

*Randal Park Community
Development District*

Agenda

April 21, 2023

AGENDA

Randal Park

Community Development District

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

April 14, 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, April 21, 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 March 17, 2023 Board of Supervisors Meeting
5. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 1. Proposal from GMS-CF for Structure Staining and Sealing
 2. Pool Maintenance Proposals
 - iv. Amenity Report
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date – May 19, 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
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, March 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 <i>by phone</i>	Assistant Secretary
Sean Masherella	Assistant Secretary
Marcela Asquith	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristin Trucco	District Counsel
James Hoffman <i>by phone</i>	District Engineer
Jarett Wright	Field Manager
Marcia Calleja	CALM

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Engineer's Report

Mr. Hoffman stated the structural engineer provided me the notes to go over on the call on his inspection of the bridge. The bridge appears to be in very good structural health, there were no immediate causes for concern, which would warrant a shutdown of the bridge or emergency repairs. There were some minor issues that don't necessarily affect the structural integrity but things that may represent trip hazard such as some loose boards. Katie has detailed notes that we should go over with Jarett in the field and come up with a course of action. It was not entirely clear but based on the appearance of some of the wood exactly which pieces may

have been recently replaced by the contractor hired by the Board versus some that may not have been replaced. There was splitting on the top side of some rails, some of the walking boards the nails were pulling out of. It is unclear if it is a warranty issues from the contractor if they recently replaced those members and they are cracking and the boards are pulling out versus that those are older members. He has some ideas we can go over with staff that were minimal to help tack those boards together and not have a trip hazard that could be an issue for the District.

We will follow-up with staff with possibly a field meeting to see what needs to be done and figure out if it is something that needs to be addressed with the previous contractor or the vendor to come out and do additional maintenance type work on the walking surface.

Mr. Masherella asked was it determined if we needed signed and sealed plans to add support trusses?

Mr. Hoffman stated my understanding is no. Our structural engineer worked on this and his report to me was that the structural integrity of the bridge is fine and he recommends that we come out after some period possibly one to two years and do another site observation similar to what they did and give the District feedback. He had no immediate concerns structurally. The issues he noted are more surface boards pulled up, some nails pulling out of the members and so forth. The types of remedies for that are not invasive, it is more of a maintenance issue, not anything that would require a permit.

Ms. Steuck asked when you meet with the structural engineer onsite, I would like to be there.

Mr. Wright stated when we have a date, I will contact you.

Mr. Hoffman stated based on the current status we recommend a fairly routine scheduled observation. We talked about having someone come back out in two years even if no issues are observed to do a similar scope, similar field review. As far as other issues that may be observed such as walking surface boards popping up those are more readily observed and can be observed by anybody walking across the bridge. Those I suggest be reported through the Board and we would be happy to go out and see if there are any other issues.

Ms. Adams asked is there a written report on this inspection?

Mr. Hoffman stated they have not provided that yet, I'm providing verbal feedback, but we will summarize those findings and send out a memo. We may have a draft when we meet with staff in the field and then finalize that.

Mr. Hoffman left the telephone conference at this time.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 17, 2023 Board of Supervisors Meeting

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the minutes of the February 17, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Presentation of OUC Proposal

Ms. Adams stated included in the agenda package is a preliminary OUC Lighting proposal to install and maintain lights around a stormwater pond. I understand that you requested three proposals from OUC and two were still outstanding at the time of the publication of the agenda. This is a ballpark estimate something to give you a good idea of the amount of money required to install and maintain these lights. I talked to Jason and he said the District’s liability insurance provider may not recommend lighting this type of area because it is considered an attraction to an area that may have some safety hazards at night. Jason’s recommendation was to not take any action but gather additional information regarding other outstanding projects.

It was the consensus of the Board to take no action on this item.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

i. Approval of Check Register

Ms. Adams presented the February check register in the amount of \$36,924.28.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

iii. Field Manager’s Report

Mr. Wright stated I would like to put L brackets on the bridge supports to hold the boards in place and have extra support.

Ms. Trucco stated Jarett will be meeting on site with the District Engineer and Supervisor Steuck to determine the final scope of work.

Mr. Wright reviewed the balance of the field management report, copy of which was included in the agenda package and will bring back to the Board an agreement for pressure washing services, will relocate the soccer goals, location to be approved by Supervisor Asquith, and will bring back another proposal for playground mulch to the next meeting.

iv. Amenity Report

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

SEVENTH ORDER OF BUSINESS Supervisor’s Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Next Meeting Date – April 21, 2023

Ms. Adams stated the next meeting is scheduled for April 21, 2023 at 9:30 a.m. in the same location.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor the meeting adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION B

SECTION 1

Randal Park Community Development District

Check Run Summary

March 1, 2023 thru March 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	3/9/23	2751 - 2765	\$55,076.99
	3/15/23	2766 - 2772	\$12,323.01
	3/22/23	2773	\$2,404.00
	3/31/23	2774 - 2782	\$36,929.96
			<hr/> \$106,733.96

