOW SERVICES INC			195.00 002742
2/16/23	00043	2/07/23 17710986	202302 320-53800-46800	PEST CONTROL - FEB 23	*	50.00	
				ARROW ENVIRONMENTAL SERVICES			50.00 002743
2/16/23	00060	2/14/23 11453	202302 320-53800-34500	SECURITY MONITORING-FEB23	*	120.00	
				ACCESS CONTROL TECHNOLOGIES			120.00 002744
2/16/23	00046	12/20/22 28860A	202212 320-53800-46900	QUARTERLY FOUNTAIN-DEC 22	*	175.00	
		1/18/23 29081A	202301 320-53800-46900	REPLACE CAPACITORS-LAKEFN	*	205.00	
				FOUNTAIN DESIGN GROUP, INC.			380.00 002745
2/16/23	00001	2/01/23 739	202302 310-51300-34000	MANAGEMENT FEES - FEB 23	*	3,656.83	
		2/01/23 739	202302 310-51300-35200	WEBSITE ADMIN - FEB 23	*	100.00	
		2/01/23 739	202302 310-51300-35100	INFO TECHNOLOGY - FEB 23	*	150.00	
		2/01/23 739	202302 310-51300-31300	DISSEMINATION - FEB 23	*	875.00	
		2/01/23 739	202302 310-51300-51000	OFFICE SUPPLIES	*	1.47	
		2/01/23 739	202302 310-51300-42000	POSTAGE	*	64.45	
		2/01/23 739	202302 310-51300-42500	COPIES	*	26.40	
		2/01/23 740	202302 320-53800-12000	FIELD MANAGEMENT - FEB 23	*	1,567.33	
		2/01/23 740	202302 320-53800-49000	PHOTOBOOTH/BED BATH BEYON	*	523.21	
		2/01/23 740	202302 320-53800-49000	BOARD & BRUSH - SIGNAGE	*	172.50	
		2/01/23 741	202302 320-53800-12300	FACILITY MANAGEMENT-FEB23	*	2,548.00	
				GOVERNMENTAL MANAGEMENT SERVICES			9,685.19 002746
				RAND RANDAL PARK MBYINGTON			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/16/23	00168	2/13/23 02132023	202302 300-36900-10200	CLUBHOUSE DEP REFUND	*	250.00	
				JASMINE EVANGELISTA			250.00 002747
2/16/23	00128	2/05/23 I-020523	202301 320-53800-47600	SECURITY SVCS 01/29-02/03	*	343.50	
				ORLANDO POLICE DEPT.			343.50 002748
2/16/23	00108	2/01/23 42192	202302 320-53800-46700	JANITORIAL SVCS - FEB 23	*	1,365.00	
				RUGBY COMMERCIAL CLEANING, LLC			1,365.00 002749
2/23/23	00054	2/23/23 02232023	202302 320-58100-10000	CAPITAL RESERVE TRANSFER	*	24,000.00	
		2/23/23 02232023	202302 300-13100-10100	DUE FROM CAP RES 02/23/23	*	15,685.09-	
				RANDAL PARK CDD C/O STATE BOARD OF			8,314.91 002750
TOTAL FOR BANK A						36,924.28	
TOTAL FOR REGISTER						36,924.28	

