

*Randal Park Community
Development District*

Agenda

July 21, 2023

AGENDA

Randal Park

Community Development District

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

July 14, 2023

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

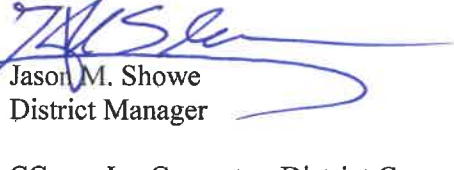
Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, July 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
 - A. Boardwalk Condition Assessment Report
4. Approval of Minutes of the June 16, 2023 Board of Supervisors Meeting
5. Discussion of Proposed Fiscal Year 2024 Budget & Presentation
6. Consideration of Proposals
 - A. Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.
 - B. Splash Pad Pool Main Controller Replacement from Spies Pool
 - C. Access Control Replacement Program from Access Control Technologies
7. 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. Amenity Landscaping Enhancement Proposal
 2. Damaged Sod and Mulch Replacement at Playground
 - iv. Amenity Report – *Under Separate Cover*
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – August 18, 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

SECTION III

SECTION A

Randal Park Boardwalk Condition Assessment

VHB Job Number: 62051.07

PREPARED BY





Memorandum

To: Jason Showe
Jarett Wright

Date: April 21, 2023

VHB #: 62051.07

From: Kenneth B. Ray, PE
Vanasse Hangen Brustlin, Inc

Re: Timber Boardwalk Condition Assessment

As requested by GMS-Central Florida, VHB has performed an on-site visual assessment of the general condition of the boardwalk along Randal Park Boulevard in Orange County, FL. The purpose of the visual assessment was to determine any needs for immediate closure of the boardwalk to pedestrian traffic and to document areas of deterioration or construction errors which warrant potential repair. The site visit to the boardwalk was completed on March 8, 2023.

Pertaining to the top side of the boardwalk, there are several tripping hazards throughout the boardwalk with vertical gaps between adjacent deck boards of 1/2" to 3/4" (max.). Knots are present in several deck boards and have potential to deteriorate further. It is apparent from the topside that some screws for connection of decking to the stringers are missing. The railing has multiple areas of gouges and splitting in the posts, railings bent outward, and similar deteriorations.

Pertaining to the bottom side of the boardwalk, several screws meant to connect the decking to the stringers were not properly installed and are not providing the intended connection. Similarly, several ties appear to have been installed incorrectly and do not provide the intended connection. Some brace to pile connections are missing bolts. Several stringers have minor splits and rotting.

Representative photos of the boardwalk taken during this visit are included in Appendix A attached to this report.

Recommendation: Based on the findings of the visual assessment, the boardwalk is generally in overall good condition. Isolated areas of decking and railing with the deterioration described above should be replaced or cleaned. At this time, VHB does not believe it is necessary to replace either the deck or railing in their entirety. Many issues related to the vertical gaps between adjacent decking boards and sagging of decking boards may be mitigated by replacing any screws/ties which appear to be missing or have been installed incorrectly at time of construction of the boardwalk. Any missing screws should be installed. Similarly, any missing or improperly constructed ties and bolts should be replaced or installed.

Deterioration is present and may expand at a nonlinear rate. For this reason, VHB recommends periodic monitoring and assessment of the boardwalk. This should be completed minimally on an annual basis, or as seen fit by the owner, to extend the service life of the boardwalk and minimize life-cycle costs.

Please find attached the supporting calculations. If you have any questions about our analysis or the findings, please do not hesitate to contact me directly at 407-965-0512 or by email at kray@vhb.com.