*** CHECK DATES 03/01/2023 ... 03/31/2023 *** RANDAL PARK CDD BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
3/09/23	00123	2/28/23	34679	202302	320-53800-46500	REPAIR LEAK/BACKFLOW		AARON'S BACKFLOW SERVICES INC	*	1,860.00	1,860.00 002751
3/09/23	00031	2/15/23	209387	202302	320-53800-47000	LAKE MAINT PDS FEB 23			*	302.00	
3/09/23	00123	2/15/23	209387	202302	320-53800-47000	LAKE MAINT DOWN FEB 23			*	58.00	
3/09/23	00123	2/15/23	209387	202302	320-53800-47000	LAKE MAINT DOWN FEB 23			*	53.00	
3/09/23	00123	2/15/23	209387	202302	320-53800-47000	MAINT AC1 RETENT FEB 23			*	101.00	
3/09/23	00123	2/15/23	209387	202302	320-53800-47000	MAINT AC2 RETENT FEB 23			*	376.00	
3/09/23	00123	2/15/23	209387	202302	320-53800-47000	MAINT 4 RET PONDS FEB 23		APPLIED AQUATIC MANAGEMENT, INC.	*	890.00	890.00 002752
3/09/23	00169	2/03/23	2	202302	320-53800-12100	AMENITY MANAGEMENT FEB 23			*	7,282.08	
3/09/23	00169	3/01/23	3	202303	320-53800-12100	AMENITY MANAGEMENT MAR 23			*	7,282.08	
3/09/23	00129	2/23/23	41474374	202302	320-53800-46700	BATHROOM MATS CLEANING		COMMUNITY ASSOCIATION AND LIFESTYLE	*	306.79	14,564.16 002753
3/09/23	00170	2/24/23	022423	202302	300-36900-10200	PRIVATE EVENT REFUND		CINTAS	*	250.00	306.79 002754
3/09/23	00171	2/17/23	63EFD638	202302	300-36900-10200	EVENT - PAINT NT FEB 17		EVANDRO FASCINA	*	234.00	250.00 002755
3/09/23	00025	2/03/23	109518	202301	310-51300-31500	RVW CORRESP/AGNDA/MEET		KIMBERLY CAMPANIE/DBA BOARD & BRUSH	*	1,000.31	234.00 002756
3/09/23	00128	2/13/23	I-021323	202302	320-53800-47600	SECURITY SVCS 02/05-02/11		LATHAM, LUNA, EDEN & BEAUDINE LLP	*	755.50	1,000.31 002757
3/09/23	00128	2/19/23	I-021923	202302	320-53800-47600	SECURITY SVCS 01/22-02/17			*	961.80	
3/09/23	00128	2/26/23	I-022262	202302	320-53800-47600	SECURITY SVCS 02/19-02/19			*	343.50	
3/09/23	00128	3/06/23	I-030623	202303	320-53800-47600	SECURITY SVCS 03/03-03/05			*	343.50	

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*** CHECK DATES 03/01/2023 - 03/31/2023 *** RANDAL PARK CDD BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
3/09/23	00061	2/20/23	141578		202302	320-53800-51000		ORLANDO POLICE DEPT.	*	611.80		611.80
								LITTER BAG/TRASH LINER				
								PROPET DISTRIBUTORS, INC.				611.80
3/09/23	00099	3/09/23	1848		202303	320-53800-47500		PRESSURE WASH THIS, INC	*	750.00		750.00
								SOFT WASH 3 FENCES&PERGAL				
3/09/23	00039	2/01/23	8611		202302	320-53800-46900			*	750.00		750.00
								FOUNT PRESS WASH & REFILL				
								POOL MAINTENANCE - MAR 23	*	600.00		600.00
								FOUNTAIN MAINT MAR 23	*	150.00		150.00
								ROBERTS POOL SERVICE AND REPAIR INC				1,500.00
3/09/23	00108	11/11/22	41451		202211	320-53800-51000			*	178.83		178.83
								CLEANING SUPPLIES				
								CLEANING SUPPLIES	*	475.09		475.09
								CLEANING SUPPLIES	*	1,455.00		1,455.00
								MTHLY JANITORIAL SVC				
								RUGBY COMMERCIAL CLEANING, LLC				2,108.92
3/09/23	00049	3/01/23	257654		202303	320-53800-34500			*	34.95		34.95
								SECURITY MONITORING-MAR23				
								SYNERGY FL				34.95
3/09/23	00038	2/13/23	396185		202302	320-53800-46400			*	382.00		382.00
								BEACH/JUMBO STICKS				
								INSTALL NEW MAGNA LATCH	*	390.00		390.00
								MTHLY CHEMICAL/CONTROLLER	*	750.00		750.00
								SPIES POOL, LLC				1,522.00
								RAND RANDAL PARK				
								MEYINGTON				

*** CHECK DATES 03/01/2023 - 03/31/2023 *** RANDAL PARK CDD
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
3/09/23	00066	2/15/23	ON 49191	202302	320	53800	46200		LANDSCAPE MAINT - FEB 23	*	25,214.00		
		2/20/23	ON 49260	202302	320	53800	47200		FERTILIZATION SERVICE	*	684.95		
		2/20/23	ON 49260	202302	320	53800	47200		ADA PLAYGROUND MULCH INST	*	3,000.00		
		2/28/23	ON 49513	202302	320	53800	46500		WEEPING VALVE REPLACE	*	545.11		
									YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC		29,444.06	002765	
3/15/23	00043	3/07/23	17865715	202303	320	53800	46800		PEST CONTROL - MAR 23	*	50.00		
3/15/23	00060	3/07/23	11603	202303	320	53800	34500		ARROW ENVIRONMENTAL SERVICES	*	120.00		50.00 002766
3/15/23	00095	4/08/23	16273	202303	300	15500	10000		ACCESS CONTROL SYSTEMS LLC	*	525.00		120.00 002767
3/15/23	99999	3/15/23	VOID	202303	000	00000	00000		CAPTAIN CARNIVAL	C	.00		525.00 002768
									VOID CHECK				.00 002769
									*****INVALID VENDOR NUMBER*****				
3/15/23	00001	3/01/23	742	202303	310	51300	34000		MANAGEMENT FEES - MAR 23	*	3,656.83		
		3/01/23	742	202303	310	51300	35200		WEBSITE ADMIN - MAR 23	*	100.00		
		3/01/23	742	202303	310	51300	35100		INFO TECHNOLOGY - MAR 23	*	150.00		
		3/01/23	742	202303	310	51300	31300		DISSEMINATION - MAR 23	*	875.00		
		3/01/23	742	202303	310	51300	51000		OFFICE SUPPLIES	*	.99		
		3/01/23	742	202303	310	51300	42000		POSTAGE	*	89.65		
		3/01/23	742	202303	310	51300	42500		COPIES	*	139.05		
		3/01/23	743	202303	320	53800	12000		FIELD MANAGEMENT - MAR 23	*	1,567.33		
		3/01/23	743	202303	320	53800	46000		SIGN FOR SOCCER FIELD	*	69.25		
		3/01/23	743	202303	320	53800	46000		SWING PLAYGROUND	*	102.59		