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
February 28, 2023



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Randal Park
Community Development District
Combined Balance Sheet
February 28, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 1,097,592	\$ -	\$ -	\$ -	\$ 1,097,592
Investments:					
State Board Administration	\$ -	\$ 313,978	\$ -	\$ -	\$ 313,978
Series 2012					
Reserve	\$ -	\$ -	\$ 406,603	\$ -	\$ 406,603
Revenue	\$ -	\$ -	\$ 504,341	\$ -	\$ 504,341
Interest	\$ -	\$ -	\$ 46	\$ -	\$ 46
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 29	\$ -	\$ 29
Series 2015					
Reserve	\$ -	\$ -	\$ 600,105	\$ -	\$ 600,105
Revenue	\$ -	\$ -	\$ 652,238	\$ -	\$ 652,238
Interest	\$ -	\$ -	\$ 64	\$ -	\$ 64
Construction	\$ -	\$ -	\$ -	\$ 445	\$ 445
Series 2018					
Reserve	\$ -	\$ -	\$ 59,654	\$ -	\$ 59,654
Revenue	\$ -	\$ -	\$ 114,778	\$ -	\$ 114,778
Interest	\$ -	\$ -	\$ 13	\$ -	\$ 13
Capital Interest	\$ -	\$ -	\$ 2,585	\$ -	\$ 2,585
Construction	\$ -	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 12,447	\$ -	\$ -	\$ -	\$ 12,447
Due from General Fund	\$ -	\$ -	\$ 84,247	\$ -	\$ 84,247
Prepaid Expenses	\$ 2,978	\$ -	\$ -	\$ -	\$ 2,978
Total Assets	\$ 1,113,016	\$ 313,978	\$ 2,424,724	\$ 500	\$ 3,852,219
Liabilities:					
Accounts Payable	\$ 46,317	\$ -	\$ -	\$ -	\$ 46,317
Due to Debt Service	\$ 84,247	\$ -	\$ -	\$ -	\$ 84,247
Total Liabilities	\$ 130,563	\$ -	\$ -	\$ -	\$ 130,563
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 313,978	\$ -	\$ -	\$ 313,978
Nonspendable:					
Deposits and Prepaid Items	\$ 2,978	\$ -	\$ -	\$ -	\$ 2,978
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 941,282	\$ -	\$ 941,282
Debt Service 2015	\$ -	\$ -	\$ 1,297,433	\$ -	\$ 1,297,433
Debt Service 2018	\$ -	\$ -	\$ 186,009	\$ -	\$ 186,009
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 445	\$ 445
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 56	\$ 56
Unassigned	\$ 979,475	\$ -	\$ -	\$ -	\$ 979,475
Total Fund Balances	\$ 982,453	\$ 313,978	\$ 2,424,724	\$ 500	\$ 3,721,655
Total Liabilities & Fund Balance	\$ 1,113,016	\$ 313,978	\$ 2,424,724	\$ 500	\$ 3,852,219

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ 904,972	\$ 904,972	\$ -
Colonial Properties Contribution	\$ 47,088	\$ 19,620	\$ 20,759	\$ 1,139
Miscellaneous Revenue	\$ 1,000	\$ 417	\$ 180	\$ (237)
Activities	\$ 7,000	\$ 2,917	\$ 1,444	\$ (1,473)
Rentals	\$ 7,000	\$ 2,917	\$ 9,666	\$ 6,749
Total Revenues	\$ 1,025,427	\$ 930,843	\$ 937,022	\$ 6,179
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,000	\$ 1,000
FICA Expense	\$ 900	\$ 375	\$ 306	\$ 69
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,500	\$ -
Trustee Fees	\$ 12,500	\$ 4,000	\$ 4,000	\$ -
Dissemination Agent	\$ 10,500	\$ 4,375	\$ 4,375	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Attorney	\$ 20,000	\$ 8,333	\$ 4,315	\$ 4,019
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 43,882	\$ 18,284	\$ 18,284	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 650	\$ 271	\$ 189	\$ 82
Insurance	\$ 7,440	\$ 7,440	\$ 7,109	\$ 331
Printing & Binding	\$ 2,150	\$ 896	\$ 152	\$ 744
Legal Advertising	\$ 2,250	\$ 938	\$ -	\$ 938
Other Current Charges	\$ 1,700	\$ 708	\$ 287	\$ 421
Office Supplies	\$ 200	\$ 83	\$ 5	\$ 79
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 139,847	\$ 66,137	\$ 54,187	\$ 11,950
<u>Operations & Maintenance</u>				
Contract Services:				
Field Management	\$ 18,808	\$ 7,837	\$ 7,837	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 4,800	\$ 4,800	\$ -
Landscape Maintenance	\$ 302,677	\$ 126,116	\$ 126,070	\$ 46
Lake Maintenance	\$ 10,700	\$ 4,458	\$ 4,450	\$ 8
Security Patrol	\$ 41,250	\$ 17,188	\$ 9,069	\$ 8,119
Repairs & Maintenance				
Facility Maintenance	\$ 30,576	\$ 12,740	\$ 12,740	\$ -
Repairs & Maintenance	\$ 17,500	\$ 7,292	\$ 3,822	\$ 3,470
Operating Supplies	\$ 9,800	\$ 4,083	\$ 2,715	\$ 1,369
Landscape Replacement	\$ 15,000	\$ 6,250	\$ 9,213	\$ (2,963)
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 6,901	\$ (2,735)
Fountain Maintenance	\$ 3,800	\$ 1,583	\$ 3,697	\$ (2,114)
Pressure Washing	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Subtotal Operations & Maintenance	\$ 487,311	\$ 204,513	\$ 199,313	\$ 5,200