225 E. Robinson Street, Suite 300
Landmark Center Two
Orlando, FL 32801-4326
P 407.839.4006

Appendix A: Photos



Photo 1. North approach of boardwalk, looking South



Photo 2. South approach of boardwalk, looking North



Photo 3. Vertical gap between adjacent boards



Photo 4. Missing bolts and nuts in fascia stringer to pile connection



Photo 5. Knot in decking



Photo 6. Undermining of boardwalk



Photo 7. Sagging bottom rail



Photo 8. Top rail separation



Photo 9. Missing bolts



Photo 10. Screw improperly installed, minor deterioration of stringer

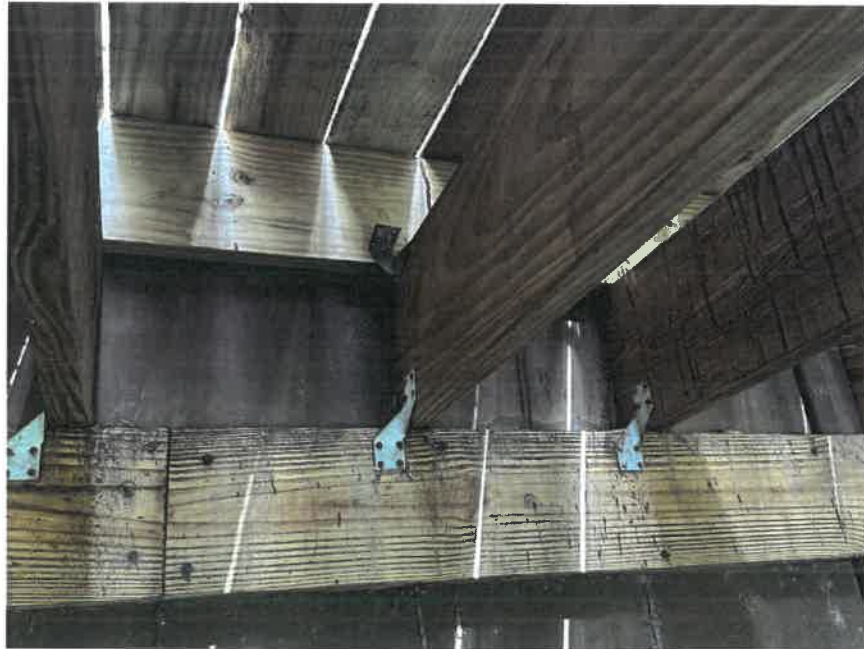


Photo 11. Ties improperly installed

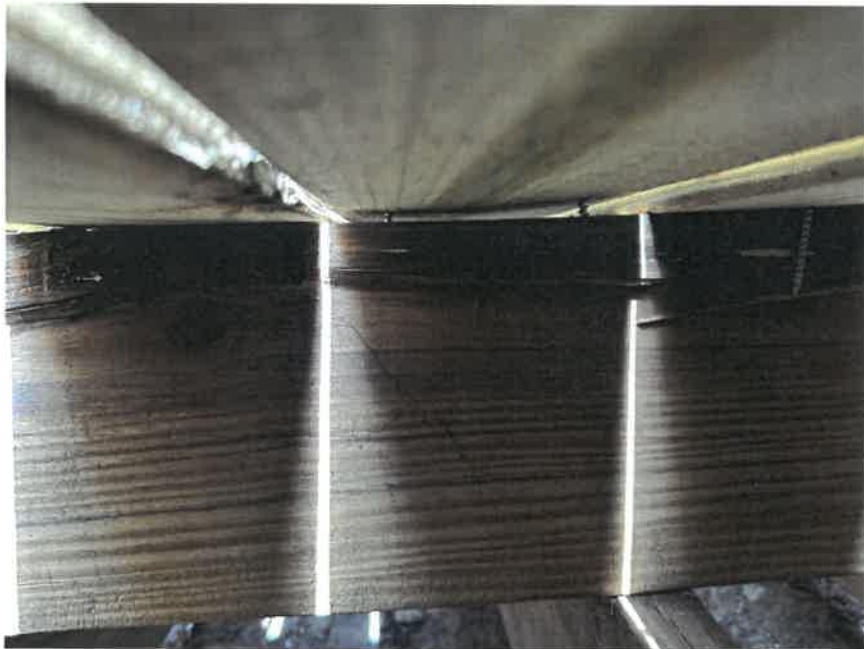


Photo 12. Screws connecting decking to stringers improperly installed

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, June 16, 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	District Engineer <i>by phone</i>
Jarett Wright	Field Operations
Alexandra Panagos	CALM
Lathan Smith	Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Engineer's Report

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS
Board of Supervisors Meeting

Approval of the Minutes of the May 19, 2023

On MOTION by Ms. Steuck seconded by Mr. Masherella with all in favor the minutes of the May 19, 2023 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Discussion of Revised Proposed Fiscal Year 2024 Budget

Mr. Showe stated we took feedback from the Board at the last meeting and circulated this budget that includes the \$240 assessment increase. There will be a transfer of \$93,000 to the capital projects fund along with the other changes we discussed.

SIXTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser

Mr. Showe stated this is the annual agreement with the Supervisor of Elections that will enable us to place our assessments on the tax roll.

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the Non-Ad Valorem Assessment Administration agreement with the Orange County Property Appraiser was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Manager

i. Approval of Check Register

Mr. Showe presented the May 2023 check register in the amount of \$66,483.29.

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. No Board action was required.

iii. Field Manager's Report

Mr. Wright reviewed the field management report, copy of which was included in the agenda package.

Mr. Hoffman joined the meeting by telephone during this report.

iv. Amenity Report

Ms. Penagos gave an overview of the amenity facilities report, copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

Ms. Cornelius stated a resident asked about payment options at the clubhouse rather than a money order.

Ms. Panagos stated we have asked about other options for events.

Mr. Showe stated we will check with our accounting department and see what options are available.

Ms. Cornelius stated the other thing they asked about was the possibility of getting vending machines at the pool.

Ms. Panagos stated I can reach out and find out.

Ms. Trucco stated I will check to see if there are legal implications.

After discussion it was the consensus of the Board to not entertain vending machines at the pool area.

NINTH ORDER OF BUSINESS Other Business

Mr. Phelps stated it has come to my attention that a resident has secured a permit for the closure of Randal Park Boulevard between Billings and Bannan Street for July 4th between 7 and 10 p.m. It is a non-CDD sanctioned event. The private resident obtained a block permit so people could mingle and gather on the 4th.

TENTH ORDER OF BUSINESS Next Meeting Date – July 21, 2023

Mr. Showe stated the next meeting will be held July 21, 2023.

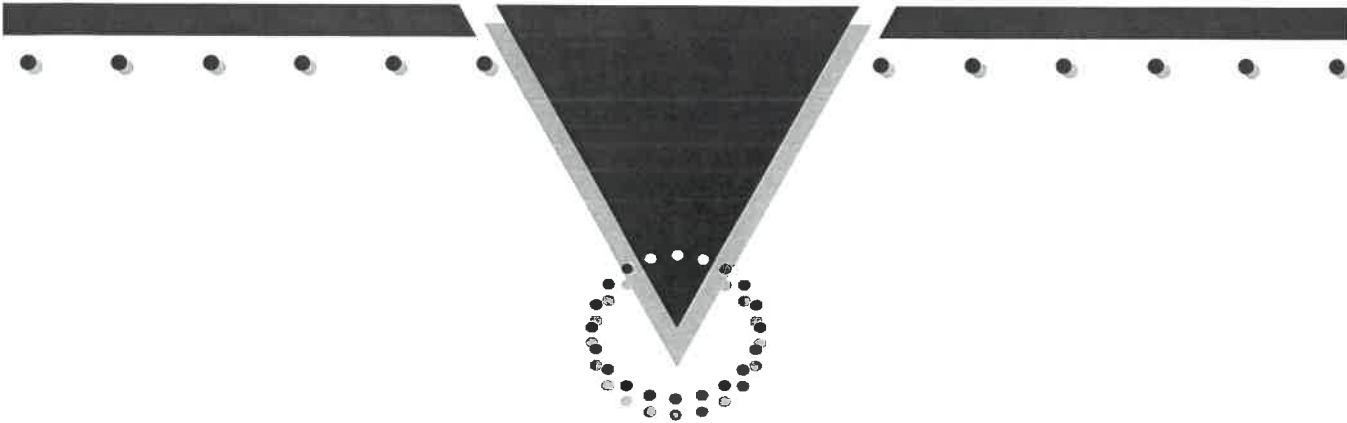
ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the meeting adjourned at 9:57 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Randal Park

**Community Development
District**

Proposed Budget

FY 2024



Randal Park
Community Development District

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Randal Park
Community Development District
Proposed Budget
General Fund