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*** CHECK DATES 03/01/2023 - 03/31/2023 *** RANDAL PARK CDD
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
3/01/23	743	202303	320	53800	46000				*	47.40		47.40
		GATE HINGE										
3/01/23	743	202303	320	53800	51000				*	34.24		34.24
		STAKES/YELLOW CAUT. TAPE										
3/01/23	743	202303	320	53800	51000				*	76.83		76.83
		QUADTUBE										
3/01/23	743	202303	310	51300	42000				*	44.52		44.52
		GOIN POSTAL										
3/01/23	744	202303	320	53800	12300				*	2,548.00		2,548.00
		FACILITY MANAGEMENT-MAR23										
		GOVERNMENTAL MANAGEMENT SERVICES										
3/15/23	00026	0401179	202302	310	51300	31100			*	310.00		310.00
		CDD ASST.1/22/23-2/18/23										
3/15/23	00066	050164	202303	320	53800	47200			*	1,816.33		1,816.33
		RPLCE /INSTALL TREE										
		VANASSE HANGEN BRUSTLIN, INC										
		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC										
3/22/23	00128	I-021323	202302	320	53800	47600			*	755.50		755.50
		SECURITY SVCS 02/05-02/11										
2/19/23	I-021923	202302	320	53800	47600				*	961.50		961.50
		SECURITY SVCS 01/22-02/17										
2/26/23	I-022623	202302	320	53800	47600				*	343.50		343.50
		SECURITY SVCS 02/19-02/19										
3/06/23	I-030623	202303	320	53800	47600				*	343.50		343.50
		SECURITY SVCS 03/03-03/05										
		ORLANDO POLICE DEPT.										
3/15/23	209937	202303	320	53800	47000				*	302.00		302.00
		LAKE MAINT PDS MAR 23										
3/15/23	209937	202303	320	53800	47000				*	58.00		58.00
		LAKE MAINT DOWN MAR 23										
3/15/23	209937	202303	320	53800	47000				*	53.00		53.00
		MAINT AC1 RETENT MAR 23										
3/15/23	209937	202303	320	53800	47000				*	101.00		101.00
		MAINT AC2 RETENT MAR 23										
3/15/23	209937	202303	320	53800	47000				*	376.00		376.00
		MAINT 4 RET PONDS MAR 23										
		APPLIED AQUATIC MANAGEMENT, INC.										
3/31/23	00133	171683	202301	320	53800	53000			*	4,800.00		4,800.00
		QTRLY MAINT - MITIGATION										
		BIO-TECH CONSULTING INC.										
		RAND RANDAL PARK										
		MBYINGTON										
		890.00 002774										
		4,800.00 002775										

9,501.68 002770
 310.00 002771
 1,816.33 002772
 2,404.00 002773
 890.00 002774
 4,800.00 002775

*** CHECK DATES 03/01/2023 - 03/31/2023 *** RANDAL PARK CDD
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
3/31/23	00158	3/21/23	9241	202303	320	53800	46800			*	675.00	
									VULTURE SERVICE			
3/31/23	00158	3/21/23	9241	202303	320	53800	46800			*	528.50	
									GUN PURCHASE			
									COMMANDO PEST CONTROL & TRAPPERS			1,203.50 002776
3/31/23	00046	3/28/23	29713A	202303	320	53800	46900			*	175.00	
									QUARTERLY FOUNTAIN MAR23			
3/31/23	00001	2/28/23	745	202302	320	53800	46000			*	208.75	
									DOOR LOCK REPAIR			
3/31/23	00025	3/07/23	110115	202302	310	51300	31500			*	1,598.31	
									RVW CORRESE/AGNDA/MEET			
3/31/23	00108	3/22/23	42461	202302	320	53800	46700			*	270.00	
									SPECIAL REQUEST CLEANING			
3/31/23	00038	3/10/23	397440	202303	320	53800	46300			*	382.00	
									JUMBO STICKS 50LB PAIL			
3/31/23	00108	3/18/23	397868	202303	300	15500	10000			*	750.00	
									CHEMICAL/CONTROLLER APR23			
3/31/23	00066	3/14/23	ON 50252	202303	320	53800	46200			*	1,438.40	
									POND/PLAYGRD ANT TRTMTNT			
3/31/23	00066	3/15/23	ON 50282	202303	320	53800	46200			*	25,214.00	
									LANDSCAPE MAINT MAR23			
									YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			26,652.40 002782

TOTAL FOR BANK A 106,733.96
 TOTAL FOR REGISTER 106,733.96

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SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
March 31, 2023