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 12,500	\$ 8,225	\$ 4,275
Streetlighting	\$ 110,000	\$ 45,833	\$ 42,583	\$ 3,250
Amenity Center				
Amenity Management	\$ 87,385	\$ 36,410	\$ 36,410	\$ 0
Pool Attendants	\$ 15,600	\$ 6,500	\$ 609	\$ 5,891
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,415	\$ 1,840	\$ 1,320	\$ 519
Utilities - Amenity Center	\$ 21,000	\$ 8,750	\$ 9,482	\$ (732)
Refuse Service	\$ 2,880	\$ 1,200	\$ 1,101	\$ 99
Amenity Center Access Cards	\$ 1,000	\$ 417	\$ -	\$ 417
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	\$ 800	\$ 775	\$ 25
Janitorial Services	\$ 21,480	\$ 8,950	\$ 10,082	\$ (1,132)
Pool Maintenance	\$ 20,000	\$ 8,333	\$ 13,856	\$ (5,523)
Fitness Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ 250	\$ 1,833
Amenity Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Pest Control	\$ 1,218	\$ 508	\$ 250	\$ 258
Other				
Property Insurance	\$ 41,692	\$ 41,692	\$ 33,831	\$ 7,861
Contingency	\$ 7,500	\$ 7,500	\$ 10,893	\$ (3,393)
Subtotal Operations & Maintenance	\$ 400,676	\$ 205,385	\$ 190,134	\$ 15,251
Total Expenditures	\$ 1,027,834	\$ 476,035	\$ 443,633	\$ 32,402
Excess (Deficiency) of Revenues over Expenditures	\$ (2,408)		\$ 493,389	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (24,000)	\$ (24,000)	\$ (24,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (24,000)	\$ (24,000)	\$ (24,000)	\$ -
Net Change in Fund Balance	\$ (26,408)		\$ 469,389	
Fund Balance - Beginning	\$ 26,408		\$ 513,064	
Fund Balance - Ending	\$ -		\$ 982,453	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Revenues</u>				
Interest	\$ 500	\$ 500	\$ 5,338	\$ 4,838
Total Revenues	\$ 500	\$ 500	\$ 5,338	\$ 4,838
<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)		\$ (18,478)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 24,000	\$ 24,000	\$ 24,000	\$ -
Total Other Financing Sources (Uses)	\$ 24,000	\$ 24,000	\$ 24,000	\$ -
Net Change in Fund Balance	\$ (121,500)		\$ 5,522	
Fund Balance - Beginning	\$ 206,295		\$ 308,456	
Fund Balance - Ending	\$ 84,795		\$ 313,978	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments	\$ 397,350	\$ 372,390	\$ 372,390	\$ -
Interest	\$ 100	\$ 100	\$ 9,131	\$ 9,031
Total Revenues	\$ 397,450	\$ 372,490	\$ 381,521	\$ 9,031
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		\$ 147,396	
Fund Balance - Beginning	\$ 391,325		\$ 793,886	
Fund Balance - Ending	\$ 407,969		\$ 941,282	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments	\$ 590,148	\$ 554,397	\$ 554,397	\$ -
Interest	\$ 125	\$ 125	\$ 12,259	\$ 12,134
Total Revenues	\$ 590,273	\$ 554,522	\$ 566,656	\$ 12,134
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		\$ 183,785	
Fund Balance - Beginning	\$ 513,092		\$ 1,113,648	
Fund Balance - Ending	\$ 520,809		\$ 1,297,433	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments	\$ 117,674	\$ 110,549	\$ 110,549	\$ -
Interest	\$ 50	\$ 50	\$ 1,316	\$ 1,266
Total Revenues	\$ 117,724	\$ 110,599	\$ 111,865	\$ 1,266
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		\$ 69,568	
Fund Balance - Beginning	\$ 56,003		\$ 116,442	
Fund Balance - Ending	\$ 59,132		\$ 186,009	