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Special Assessments	\$ 963,338	\$ 944,994	\$ 18,344	\$ 963,338	\$ 1,151,680
Colonial Properties Contribution	\$ 47,088	\$ 29,060	\$ 20,750	\$ 49,810	\$ 52,768
Miscellaneous Revenue	\$ 1,000	\$ 505	\$ 375	\$ 880	\$ 1,000
Activities	\$ 7,000	\$ 2,043	\$ -	\$ 2,043	\$ 5,000
Rentals	\$ 7,000	\$ 11,400	\$ 2,500	\$ 13,900	\$ 9,000
Carry Forward Surplus	\$ 26,408	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,051,834	\$ 988,002	\$ 41,969	\$ 1,029,971	\$ 1,219,448
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 6,200	\$ 5,000	\$ 11,200	\$ 12,000
FICA Expense	\$ 900	\$ 474	\$ 383	\$ 857	\$ 918
Annual Audit	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ 4,600
Trustee Fees	\$ 12,500	\$ 8,500	\$ 3,500	\$ 12,000	\$ 12,500
Dissemination Agent	\$ 10,500	\$ 6,125	\$ 4,375	\$ 10,500	\$ 10,500
Arbitrage	\$ 1,800	\$ 600	\$ 600	\$ 1,200	\$ 1,800
Engineering	\$ 10,000	\$ 4,613	\$ 2,500	\$ 7,113	\$ 10,000
Attorney	\$ 20,000	\$ 6,681	\$ 7,500	\$ 14,181	\$ 20,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Management Fees	\$ 43,882	\$ 25,598	\$ 18,284	\$ 43,882	\$ 46,515
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,908
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,272
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ 100
Postage	\$ 650	\$ 429	\$ 625	\$ 1,054	\$ 1,000
Insurance	\$ 7,440	\$ 7,109	\$ -	\$ 7,109	\$ 8,175
Printing & Binding	\$ 2,150	\$ 372	\$ 750	\$ 1,122	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ 2,250	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,700	\$ 402	\$ 375	\$ 777	\$ 1,500
Office Supplies	\$ 200	\$ 6	\$ 25	\$ 31	\$ 200
Property Appraiser	\$ 800	\$ -	\$ 800	\$ 800	\$ 800
Property Taxes	\$ 300	\$ 241	\$ -	\$ 241	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,847	\$ 78,775	\$ 48,217	\$ 126,992	\$ 143,313
<i>Maintenance</i>					
Contract Services:					
Field Management	\$ 18,808	\$ 10,971	\$ 7,837	\$ 18,808	\$ 19,936
Mitigation Monitoring	\$ 19,200	\$ 14,400	\$ 4,800	\$ 19,200	\$ 19,200
Landscape Maintenance	\$ 302,677	\$ 176,498	\$ 126,070	\$ 302,568	\$ 314,671
Lake Maintenance	\$ 10,700	\$ 6,230	\$ 4,450	\$ 10,680	\$ 11,640
Security Patrol	\$ 41,250	\$ 12,127	\$ 10,000	\$ 22,127	\$ 41,250
Repairs & Maintenance					
Facility Maintenance	\$ 30,576	\$ 17,836	\$ 12,740	\$ 30,576	\$ 32,411
Repairs & Maintenance	\$ 17,500	\$ 8,588	\$ 7,500	\$ 16,088	\$ 30,000
Operating Supplies	\$ 9,800	\$ 3,549	\$ 2,500	\$ 6,049	\$ 9,800
Landscape Replacement	\$ 15,000	\$ 12,467	\$ 3,000	\$ 15,467	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ 12,071	\$ 3,000	\$ 15,071	\$ 10,000
Fountain Repairs	\$ 3,800	\$ 4,172	\$ 1,100	\$ 5,272	\$ 3,000
Pressure Washing	\$ 8,000	\$ 8,750	\$ -	\$ 8,750	\$ 9,000
Subtotal Maintenance	\$ 487,311	\$ 287,660	\$ 182,997	\$ 470,656	\$ 515,908

Randal Park
Community Development District
Proposed Budget
General Fund

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Utilities					
Utilities - Common Area	\$ 30,000	\$ 12,127	\$ 10,000	\$ 22,127	\$ 30,000
Streetlighting	\$ 110,000	\$ 59,694	\$ 43,000	\$ 102,694	\$ 110,000
Amenity Center					
Amenity Management	\$ 87,385	\$ 50,975	\$ 36,410	\$ 87,385	\$ 96,124
Pool Attendants	\$ 15,600	\$ 609	\$ 7,500	\$ 8,109	\$ 15,500
Pool Permit	\$ 550	\$ -	\$ 545	\$ 545	\$ 550
Cable TV/Internet/Telephone	\$ 4,415	\$ 1,915	\$ 1,944	\$ 3,859	\$ 4,415
Utilities - Amenity Center	\$ 21,000	\$ 13,044	\$ 9,250	\$ 22,294	\$ 23,310
Refuse Service	\$ 2,880	\$ 1,544	\$ 1,164	\$ 2,709	\$ 2,880
Amenity Center Access Cards	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
HVAC Maintenance	\$ 574	\$ 456	\$ -	\$ 456	\$ 574
Special Events	\$ 14,962	\$ 14,648	\$ 1,529	\$ 16,177	\$ 15,000
Holiday Decorations	\$ 8,500	\$ 9,099	\$ -	\$ 9,099	\$ 9,500
Security Monitoring	\$ 1,920	\$ 1,085	\$ 775	\$ 1,860	\$ 1,953
Janitorial Services	\$ 21,480	\$ 14,134	\$ 9,715	\$ 23,849	\$ 25,000
Pool Maintenance	\$ 20,000	\$ 18,017	\$ 9,750	\$ 27,767	\$ 28,800
Pool Chemicals & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 19,450
Fitness Repairs & Maintenance	\$ 5,000	\$ 250	\$ 1,000	\$ 1,250	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Pest Control	\$ 1,218	\$ 3,754	\$ 850	\$ 4,604	\$ 11,500
Other					
Property Insurance	\$ 41,692	\$ 33,831	\$ -	\$ 33,831	\$ 50,747
Contingency	\$ 7,500	\$ 10,893	\$ -	\$ 10,893	\$ 10,000
Transfer Out - Capital Reserve	\$ 24,000	\$ 24,000	\$ -	\$ 24,000	\$ 93,925
Subtotal Maintenance	\$ 424,676	\$ 270,074	\$ 136,933	\$ 407,007	\$ 560,227
Total Expenditures	\$ 1,051,834	\$ 636,509	\$ 368,146	\$ 1,004,655	\$ 1,219,448
Excess Revenues/(Expenditures)	\$ -	\$ 351,493	\$ (326,177)	\$ 25,316	\$ -