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

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 1,046,547	\$ -	\$ -	\$ -	\$ 1,046,547
Investments:					
State Board Administration	\$ -	\$ 315,266	\$ -	\$ -	\$ 315,266
Series 2012					
Reserve	\$ -	\$ -	\$ 401,031	\$ -	\$ 401,031
Revenue	\$ -	\$ -	\$ 512,921	\$ -	\$ 512,921
Interest	\$ -	\$ -	\$ 46	\$ -	\$ 46
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 29	\$ -	\$ 29
Series 2015					
Reserve	\$ -	\$ -	\$ 596,080	\$ -	\$ 596,080
Revenue	\$ -	\$ -	\$ 660,399	\$ -	\$ 660,399
Interest	\$ -	\$ -	\$ 65	\$ -	\$ 65
Construction	\$ -	\$ -	\$ -	\$ 446	\$ 446
Series 2018					
Reserve	\$ -	\$ -	\$ 58,837	\$ -	\$ 58,837
Revenue	\$ -	\$ -	\$ 116,172	\$ -	\$ 116,172
Interest	\$ -	\$ -	\$ 13	\$ -	\$ 13
Capital Interest	\$ -	\$ -	\$ 2,594	\$ -	\$ 2,594
Construction	\$ -	\$ -	\$ -	\$ 49	\$ 49
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 4,155	\$ -	\$ -	\$ -	\$ 4,155
Due from General Fund	\$ -	\$ -	\$ 114,208	\$ -	\$ 114,208
Prepaid Expenses	\$ 2,925	\$ -	\$ -	\$ -	\$ 2,925
Total Assets	\$ 1,053,627	\$ 315,266	\$ 2,462,414	\$ 502	\$ 3,831,810
Liabilities:					
Accounts Payable	\$ 13,985	\$ -	\$ -	\$ -	\$ 13,985
Due to Debt Service	\$ 114,208	\$ -	\$ -	\$ -	\$ 114,208
Total Liabilities	\$ 128,193	\$ -	\$ -	\$ -	\$ 128,193
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 315,266	\$ -	\$ -	\$ 315,266
Nonspendable:					
Deposits and Prepaid Items	\$ 2,925	\$ -	\$ -	\$ -	\$ 2,925
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 955,046	\$ -	\$ 955,046
Debt Service 2015	\$ -	\$ -	\$ 1,317,581	\$ -	\$ 1,317,581
Debt Service 2018	\$ -	\$ -	\$ 189,787	\$ -	\$ 189,787
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 446	\$ 446
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 56	\$ 56
Unassigned	\$ 922,509	\$ -	\$ -	\$ -	\$ 922,509
Total Fund Balances	\$ 925,434	\$ 315,266	\$ 2,462,414	\$ 502	\$ 3,703,617
Total Liabilities & Fund Balance	\$ 1,053,627	\$ 315,266	\$ 2,462,414	\$ 502	\$ 3,831,810

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

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ 931,110	\$ 931,110	\$ -
Colonial Properties Contribution	\$ 47,088	\$ 23,544	\$ 24,914	\$ 1,370
Miscellaneous Revenue	\$ 1,000	\$ 500	\$ 405	\$ (95)
Activities	\$ 7,000	\$ 3,500	\$ 1,724	\$ (1,776)
Rentals	\$ 7,000	\$ 3,500	\$ 10,900	\$ 7,400
Total Revenues	\$ 1,025,427	\$ 962,155	\$ 969,054	\$ 6,899
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,200	\$ 800
FICA Expense	\$ 900	\$ 450	\$ 398	\$ 52
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,500	\$ -
Trustee Fees	\$ 12,500	\$ 8,500	\$ 8,500	\$ -
Dissemination Agent	\$ 10,500	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 5,000	\$ 3,770	\$ 1,230
Attorney	\$ 20,000	\$ 10,000	\$ 5,913	\$ 4,087
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 43,882	\$ 21,941	\$ 21,941	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage	\$ 650	\$ 325	\$ 323	\$ 2
Insurance	\$ 7,440	\$ 7,440	\$ 7,109	\$ 331
Printing & Binding	\$ 2,150	\$ 1,075	\$ 291	\$ 784
Legal Advertising	\$ 2,250	\$ 1,125	\$ -	\$ 1,125
Other Current Charges	\$ 1,700	\$ 850	\$ 362	\$ 488
Office Supplies	\$ 200	\$ 100	\$ 6	\$ 94
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 139,847	\$ 79,581	\$ 70,478	\$ 9,103
Operations & Maintenance				
Contract Services:				
Field Management	\$ 18,808	\$ 9,404	\$ 9,404	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 9,600	\$ 9,600	\$ -
Landscape Maintenance	\$ 302,677	\$ 151,339	\$ 151,284	\$ 55
Lake Maintenance	\$ 10,700	\$ 5,350	\$ 5,340	\$ 10
Security Patrol	\$ 41,250	\$ 20,625	\$ 10,685	\$ 9,941
Repairs & Maintenance				
Facility Maintenance	\$ 30,576	\$ 15,288	\$ 15,288	\$ -
Repairs & Maintenance	\$ 17,500	\$ 8,750	\$ 5,150	\$ 3,600
Operating Supplies	\$ 9,800	\$ 4,900	\$ 3,438	\$ 1,462
Landscape Replacement	\$ 15,000	\$ 7,500	\$ 12,467	\$ (4,967)
Irrigation Repairs	\$ 10,000	\$ 5,000	\$ 9,395	\$ (4,395)
Fountain Maintenance	\$ 3,800	\$ 1,900	\$ 4,022	\$ (2,122)
Pressure Washing	\$ 8,000	\$ 8,000	\$ 8,750	\$ (750)
Subtotal Operations & Maintenance	\$ 487,311	\$ 247,656	\$ 244,822	\$ 2,833

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

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 15,000	\$ 9,799	\$ 5,201
Streetlighting	\$ 110,000	\$ 55,000	\$ 51,141	\$ 3,859
Amenity Center				
Amenity Management	\$ 87,385	\$ 43,693	\$ 43,692	\$ 0
Pool Attendants	\$ 15,600	\$ 7,800	\$ 609	\$ 7,191
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,415	\$ 2,208	\$ 1,915	\$ 292
Utilities - Amenity Center	\$ 21,000	\$ 10,500	\$ 11,326	\$ (826)
Refuse Service	\$ 2,880	\$ 1,440	\$ 1,323	\$ 117
Amenity Center Access Cards	\$ 1,000	\$ 500	\$ -	\$ 500
HVAC Maintenance	\$ 574	\$ 574	\$ 456	\$ 118
Special Events	\$ 14,962	\$ 12,473	\$ 12,473	\$ -
Holiday Decorations	\$ 8,500	\$ 8,500	\$ 9,099	\$ (599)
Security Monitoring	\$ 1,920	\$ 960	\$ 930	\$ 30
Janitorial Services	\$ 21,480	\$ 10,740	\$ 12,129	\$ (1,389)
Pool Maintenance	\$ 20,000	\$ 10,000	\$ 16,013	\$ (6,013)
Fitness Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ 250	\$ 2,250
Amenity Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Pest Control	\$ 1,218	\$ 609	\$ 1,504	\$ (895)
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	\$ 234,188	\$ 217,383	\$ 16,805
Total Expenditures	\$ 1,027,834	\$ 561,424	\$ 532,683	\$ 28,741
Excess (Deficiency) of Revenues over Expenditures	\$ (2,408)		\$ 436,370	
Other Financing Sources/(Uses):				
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)		\$ 412,370	
Fund Balance - Beginning	\$ 26,408		\$ 513,064	
Fund Balance - Ending	\$ -		\$ 925,434	