Randal Park
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Series		Series		
	2015		2018		Total
<u>Revenues</u>					
Interest	\$	6	\$	1	\$ 7
Total Revenues	\$	6	\$	1	\$ 7
<u>Expenditures:</u>					
Capital Outlay	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	6	\$	1	\$ 7
<u>Fund Balance - Beginning</u>					
Fund Balance - Beginning	\$	439	\$	55	\$ 494
Fund Balance - Ending	\$	445	\$	56	\$ 500

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	\$ 73,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 904,972
Colonial Properties Contribution	\$ 4,155	\$ 4,157	\$ 4,123	\$ 4,158	\$ 4,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,759
Miscellaneous Revenue	\$ 95	\$ -	\$ 10	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
Activities	\$ -	\$ -	\$ -	\$ 1,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,444
Rentals	\$ 2,750	\$ -	\$ 3,300	\$ 2,600	\$ 1,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,666
Total Revenues	\$ 7,000	\$ 69,456	\$ 159,556	\$ 622,254	\$ 78,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 937,022
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 600	\$ 600	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	\$ 61	\$ 61	\$ 46	\$ 46	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Annual Audit	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,681	\$ 567	\$ 1,067	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,315
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,284
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 76	\$ 17	\$ 14	\$ 18	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189
Insurance	\$ 7,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,109
Printing & Binding	\$ 30	\$ 74	\$ 7	\$ 14	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 110	\$ 41	\$ 56	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 19,755	\$ 6,652	\$ 10,556	\$ 11,017	\$ 6,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,187
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,837
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Landscape Maintenance	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,070
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,450
Security Patrol	\$ 1,443	\$ 1,237	\$ 1,788	\$ 2,542	\$ 2,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,069
Repairs & Maintenance													
Facility Maintenance	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,740
Repairs & Maintenance	\$ 81	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,822
Operating Supplies	\$ 590	\$ 179	\$ 745	\$ 590	\$ 612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,715
Landscape Replacement	\$ 5,528	\$ -	\$ -	\$ -	\$ 3,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,213
Irrigation Repairs	\$ 990	\$ 2,499	\$ -	\$ 812	\$ 2,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,901
Fountain Maintenance	\$ 150	\$ 1,967	\$ 325	\$ 355	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,697
Pressure Washing	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Subtotal Operations & Maintenance	\$ 43,801	\$ 47,841	\$ 33,076	\$ 34,518	\$ 40,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,313

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	\$ 1,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,225
Streetlighting	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,583
Amenity Center													
Amenity Management	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,410
Pool Attendants	\$ 455	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	609
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 291	\$ -	\$ 447	\$ 291	\$ 291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,320
Utilities - Amenity Center	\$ 1,947	\$ 2,089	\$ 1,869	\$ 1,582	\$ 1,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,482
Refuse Service	\$ 214	\$ 222	\$ 222	\$ 222	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,101
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	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	775
Janitorial Services	\$ 1,986	\$ 2,049	\$ 2,049	\$ 1,852	\$ 2,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,082
Pool Maintenance	\$ 5,063	\$ 2,022	\$ 2,004	\$ 2,645	\$ 2,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,856
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Other													
Property Insurance	\$ 33,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,831
Contingency	\$ 1,093	\$ 2,000	\$ 6,692	\$ 413	\$ 696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,893
Subtotal Operations & Maintenance	\$ 63,635	\$ 63,635	\$ 40,613	\$ 24,682	\$ 25,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	190,134
Total Expenditures	\$ 127,190	\$ 118,128	\$ 84,245	\$ 70,217	\$ 71,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	443,633
Excess Revenues (Expenditures)	\$ (120,190)	\$ (48,671)	\$ 75,311	\$ 552,038	\$ 7,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	493,389
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ (24,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(24,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (24,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(24,000)
Net Change in Fund Balance	\$ (120,190)	\$ (48,671)	\$ 75,311	\$ 552,038	\$ (16,561)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	469,389