	Adopted Budget FY2021	Adopted Budget FY2022	Adopted Budget FY2023	Proposed Budget FY2024	Proposed FY24 Increase/ (Decrease)
Net Assessments	\$ 963,338	\$ 963,338	\$ 963,338	\$ 1,151,680	\$ 188,342
Add: Discounts & Collections 6%	\$ 61,490	\$ 61,490	\$ 61,490	\$ 73,511	\$ 12,022
Gross Assessments	\$ 1,024,828	\$ 1,024,828	\$ 1,024,828	\$ 1,225,191	\$ 200,364
Assessable Units	904	904	904	904	
Per Unit Assessment - Phases 1 - 5	\$ 1,191.80	\$ 1,191.80	\$ 1,191.80	\$ 1,431.80	\$ 240.00
Per Unit Assessment - Randal Walk	\$ 700.60	\$ 700.60	\$ 700.60	\$ 785.47	\$ 84.87

Notes:

[1 thru 6] is shared costs with Colonial Properties

- 1 Field Management & Maintenance
- 2 Landscape Maintenance
- 3 Lake Maintenance
- 4 Irrigation Repairs
- 5 Utilities
- 6 Streetlighting

Total Proposed FY2024 Budget	Shared Costs	Colonial Properties Allocation
\$ 19,936	\$ 9,968	\$ 4,984
\$ 314,671	\$ 82,870	\$ 41,435
\$ 11,640	\$ 1,399	\$ 699
\$ 10,000	\$ 2,000	\$ 1,000
\$ 30,000	\$ 2,880	\$ 1,440
\$ 110,000	\$ 6,420	\$ 3,210
Totals:	\$ 105,536	\$ 52,768

Randal Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Colonial Properties Contribution

Per the cost share arrangement, this amount reflects 50% of the estimated maintenance cost for Dowden Rd and the offsite portion of Randal Park Blvd.

Miscellaneous Revenue

Represents estimated income the District may receive that is not accounted for in other categories.

Activities

Represents fees collected by onsite management company related to various activities operated by the District.

Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid \$200 per meeting for the time devoted to District business and board meetings, not to exceed \$4,800 per year. The amount is based upon five supervisors attending 12 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by an Independent Certified Public Accounting Firm. The District's auditing firm is Grau & Associates.

Trustee Fees

The District issued Series 2012, Series 2015 and Series 2018 Special Assessment Bonds that are deposited with a Trustee at Wells Fargo Bank.

Randal Park
Community Development District
GENERAL FUND BUDGET

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services – Central Florida, LLC to provide this service.

Arbitrage

The District has contracted with Grau & Associates to calculate the District's annual Arbitrage Rebate Liability on the Series 2012, Series 2015 and Series 2018 Special Assessment Bonds.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Vanasse Hangen Brustlin, Inc.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. The District has contracted with Latham, Shuker, Eden & Beaudine, LLP.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of a non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents various cost of information technology with Governmental Management Services – Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. The District is contracted with Governmental Management Services – Central Florida LLC.

Telephone

Telephone and fax machine.

Randal Park
Community Development District
GENERAL FUND BUDGET

Postage

Mailing of Board Meeting agenda packages, overnight deliveries, checks for vendors, and any other required correspondence.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Property Appraiser

Represents the fees to be paid to the Orange County Property Appraiser for annual assessment roll administration.

Property Taxes

Represents the non-ad valorem assessment from Orange County that will be charged to the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Maintenance:

Contract Services:

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Randal Park
Community Development District
 GENERAL FUND BUDGET

Mitigation Monitoring

The District will be required to maintain and monitor the 298 acres of Jurisdictional Wetlands, Wetland Buffers, and Wetland Mitigation throughout the District. The amounts are based upon quarterly services.

Landscape Maintenance

The District has contracted with Yellowstone Landscape - Southeast, LLC to maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, weeding, mulching, irrigation inspections and litter removal.

Description	Monthly	Annually
Landscape Maintenance	\$26,223	\$314,671
TOTAL		\$314,671

Lake Maintenance

The District has stormwater management facilities designed to conform to the City of Orlando and South Florida Water Management District (SFWMD) criteria for pre-development versus post-development allowable discharge criteria and water quality treatment. The District has contracted with Applied Aquatic Management Inc. to maintain the lakes throughout the community that provide stormwater management.

Description	Monthly	Annually
Lake Maintenance	\$970	\$11,640
Total		\$11,640

Security Patrol

The District has contracted with the Orlando Police Department to provide security services throughout the fiscal year.

Repairs & Maintenance:

Facility Maintenance

The District has contracted with Governmental Management Services - Central Florida, LLC to provide routine repairs and maintenance on the District's common areas and amenities.

Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various facilities throughout the District.

Operating Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse.

Landscape Replacement

Estimated cost related to the replacement of turf, trees, shrubs, etc.

Randal Park
Community Development District
 GENERAL FUND BUDGET

Irrigation Repairs

To record expenses for repairs to the irrigation system.

Fountain Repairs

To record expenses for repairs and maintenance to the floating fountain at the Randal Park Clubhouse.

Pressure Washing

To record expenses related to the pressure washing of various areas of the District including the clubhouse, pool deck, curbs and sidewalks.

Utilities:

Utilities – Common Area

Represents the estimated cost for electric and reclaimed water utilities of the common areas within the District. The Orlando Utilities Commission provides these services.

Streetlighting

Orlando Utilities Commission provides for the streetlights within the community.

Amenity Center:

Amenity Management

The District has contracted with Governmental Management Services – Central Florida, LLC to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center, conduct various special events throughout the year, administer rental program, respond to resident request, etc.

Pool Attendants

Represents the estimated cost to have pool attendants during certain times throughout the operating season for the pool.

Pool Permit

Estimated cost for required pool permit.

Cable TV/Internet/Telephone

The District has cable television, cable, internet service, and music services at the Amenity Center.

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Spectrum	\$291	\$3,492
Music Services		\$375
Contingency		\$548
TOTAL		\$4,415

Randal Park
Community Development District
 GENERAL FUND BUDGET

Utilities – Amenity Center

This represents the estimated cost for electric and reclaimed water utilities of the Amenity Center. The Orlando Utilities Commission provides these services.

Refuse Service

Estimated cost for trash removal service located at the Amenity Center. The Orlando Utilities Commission provides this service.

Description	Monthly	Annually
Refuse Services	\$240	\$2,880
TOTAL		\$2,880

Amenity Center Access Cards

Represents the estimated cost for providing and maintaining access card system.