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

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Interest	\$ 500	\$ 500	\$ 6,626	\$ 6,126
Total Revenues	\$ 500	\$ 500	\$ 6,626	\$ 6,126
Expenditures:				
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)		\$ (17,190)	
Other Financing Sources/(Uses)				
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)		\$ 6,810	
Fund Balance - Beginning	\$ 206,295		\$ 308,456	
Fund Balance - Ending	\$ 84,795		\$ 315,266	

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

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments	\$ 397,350	\$ 383,145	\$ 383,145	\$ -
Interest	\$ 100	\$ 100	\$ 12,140	\$ 12,040
Total Revenues	\$ 397,450	\$ 383,245	\$ 395,285	\$ 12,040
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		\$ 161,160	
Fund Balance - Beginning	\$ 391,325		\$ 793,886	
Fund Balance - Ending	\$ 407,969		\$ 955,046	

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

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments	\$ 590,148	\$ 570,410	\$ 570,410	\$ -
Interest	\$ 125	\$ 125	\$ 16,395	\$ 16,270
Total Revenues	\$ 590,273	\$ 570,535	\$ 586,805	\$ 16,270
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		\$ 203,934	
Fund Balance - Beginning	\$ 513,092		\$ 1,113,648	
Fund Balance - Ending	\$ 520,809		\$ 1,317,581	

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

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments	\$ 117,674	\$ 113,742	\$ 113,742	\$ -
Interest	\$ 50	\$ 50	\$ 1,901	\$ 1,851
Total Revenues	\$ 117,724	\$ 113,792	\$ 115,643	\$ 1,851
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		\$ 73,345	
Fund Balance - Beginning	\$ 56,003		\$ 116,442	
Fund Balance - Ending	\$ 59,132		\$ 189,787	

Randal Park

Community Development District Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2023

	Series	Series	
	2015	2018	Total
Revenues			
Interest	\$ 8	\$ 1	\$ 9
Total Revenues	\$ 8	\$ 1	\$ 9
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8	\$ 1	\$ 9
Fund Balance - Beginning	\$ 439	\$ 55	\$ 494
Fund Balance - Ending	\$ 446	\$ 56	\$ 502

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	\$ 26,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 931,110
Colonial Properties Contribution	\$ 4,155	\$ 4,157	\$ 4,123	\$ 4,158	\$ 4,166	\$ 4,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,914
Miscellaneous Revenue	\$ 95	\$ -	\$ 10	\$ -	\$ 75	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485
Activities	\$ -	\$ -	\$ -	\$ 1,444	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,724
Rentals	\$ 2,750	\$ -	\$ 3,300	\$ 2,600	\$ 1,250	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,900
Total Revenues	\$ 7,000	\$ 69,456	\$ 159,556	\$ 622,254	\$ 78,988	\$ 31,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 969,054
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 600	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
FICA Expense	\$ 61	\$ 61	\$ 46	\$ 46	\$ 92	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398
Annual Audit	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 310	\$ 3,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,770
Attorney	\$ 1,681	\$ 567	\$ 1,067	\$ 1,000	\$ 1,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,913
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,941
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 76	\$ 17	\$ 14	\$ 18	\$ 64	\$ 134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323
Insurance	\$ 7,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,109
Printing & Binding	\$ 30	\$ 74	\$ 7	\$ 14	\$ 26	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 110	\$ 41	\$ 56	\$ 40	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 362
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 19,755	\$ 6,652	\$ 10,556	\$ 11,017	\$ 8,115	\$ 14,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,478
Operational & Maintenance:													
Contract Services:													
Field Management	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,404
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,600
Landscape Maintenance	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,284
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,340
Security Patrol	\$ 1,443	\$ 1,237	\$ 1,788	\$ 2,542	\$ 2,061	\$ 1,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,685
Repairs & Maintenance													
Facility Maintenance	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,288
Repairs & Maintenance	\$ 81	\$ 3,740	\$ -	\$ -	\$ 1,109	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Operating Supplies	\$ 590	\$ 179	\$ 745	\$ 590	\$ 612	\$ 723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,438
Landscape Replacement	\$ 5,528	\$ -	\$ -	\$ -	\$ 3,685	\$ 3,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,467
Irrigation Repairs	\$ 990	\$ 2,499	\$ -	\$ 812	\$ 2,600	\$ 2,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,395
Fountain Maintenance	\$ 150	\$ 1,967	\$ 325	\$ 355	\$ 900	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,022
Pressure Washing	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Subtotal Operational & Maintenance	\$ 43,801	\$ 47,841	\$ 33,076	\$ 39,318	\$ 41,186	\$ 39,601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244,823