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 :	\$406,603
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 :	\$600,105
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 :	\$59,654
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
02/03/23	8	11/28/22 - 12/02/22	\$158,337.01	\$0.00	(\$6,307.88)	\$0.00	\$152,029.13	\$70,834.37	\$29,147.85	\$43,394.00	\$8,652.91	\$152,029.13
02/16/23	9	12/03/22 - 12/06/22	\$6,583.07	(\$633.61)	(\$235.10)	\$0.00	\$5,714.36	\$2,662.47	\$1,095.59	\$1,631.06	\$325.24	\$5,714.36
TOTAL			\$ 2,023,015.62	\$ (633.61)	\$ (80,954.70)	\$ 880.87	\$ 1,942,308.18	\$ 904,972.43	\$ 372,389.90	\$ 554,397.15	\$ 110,548.70	\$ 1,942,308.18

94%	Net Percent Collected
\$125,270.14	Balance Remaining to Collect

SECTION 3

Randal Park CDD

Field Management Report



March 17th, 2023
Jarett Wright
Assistant Field Manager
GMS

Complete

Bridge Inspection

- ✚ The bridge was inspected by the district engineers on 3/8/2023.
- ✚ Currently awaiting their detailed report.



Railings and Pergolas

- ✚ Remaining structures were pressure washed and prepped by “Pressure Wash This”.
- ✚ Railing across the bridge is scheduled for staining the week of March 20th.
- ✚ Proposal to stain the remaining structures will be presented at the next meeting.



Contracted Services

Landscaping, Aquatics, Pool, and Pest Control

- Due to lack of rain Cadman field has not recovered as quickly as anticipated. Recommend waiting until April 1st before opening.
- Aaron's backflow conducted annual inspections of the backflows and replaced the one at Billings Park. The water was turned off in the area for a few weeks, but the turf quality is quickly recovering.
- All ponds were recently treated for algae and invasive species.
- SPIES provided an alternative vendor list. Currently working to meet with vendors and gather proposals.
- Pest control vendor and Taxidermist were secured to address the Vulture problem. Coordinating with all necessary entities to take the Vultures on March 21st, 2023, at 10 AM. Once delivered to the Taxidermist they said to expect a 30-day turnaround time.



InProgress

Lighting Review

- ✚ Conducting inspection of all park lighting.
- ✚ Replaced the photocell at Lovett Park but need to have a vendor inspect the electrical boxes.



Plant Replacements

- ✚ Continuing to inventory all dead plants.
- ✚ To avoid complications after installation, we will wait until the rainy season to replace them due to the current drought.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION 4

Randal Park
February 2023

RANDAL PARK

Randal Park Amenity Report February 2023

FACILITY REPORT

Randal Park
February 2023

Pool, Gym and Randal House Clubhouse

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

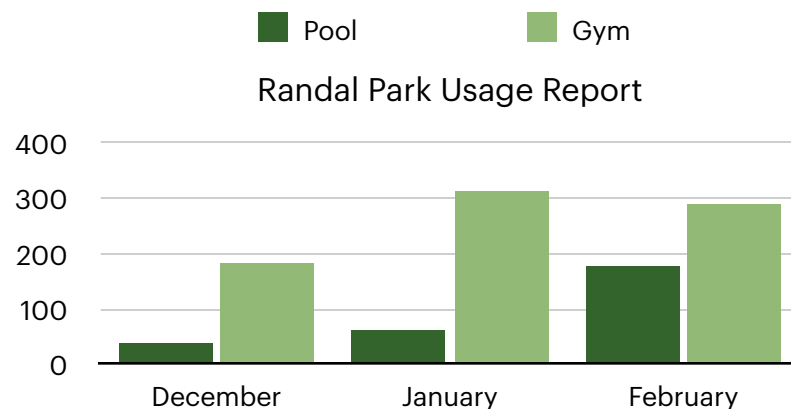
January Randal House Rentals: 7

February Events:

- * Chick fil-A Night: Tuesday, February 7
- * Pizza Night: Thursday, February 2nd & 16th
- * Food Truck Social: Thursday, February 9th
- * Paint Night: Friday, February 17th

Events scheduled for March:

- * Chick fil-A Night: Tuesday, March 7th
- * Food Truck Social: Thursday, March 9th
- * Pizza Night: Thursday, March 2nd & 16th
- * Food Truck Social: Thursday, March 9th
- * Ice Cream Social: Saturday, March 18th
- * Community Garage Sale: Saturday, March 25th
- * Wine & Cheese: Thursday, March 30th



Paint Night
Friday, February 17th
6:30pm- 8:30pm
Total RSVP: 16 Full Capacity