HVAC Maintenance

The District will have preventative maintenance performed on the HVAC system.

Special Events

The Leisure Activities Coordinator will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

The District will incur costs to related to the decoration of common areas during the Holidays.

Security Monitoring

The District incurs charges for the monitoring of the Amenity Center security system.

Description	Monthly	Annually
Synergy	\$37	\$441
Wi-Pak	\$126	\$1,512
TOTAL		\$1,953

Randal Park
Community Development District
GENERAL FUND BUDGET

Janitorial Services

The District has contracted with Rugby Commercial Cleaning, Inc. to provide janitorial services and supplies for the Amenity Center. The amount is based upon 5 days per week throughout the fiscal year. Cintas also provides cleaning services for the District's amenity bathroom mats.

Description	Monthly	Annually
Rugby Commercial Cleaning, Inc.	\$1,365	\$16,380
Cintas - Mat Cleanings		\$2,737
Janitorial Supplies/Materials		\$5,883
TOTAL		\$25,000

Pool Maintenance

The District will contract with respective companies for pool maintenance services.

Description	Monthly	Annually
Pool Maintenance		
3x a Week Cleaning (Oct-May , Sep)	\$2,250	\$20,250
5x a Week Cleaning (Jun - Aug)	\$2,850	\$8,550
TOTAL		\$28,800

Pool Chemicals & Repairs

Estimated miscellaneous pool maintenance and chemical costs not included under the agreements with Spies Pools.

Fitness Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District.

Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of the amenity center.

Pest Control

The District has contracted with Arrow Environmental for monthly treatment at the Amenity Center. This also includes costs relating to termite control and animal trapping.

Description	Annually
Pest Control	\$912
Termite Bond	\$588
Animal Trapping/Vulture Taking	\$10,000
TOTAL	\$11,500

Randal Park
Community Development District
GENERAL FUND BUDGET

Other:

Property Insurance

Represents the estimated cost for property insurance of the Amenity Center to be conveyed to the District. Property Insurance is provided by Florida Insurance Alliance.

Contingency

Represents unforeseen cost not budgeted in other line items.

Transfer Out - Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding

Randal Park
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Transfer In	\$ 24,000	\$ 24,000	\$ -	\$ 24,000	\$ 93,925
Interest	\$ 500	\$ 7,938	\$ 4,484	\$ 12,422	\$ 500
Carry Forward Surplus	\$ 206,295	\$ 308,456	\$ -	\$ 308,456	\$ 223,193
Total Revenues	\$ 230,795	\$ 340,394	\$ 4,484	\$ 344,878	\$ 317,618
Expenditures					
Capital Outlay	\$ 25,000	\$ 8,131	\$ 16,869	\$ 25,000	\$ 25,000
Shade Structures	\$ 115,000	\$ 15,685	\$ 75,000	\$ 90,685	\$ -
Soccer Field Turf Replacement	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ -
Total Expenditures	\$ 146,000	\$ 23,816	\$ 97,869	\$ 121,685	\$ 25,000
Excess Revenue/(Expenditures)	\$ 84,795	\$ 316,578	\$ (93,385)	\$ 223,193	\$ 292,618

Randal Park
Community Development District
Proposed Budget
Debt Service - Series 2012

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Assessments	\$ 397,350	\$ 388,858	\$ 7,549	\$ 396,407	\$ 396,407
Interest	\$ 100	\$ 15,590	\$ 7,648	\$ 23,238	\$ 100
Carry Forward Surplus	\$ 391,325	\$ 391,323	\$ -	\$ 391,323	\$ 435,305
Total Revenues	\$ 788,775	\$ 795,771	\$ 15,196	\$ 810,968	\$ 831,813
Expenditures					
Interest Payment - 11/01	\$ 144,269	\$ 144,125	\$ -	\$ 144,125	\$ 141,538
Principal Payment - 11/01	\$ 95,000	\$ 90,000	\$ -	\$ 90,000	\$ 115,000
Interest Payment - 05/01	\$ 141,538	\$ -	\$ 141,538	\$ 141,538	\$ 138,016
Total Expenditures	\$ 380,806	\$ 234,125	\$ 141,538	\$ 375,663	\$ 394,553
Excess Revenue/(Expenditures)	\$ 407,969	\$ 561,646	\$ (126,341)	\$ 435,305	\$ 437,260

Interest Payment 11/1/24	\$ 125,000
Principal Payment 11/1/24	\$ 138,016
	<u>\$ 263,016</u>

	Proposed Budget FY2024
Net Assessments	\$ 396,407
Add: Discounts & Collections 6%	\$ 25,303
Gross Assessments	<u>\$ 421,710</u>