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	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,799
Streetslighting	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,548	\$ 8,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,141
Amenity Center													
Amenity Management	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,692
Pool Attendants	\$ 455	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 291	\$ -	\$ 447	\$ 291	\$ 291	\$ 595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,915
Utilities - Amenity Center	\$ 1,947	\$ 2,089	\$ 1,869	\$ 1,582	\$ 1,994	\$ 1,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,326
Refuse Service	\$ 214	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,323
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Special Events	\$ 837	\$ 687	\$ 9,387	\$ -	\$ 234	\$ 1,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,473
Holiday Decorations	\$ -	\$ 9,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,099
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930
Janitorial Services	\$ 1,896	\$ 2,049	\$ 2,049	\$ 1,852	\$ 2,417	\$ 1,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,129
Pool Maintenance	\$ 5,063	\$ 2,022	\$ 2,004	\$ 2,645	\$ 2,122	\$ 2,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,013
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 1,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,504
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	\$ 25,536	\$ 26,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,383
Total Expenditures	\$ 127,190	\$ 118,128	\$ 84,245	\$ 75,017	\$ 74,836	\$ 80,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 532,684
Excess Revenues (Expenditures)	\$ (120,190)	\$ (48,671)	\$ 75,311	\$ 547,238	\$ 4,152	\$ (48,932)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,370
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	\$ 547,238	\$ (19,848)	\$ (48,932)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412,370

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 :	\$401,031
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	\$4,280,000

Series 2015 Special Assessment Bonds	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Reserve Fund Requirement :	\$596,080
Reserve Fund Balance :	\$596,080
Bonds Outstanding - 03/18/2015	\$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
Less : November 1, 2018 (Mandatory)	(\$155,000)
Less : November 1, 2018 (Special Call)	(\$20,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Less : August 1, 2019 (Special Call)	(\$5,000)
Less : November 1, 2019 (Mandatory)	(\$155,000)
Less : November 1, 2020 (Mandatory)	(\$165,000)
Less : November 1, 2021 (Mandatory)	(\$170,000)
Less : February 1, 2022 (Special Call)	(\$5,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Less : November 1, 2022 (Mandatory)	(\$180,000)
Current Bonds Outstanding	\$7,865,000

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 :	\$58,837
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	\$1,680,000

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

ONROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion			Series 2012 Debt			Series 2015 Debt			Series 2018 Debt			Total
								46.59%	19.17%	28.54%	5.69%	100.00%	Service	Service	Service	Service	Service	Service	Service	
11/1/22	1	05/21/22 - 10/22/22	\$6,997.19	\$0.00	(\$367.35)	\$0.00	\$6,629.84	\$3,089.02	\$1,271.11	\$1,992.37	\$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								
03/16/23	10	12/07/22 - 12/15/22	\$49,254.61	\$0.00	(\$1,965.38)	\$8,809.64	\$56,098.87	\$26,137.94	\$10,755.58	\$16,012.42	\$3,192.93	\$56,098.87								
TOTAL			\$ 2,072,270.23	\$ (633.61)	(\$2,920.08)	\$ 9,690.51	\$ 1,998,407.05	\$ 931,110.37	\$ 383,145.48	\$ 570,409.57	\$ 113,741.63	\$ 1,998,407.05								

97%
 Net Percent Collected
 \$69,171.27
 Balance Remaining to Collect

SECTION 3

Randal Park CDD

Field Management Report



April 21st, 2023
Jarett Wright
Assistant Field Manager
GMS

Completed

Splash Pad Painting

- 🚧 All poles on the splash pad were cleaned and painted.



Railings and Pergolas

- 🚧 Generated proposal to stain/seal the remaining structures (1 pergola, 1 pavilion, 3 cattle fences).
- 🚧 Recommend staining all structures every 18-24 months to increase longevity.



Contracted Services

Landscaping / Pool / Pest Control

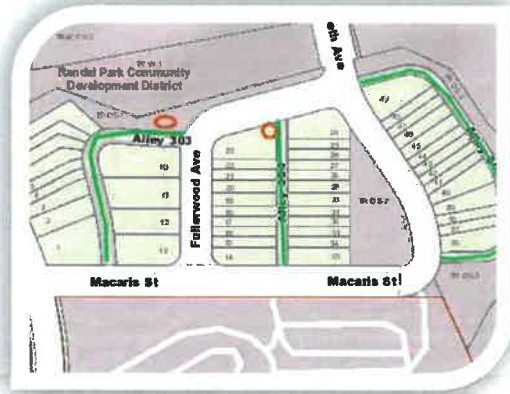
- ✚ Soccer goals relocated to new field.
- ✚ Conducted sod review of all common areas, working with Yellowstone to generate proposals for any needed replacements. The Tibbett St open space will be treated mole crickets, then any replacements will take place after.
- ✚ Received proposals for contracted pool services.
- ✚ 2 Vultures were taken and turned into effigies. GMS staff has installed the effigies and overall vulture presence has significantly decreased.



Completed

Private Sewer Line Compliance

- ✚ An issue with the private sewer lines at alleys 303, 304, and 305 was reported. Brownies was on site the same day to address the problem.
- ✚ Received a notice from the City of Orlando regarding compliance issues that have since been resolved. Permits must be renewed every 5 years, and the proper signage was installed.



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

SUB-SECTION 1

Proposal # : 1011

Proposal



Governmental Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Csmith@gmscfl.com

Bill To/District Randal Park CDD 6200 Lee Vista BLVD, Suite 300, Orlando, FL, 32822	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Pergola, Pavilion, and Cattle Fence Staining -2 members of GMS staff will stain and seal all remaining structures to include 1 pergola, 1 pavilion, and 3 cattle fences.	

Qty	Description	Unit Price	Line Total
85	Labor	\$47.50	\$4,037.50
5	Mobilization	\$65.00	\$325.00
	Equipment		\$375.00
	Materials		\$2,070.00
		Total Due:	\$6,807.50

This Proposal is Valid for 30 days.

Client Signature: _____

SUB-SECTION 2



Five Star Pro Services LLC Pool Cleaning Bid

David Purser President

DATE: 3/23/2023

Commercial Pool Service Bid

**Location- Randal Park
8730 Randal Park Blvd.
Orlando, Fl. 32832**

CPO Amenity Cleaning and Mgmt. Alexandra Penagos

1 Pool + 1 SPLASH PAD + 1 FOUNTAIN

Scope and Depth of Work performed on your pool.

SCOPE-

- CPO services include 3 day service per week.
- Chemistry testing and balancing
- Debris removal
- Filter maintenance
- Record Keeping (per Health Dept Standards)
- Skimmer Svc APP in use for mgmt tracking upon each visit.

DEPTH- (designed to save our clients thousands in capital and decreased liability risks)

- Higher than industry standard CPO practices
- Preventative Consultation and Practices
- Health Inspector Coordination (representing You our client)
- Free Small Repairs Program

Cost for Pool Full Cleaning and Mgmt CPO svcs per month

2400./MO. 3 DAY SERVICE (12-15 visits per month AVG 166. per service visit)

2950./MO. 5 DAY SERVICE (ONLY AVAIL. JUNE JULY AUGUST)

407-970-9299- David Purser with Five Star Pools.

THANK YOU FOR BUSINESS AND BEST REGARDS.

DAVID PURSER

407-970-9299

Aquapro Pool Services LLC

Licensed and Insured
407-749-4935

To : Randal Park CDD 03-31-23
8730 Randal Park Blvd.
Att: Alexandra Penagos
Community Manager

Aquapro Pool Services LLC, a family owned and operated business, is pleased to offer our services in Pool Cleaning Service and Maintenance to your place of business. We offer reasonable prices and the highest professional standards.

Aquapro Pool Services LLC is fully licensed and insured company. This guarantees you will receive the best professional services for all your needs.

We personally tend to your business needs, anytime, 7 days a week.

We hold a Certified Pool Operator License, Certified Stain Specialist, Certified Pool Inspector, Stenner Pump Technician and Many Courses such as Salt Pool Heater –Heat Pump, etc.

We have more than 20 years of experience in Residential and Commercial Pool and have worked for companies such as Pinch & Penny, Bluzone, Action Pool, Splash Pool and Maintenance, Westgate Resort and Villas, Wyndham Resort, Hilton Grand Vacation, Calypso Cay, Amber Pointe, and several other community's and properties in Lake Nona Area Like Lake Nona Country Club, ..etc

1. POOL CLEANING SERVICE

- Make Full Pool Cleaning Services in 1 Commercial Pool 3 Days a Week. (Opening). (See "Description of Job" pg. 3). MONDAY- WEDNESDAY AND FRIDAY
- Perform a Water Test and Balance Water
- Record information regarding Pool Operation, using the Monthly Swimming Pool Report (DH-921 3/98).
- Keep Records of added chemicals, which are all provided by Aquapro

- Notify Manager of any necessary repairs, vandalism, and unusable equipment

Aquapro Pool Services LLC
Licensed and Insured
407-749-4935

1.- The Pool Cleaning Full Service Include:

- Brush Wall
- Vacuum
- Clean Tiles
- Skim Surface
- Test Water
- Clean Pool Filters as needed
- Clean Gutter and Pumps Baskets
- Equipment Monitoring
- Balancing Water (Add Chemicals)

2. - Repairs will be done for additional charges.

Replace Motor –Replace Bulb Lamp –Replace Fitting Outlet
Pool Deck Re-Paint –Pool Deck Pressure Wash
Pool Surface Patch –Replace Filter Grip, Paver Repairs
Leak Detention and Repair –Main Drain and Floor Return Replace

3. - Maintain Cleanliness of Pool Areas keeping them free from sediment, floating debris, visible dirt and algae
4. - Be available 7 Days a Week in the case of accidents such as:
Thunderstorms, fecal accidents, hurricanes etc. (extra charge)
5. - Cyanuric Acid Test, Calcium Harness Test and Sequent Test, will be done once a Week.

1 Aquapro Pool Services LLC

Licensed and Insured

407-749-4935

1.- Pool Cleaning and Maintenance Description of Jobs

Vacuuming

- As Needed. Pool will be vacuumed for leaves, dirt, sand ect. found at the bottom of the pool.

Brushing

- Brushing the walls will be done to avoid the growth of algae and to make sure all debris will go down through the main drain.
- Clean Tiles as Needed.
-

2.- Skimmer and Pump Basket

- The skimmer and pump baskets (strainer basket) will be cleaned once a week to make sure the pool pump circulates without problems.

3.- Test Chemical Levels

- We will test the pools chemical level every visit. Check Chlorine, PH and Alkalinity

Note: Calcium Harness Test, Cyanuric Acid Test, and Sequest Test will be done once a week.

4.- Adjust Chemical Levels and Adding Chemicals

- We will adjust the chemical level of the pool by adding the chemicals it is missing. We will provide all chemicals that are needed to add to the pool to have a proper water balance.

5.- Clean Filter

- As needed, we will clean the pool filter to maintain the pool clean and clear.

Aquapro Pool Services LLC

Licensed and Insured
407-749-4935

6.- Inspect Pool Equipment

- For your safety we will do periodic inspection of the pool motors, pumps, valves, etc. so that we assure they are working well.

7.- Equipment Repair

- We are adequately trained and have experience to repair and replace Pool Motors, Pool Pumps, Pool Lights, Salt Cell, Install Pool Valves, and Fix Pool Leaks etc.

Other Services Offered:

- Pool Acid Wash to remove stains produced by metals in the water.
- We are certified Stain Specialists by Jack's Magic, the first specialized company in treatment for pool related stain problems.
- We can design and improve plans to remove and prevent any type of stain.
- We have been trained in installation and maintenance of Salt Cell Systems, if you want to change pool water from liquid chlorine to salt, we can make that change by installing the system that is most adequate to your necessities

TERMINATION

Any agreement or agreements entered into between AQUAPRO POOL SERVICES LLC and RANDAL PARK may be terminated at any time by either party, by providing (30) day's written notification to the other party.