Randal Park
Community Development District
Series 2012 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 4,280,000.00	\$ 115,000.00	\$ 141,537.50	\$ 256,537.50
05/01/24	\$ 4,165,000.00	\$ -	\$ 138,015.63	\$ -
11/01/24	\$ 4,165,000.00	\$ 125,000.00	\$ 138,015.63	\$ 401,031.25
05/01/25	\$ 4,040,000.00	\$ -	\$ 134,187.50	\$ -
11/01/25	\$ 4,040,000.00	\$ 125,000.00	\$ 134,187.50	\$ 393,375.00
05/01/26	\$ 3,915,000.00	\$ -	\$ 130,359.38	\$ -
11/01/26	\$ 3,915,000.00	\$ 135,000.00	\$ 130,359.38	\$ 395,718.75
05/01/27	\$ 3,780,000.00	\$ -	\$ 126,225.00	\$ -
11/01/27	\$ 3,780,000.00	\$ 140,000.00	\$ 126,225.00	\$ 392,450.00
05/01/28	\$ 3,640,000.00	\$ -	\$ 121,937.50	\$ -
11/01/28	\$ 3,640,000.00	\$ 150,000.00	\$ 121,937.50	\$ 393,875.00
05/01/29	\$ 3,490,000.00	\$ -	\$ 117,343.75	\$ -
11/01/29	\$ 3,490,000.00	\$ 160,000.00	\$ 117,343.75	\$ 394,687.50
05/01/30	\$ 3,330,000.00	\$ -	\$ 112,443.75	\$ -
11/01/30	\$ 3,330,000.00	\$ 170,000.00	\$ 112,443.75	\$ 394,887.50
05/01/31	\$ 3,160,000.00	\$ -	\$ 107,237.50	\$ -
11/01/31	\$ 3,160,000.00	\$ 180,000.00	\$ 107,237.50	\$ 394,475.00
05/01/32	\$ 2,980,000.00	\$ -	\$ 101,725.00	\$ -
11/01/32	\$ 2,980,000.00	\$ 190,000.00	\$ 101,725.00	\$ 393,450.00
05/01/33	\$ 2,790,000.00	\$ -	\$ 95,906.25	\$ -
11/01/33	\$ 2,790,000.00	\$ 205,000.00	\$ 95,906.25	\$ 396,812.50
05/01/34	\$ 2,585,000.00	\$ -	\$ 88,859.38	\$ -
11/01/34	\$ 2,585,000.00	\$ 215,000.00	\$ 88,859.38	\$ 392,718.75
05/01/35	\$ 2,370,000.00	\$ -	\$ 81,468.75	\$ -
11/01/35	\$ 2,370,000.00	\$ 230,000.00	\$ 81,468.75	\$ 392,937.50
05/01/36	\$ 2,140,000.00	\$ -	\$ 73,562.50	\$ -
11/01/36	\$ 2,140,000.00	\$ 250,000.00	\$ 73,562.50	\$ 397,125.00
05/01/37	\$ 1,890,000.00	\$ -	\$ 64,968.75	\$ -
11/01/37	\$ 1,890,000.00	\$ 265,000.00	\$ 64,968.75	\$ 394,937.50
05/01/38	\$ 1,625,000.00	\$ -	\$ 55,859.38	\$ -
11/01/38	\$ 1,625,000.00	\$ 285,000.00	\$ 55,859.38	\$ 396,718.75
05/01/39	\$ 1,340,000.00	\$ -	\$ 46,062.50	\$ -
11/01/39	\$ 1,340,000.00	\$ 300,000.00	\$ 46,062.50	\$ 392,125.00
05/01/40	\$ 1,040,000.00	\$ -	\$ 35,750.00	\$ -
11/01/40	\$ 1,040,000.00	\$ 325,000.00	\$ 35,750.00	\$ 396,500.00
05/01/41	\$ 715,000.00	\$ -	\$ 24,578.13	\$ -
11/01/41	\$ 715,000.00	\$ 345,000.00	\$ 24,578.13	\$ 394,156.25
05/01/42	\$ 370,000.00	\$ -	\$ 12,718.75	\$ -
11/01/42	\$ 370,000.00	\$ 370,000.00	\$ 12,718.75	\$ 395,437.50
		\$ 4,280,000.00	\$ 3,479,956.25	\$ 7,759,956.25

Randal Park
Community Development District
Proposed Budget
Debt Service - Series 2015

Description	Adopted FY2023 Budget	Actual Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY2024 Budget
Revenues					
Assessments	\$ 590,148	\$ 578,915	\$ 11,233	\$ 590,148	\$ 589,600
Interest	\$ 125	\$ 21,139	\$ 9,035	\$ 30,173	\$ 125
Carry Forward Surplus	\$ 513,092	\$ 515,302	\$ -	\$ 515,302	\$ 553,753
Total Revenues	\$ 1,103,364	\$ 1,115,355	\$ 20,268	\$ 1,135,623	\$ 1,143,478
Expenditures					
Interest Payment - 11/01	\$ 203,190	\$ 202,871	\$ -	\$ 202,871	\$ 198,999
Principal Payment - 11/01	\$ 180,000	\$ 180,000	\$ -	\$ 180,000	\$ 185,000
Interest Payment - 05/01	\$ 199,365	\$ -	\$ 198,999	\$ 198,999	\$ 195,068
Total Expenditures	\$ 582,555	\$ 382,871	\$ 198,999	\$ 581,870	\$ 579,066
Excess Revenue/(Expenditures)	\$ 520,809	\$ 732,484	\$ (178,731)	\$ 553,753	\$ 564,412

Interest Payment 11/1/24	\$ 190,000
Principal Payment 11/1/24	\$ 195,068
	<u>\$ 385,068</u>

	Proposed Budget FY2024
Net Assessments	\$ 589,600
Add: Discounts & Collections 6%	\$ 37,634
Gross Assessments	<u>\$ 627,234</u>