THE PROPOSAL FOR A MONTHLY SERVICE FOR : 1 Pool \$ 850.00 , 1 Splash Pad \$ 280
and 1 Waterfall \$180 .TOTAL FOR 12 SERVICES TBD: \$ 1310.12

20 SERVICES TBD \$ 2181.20

Aqualro Pool Services LLC

Licensed and Insured

407-749-4935

REFERENCES

DAVID MOORE
Asset living Regional Manager
352-572-5747

EDGAR MARINELARENA
(FORMER POOL SUPERVISOR .ASST CHIEF ENG .WESTGATE
RESORT AND VILLAS).
VERMANA OWNER
407-552-9079

MARK CASTELLANO
CHIEF ENGINEER
(CALYPSO CAY RESORT)

LAURA RIOS
(L.C.A.M ,LELAND MANAGEMEMT Inc)
407-846-6323

CARLOS GARCIA
(THE PALMS CONDOMINIUM MANT. SUPERVISOR)
407-340-7165

DEBRA DEROY
AMG OF CENTRA FLORIDA
407-9479950

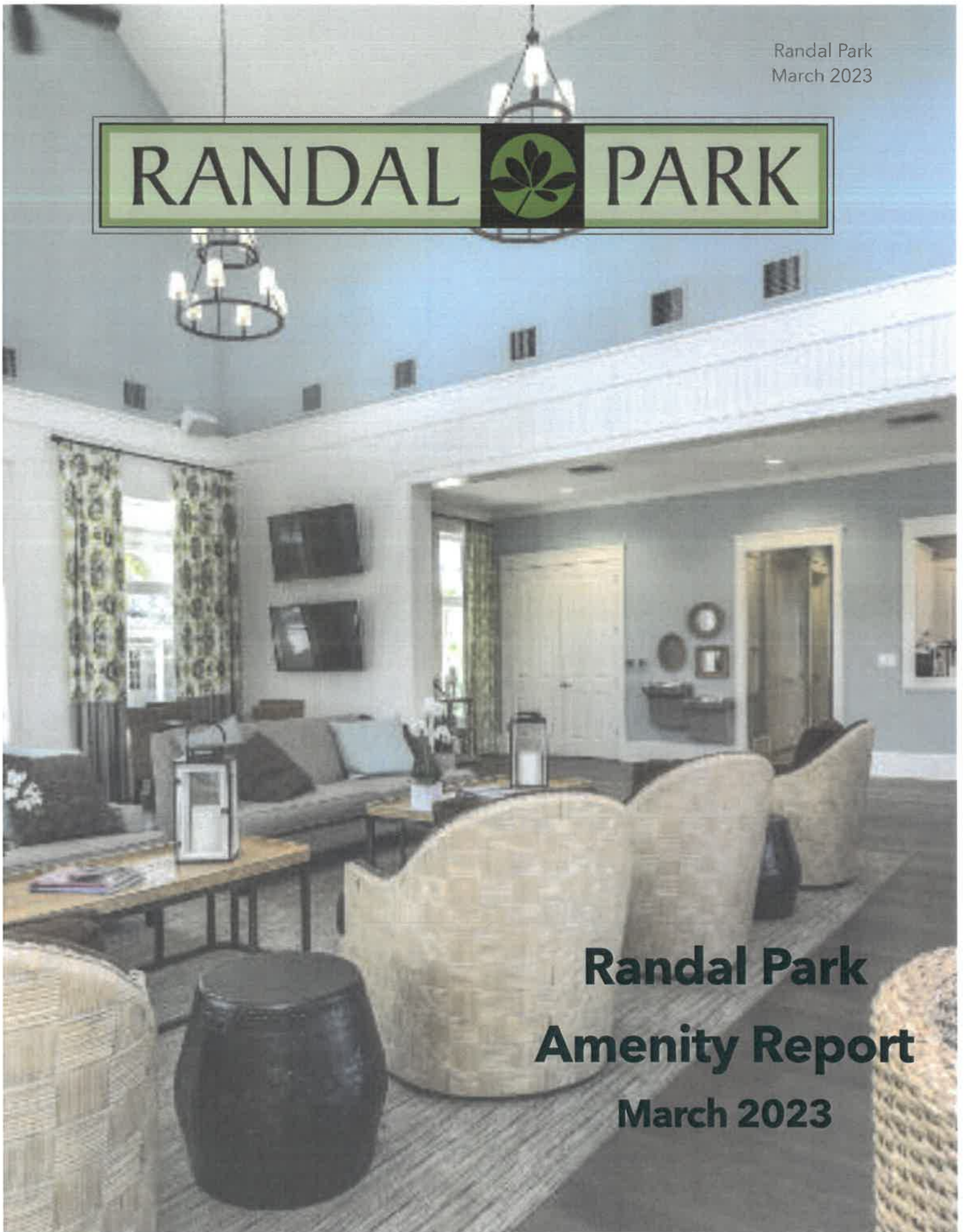
LEO CAMINERO
AVANATH REGIONAL MANAGER
407-399-4332

SECTION 4

Randal Park
March 2023

RANDAL PARK

Randal Park
Amenity Report
March 2023



FACILITY REPORT

Randal Park
March 2023

Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm) (7am - 9am lap swimmers only) Daily
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from (9am - 5pm) Mon - Fri
- The pool Attendant is onsite on the weekends from 11am - 8pm

January Randal House Rentals: 5

March Events:

- * 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

Events scheduled for April:

- * Chick fil-A Night: Tuesday, April 4th
- * Happy Hoppy Easter: Saturday, April 8th
- * Food Truck Social: April 13th
- * Pizza Night: Thursday, April 6th & 20th
- * StoryWalk: Saturday, April 29th

Randal Park
March 2023

Ice Cream Social
Saturday, March 18th
12:00pm- 2:00pm



Wine & Cheese
Thursday, March 30th
6:00pm- 8:00pm
Participants : 18 Residents