Randal Park
Community Development District
Series 2015 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 7,865,000.00	\$ 185,000.00	\$ 198,998.75	\$ 383,998.75
05/01/24	\$ 7,680,000.00	\$ -	\$ 195,067.50	\$ -
11/01/24	\$ 7,680,000.00	\$ 190,000.00	\$ 195,067.50	\$ 580,135.00
05/01/25	\$ 7,490,000.00	\$ -	\$ 191,030.00	\$ -
11/01/25	\$ 7,490,000.00	\$ 200,000.00	\$ 191,030.00	\$ 582,060.00
05/01/26	\$ 7,290,000.00	\$ -	\$ 186,780.00	\$ -
11/01/26	\$ 7,290,000.00	\$ 220,000.00	\$ 186,780.00	\$ 593,560.00
05/01/27	\$ 7,070,000.00	\$ -	\$ 181,280.00	\$ -
11/01/27	\$ 7,070,000.00	\$ 230,000.00	\$ 181,280.00	\$ 592,560.00
05/01/28	\$ 6,840,000.00	\$ -	\$ 175,530.00	\$ -
11/01/28	\$ 6,840,000.00	\$ 240,000.00	\$ 175,530.00	\$ 591,060.00
05/01/29	\$ 6,600,000.00	\$ -	\$ 169,530.00	\$ -
11/01/29	\$ 6,600,000.00	\$ 255,000.00	\$ 169,530.00	\$ 594,060.00
05/01/30	\$ 6,345,000.00	\$ -	\$ 163,155.00	\$ -
11/01/30	\$ 6,345,000.00	\$ 265,000.00	\$ 163,155.00	\$ 591,310.00
05/01/31	\$ 6,080,000.00	\$ -	\$ 156,530.00	\$ -
11/01/31	\$ 6,080,000.00	\$ 280,000.00	\$ 156,530.00	\$ 593,060.00
05/01/32	\$ 5,800,000.00	\$ -	\$ 149,530.00	\$ -
11/01/32	\$ 5,800,000.00	\$ 295,000.00	\$ 149,530.00	\$ 594,060.00
05/01/33	\$ 5,505,000.00	\$ -	\$ 142,155.00	\$ -
11/01/33	\$ 5,505,000.00	\$ 310,000.00	\$ 142,155.00	\$ 594,310.00
05/01/34	\$ 5,195,000.00	\$ -	\$ 134,405.00	\$ -
11/01/34	\$ 5,195,000.00	\$ 325,000.00	\$ 134,405.00	\$ 593,810.00
05/01/35	\$ 4,870,000.00	\$ -	\$ 126,280.00	\$ -
11/01/35	\$ 4,870,000.00	\$ 340,000.00	\$ 126,280.00	\$ 592,560.00
05/01/36	\$ 4,530,000.00	\$ -	\$ 117,780.00	\$ -
11/01/36	\$ 4,530,000.00	\$ 355,000.00	\$ 117,780.00	\$ 590,560.00
05/01/37	\$ 4,175,000.00	\$ -	\$ 108,550.00	\$ -
11/01/37	\$ 4,175,000.00	\$ 375,000.00	\$ 108,550.00	\$ 592,100.00
05/01/38	\$ 3,800,000.00	\$ -	\$ 98,800.00	\$ -
11/01/38	\$ 3,800,000.00	\$ 395,000.00	\$ 98,800.00	\$ 592,600.00
05/01/39	\$ 3,405,000.00	\$ -	\$ 88,530.00	\$ -
11/01/39	\$ 3,405,000.00	\$ 415,000.00	\$ 88,530.00	\$ 592,060.00
05/01/40	\$ 2,990,000.00	\$ -	\$ 77,740.00	\$ -
11/01/40	\$ 2,990,000.00	\$ 435,000.00	\$ 77,740.00	\$ 590,480.00
05/01/41	\$ 2,555,000.00	\$ -	\$ 66,430.00	\$ -
11/01/41	\$ 2,555,000.00	\$ 460,000.00	\$ 66,430.00	\$ 592,860.00
05/01/42	\$ 2,095,000.00	\$ -	\$ 54,470.00	\$ -
11/01/42	\$ 2,095,000.00	\$ 485,000.00	\$ 54,470.00	\$ 593,940.00
05/01/43	\$ 1,610,000.00	\$ -	\$ 41,860.00	\$ -
11/01/43	\$ 1,610,000.00	\$ 510,000.00	\$ 41,860.00	\$ 593,720.00
05/01/44	\$ 1,100,000.00	\$ -	\$ 28,600.00	\$ -
11/01/44	\$ 1,100,000.00	\$ 535,000.00	\$ 28,600.00	\$ 592,200.00
05/01/45	\$ 565,000.00	\$ -	\$ 14,690.00	\$ -
11/01/45	\$ 565,000.00	\$ 565,000.00	\$ 14,690.00	\$ 594,380.00
		\$ 7,865,000.00	\$ 5,536,443.75	\$ 13,401,443.75

Randal Park
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 1,650,000.00	\$ -	\$ 41,682.50	\$ 41,682.50
05/01/24	\$ 1,650,000.00	\$ 30,000.00	\$ 41,682.50	\$ -
11/01/24	\$ 1,620,000.00	\$ -	\$ 41,067.50	\$ 112,750.00
05/01/25	\$ 1,620,000.00	\$ 35,000.00	\$ 41,067.50	\$ -
11/01/25	\$ 1,585,000.00	\$ -	\$ 40,280.00	\$ 116,347.50
05/01/26	\$ 1,585,000.00	\$ 35,000.00	\$ 40,280.00	\$ -
11/01/26	\$ 1,550,000.00	\$ -	\$ 39,492.50	\$ 114,772.50
05/01/27	\$ 1,550,000.00	\$ 35,000.00	\$ 39,492.50	\$ -
11/01/27	\$ 1,515,000.00	\$ -	\$ 38,705.00	\$ 113,197.50
05/01/28	\$ 1,515,000.00	\$ 40,000.00	\$ 38,705.00	\$ -
11/01/28	\$ 1,475,000.00	\$ -	\$ 37,805.00	\$ 116,510.00
05/01/29	\$ 1,475,000.00	\$ 40,000.00	\$ 37,805.00	\$ -
11/01/29	\$ 1,435,000.00	\$ -	\$ 36,905.00	\$ 114,710.00
05/01/30	\$ 1,435,000.00	\$ 45,000.00	\$ 36,905.00	\$ -
11/01/30	\$ 1,390,000.00	\$ -	\$ 35,768.75	\$ 117,673.75
05/01/31	\$ 1,390,000.00	\$ 45,000.00	\$ 35,768.75	\$ -
11/01/31	\$ 1,345,000.00	\$ -	\$ 34,632.50	\$ 115,401.25
05/01/32	\$ 1,345,000.00	\$ 45,000.00	\$ 34,632.50	\$ -
11/01/32	\$ 1,300,000.00	\$ -	\$ 33,496.25	\$ 113,128.75
05/01/33	\$ 1,300,000.00	\$ 50,000.00	\$ 33,496.25	\$ -
11/01/33	\$ 1,250,000.00	\$ -	\$ 32,233.75	\$ 115,730.00
05/01/34	\$ 1,250,000.00	\$ 50,000.00	\$ 32,233.75	\$ -
11/01/34	\$ 1,200,000.00	\$ -	\$ 30,971.25	\$ 113,205.00
05/01/35	\$ 1,200,000.00	\$ 55,000.00	\$ 30,971.25	\$ -
11/01/35	\$ 1,145,000.00	\$ -	\$ 29,582.50	\$ 115,553.75
05/01/36	\$ 1,145,000.00	\$ 60,000.00	\$ 29,582.50	\$ -
11/01/36	\$ 1,085,000.00	\$ -	\$ 28,067.50	\$ 117,650.00
05/01/37	\$ 1,085,000.00	\$ 60,000.00	\$ 28,067.50	\$ -
11/01/37	\$ 1,025,000.00	\$ -	\$ 26,552.50	\$ 114,620.00
05/01/38	\$ 1,025,000.00	\$ 65,000.00	\$ 26,552.50	\$ -
11/01/38	\$ 960,000.00	\$ -	\$ 24,911.25	\$ 116,463.75
05/01/39	\$ 960,000.00	\$ 65,000.00	\$ 24,911.25	\$ -
11/01/39	\$ 895,000.00	\$ -	\$ 23,270.00	\$ 113,181.25
05/01/40	\$ 895,000.00	\$ 70,000.00	\$ 23,270.00	\$ -
11/01/40	\$ 825,000.00	\$ -	\$ 21,450.00	\$ 114,720.00
05/01/41	\$ 825,000.00	\$ 75,000.00	\$ 21,450.00	\$ -
11/01/41	\$ 750,000.00	\$ -	\$ 19,500.00	\$ 115,950.00
05/01/42	\$ 750,000.00	\$ 80,000.00	\$ 19,500.00	\$ -
11/01/42	\$ 670,000.00	\$ -	\$ 17,420.00	\$ 116,920.00
05/01/43	\$ 670,000.00	\$ 85,000.00	\$ 17,420.00	\$ -
11/01/43	\$ 585,000.00	\$ -	\$ 15,210.00	\$ 117,630.00
05/01/44	\$ 585,000.00	\$ 85,000.00	\$ 15,210.00	\$ -
11/01/44	\$ 500,000.00	\$ -	\$ 13,000.00	\$ 113,210.00
05/01/45	\$ 500,000.00	\$ 90,000.00	\$ 13,000.00	\$ -
11/01/45	\$ 410,000.00	\$ -	\$ 10,660.00	\$ 113,660.00
05/01/46	\$ 410,000.00	\$ 95,000.00	\$ 10,660.00	\$ -
11/01/46	\$ 315,000.00	\$ -	\$ 8,190.00	\$ 113,850.00
05/01/47	\$ 315,000.00	\$ 100,000.00	\$ 8,190.00	\$ -
11/01/47	\$ 215,000.00	\$ -	\$ 5,590.00	\$ 113,780.00
05/01/48	\$ 215,000.00	\$ 105,000.00	\$ 5,590.00	\$ -
11/01/48	\$ 110,000.00	\$ -	\$ 2,860.00	\$ 113,450.00
05/01/49	\$ 110,000.00	\$ 110,000.00	\$ 2,860.00	\$ 112,860.00
		\$ 1,650,000.00	\$ 1,378,607.50	\$ 3,028,607.50

Randal Park
Community Development District
General Fund Assessment Calculation

Description	Proposed				Proposed
	FY2024 Budget	Randal Park	Randal Walk	Combined	FY2024 Total
Revenues					
Special Assessments	\$ 1,151,680	\$ 548,276	\$ 8,600	\$ 594,804	\$ 1,151,680
Colonial Properties Contribution	\$ 52,768	\$ -	\$ -	\$ 52,768	\$ 52,768
Miscellaneous Revenue	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Activities	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Rentals	\$ 9,000	\$ 9,000	\$ -	\$ -	\$ 9,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,219,448	\$ 562,276	\$ 8,600	\$ 648,572	\$ 1,219,448
Expenditures					
Administrative					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ -	\$ 918	\$ 918
Annual Audit	\$ 4,600	\$ -	\$ -	\$ 4,600	\$ 4,600
Trustee Fees	\$ 12,500	\$ 8,000	\$ 4,500	\$ -	\$ 12,500
Dissemination Agent	\$ 10,500	\$ 7,000	\$ 3,500	\$ -	\$ 10,500
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ -	\$ 1,800
Engineering	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Attorney	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ 5,300	\$ 5,300
Management Fees	\$ 46,515	\$ -	\$ -	\$ 46,515	\$ 46,515
Information Technology	\$ 1,908	\$ -	\$ -	\$ 1,908	\$ 1,908
Website Maintenance	\$ 1,272	\$ -	\$ -	\$ 1,272	\$ 1,272
Telephone	\$ 100	\$ -	\$ -	\$ 100	\$ 100
Postage	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Insurance	\$ 8,175	\$ -	\$ -	\$ 8,175	\$ 8,175
Printing & Binding	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ -	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
Office Supplies	\$ 200	\$ -	\$ -	\$ 200	\$ 200
Property Appraiser	\$ 800	\$ -	\$ -	\$ 800	\$ 800
Property Taxes	\$ 300	\$ -	\$ -	\$ 300	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ 175	\$ 175
Total Administrative	\$ 143,313	\$ 16,200	\$ 8,600	\$ 118,513	\$ 143,313
Maintenance					
Contract Services:					
Field Management	\$ 19,936	\$ -	\$ -	\$ 19,936	\$ 19,936
Mitigation Monitoring	\$ 19,200	\$ -	\$ -	\$ 19,200	\$ 19,200
Landscape Maintenance (75%/25%)	\$ 314,671	\$ 81,104	\$ -	\$ 233,566	\$ 314,671
Lake Maintenance	\$ 11,640	\$ -	\$ -	\$ 11,640	\$ 11,640
Security Patrol (75%/25%)	\$ 41,250	\$ 30,938	\$ -	\$ 10,313	\$ 41,250
Repairs & Maintenance					
Facility Maintenance (75%/25%)	\$ 32,411	\$ 24,308	\$ -	\$ 8,103	\$ 32,411
Repairs & Maintenance (75%/25%)	\$ 30,000	\$ 22,500	\$ -	\$ 7,500	\$ 30,000
Operating Supplies (75%/25%)	\$ 9,800	\$ 7,350	\$ -	\$ 2,450	\$ 9,800
Landscape Replacement (75%/25%)	\$ 15,000	\$ 11,250	\$ -	\$ 3,750	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Fountain Maintenance	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ 3,000
Pressure Washing (20%/80%)	\$ 9,000	\$ 1,800	\$ -	\$ 7,200	\$ 9,000
Subtotal Maintenance	\$ 515,908	\$ 179,250	\$ -	\$ 336,658	\$ 515,908

Randal Park
Community Development District
General Fund Assessment Calculation

Description	Proposed FY2024 Budget	Randal Park	Randal Walk	Combined	Proposed FY2024 Total
Utilities					
Utilities - Common Area	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000
Streetlighting	\$ 110,000	\$ -	\$ -	\$ 110,000	\$ 110,000
Amenity Center					
Amenity Management	\$ 96,124	\$ 96,124	\$ -	\$ -	\$ 96,124
Pool Attendants	\$ 15,500	\$ 15,500	\$ -	\$ -	\$ 15,500
Pool Permit	\$ 550	\$ 550	\$ -	\$ -	\$ 550
Cable TV/Internet/Telephone	\$ 4,415	\$ 4,415	\$ -	\$ -	\$ 4,415
Utilities - Amenity Center	\$ 23,310	\$ 23,310	\$ -	\$ -	\$ 23,310
Refuse Service	\$ 2,880	\$ 2,880	\$ -	\$ -	\$ 2,880
Amenity Center Access Cards	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
HVAC Maintenance	\$ 574	\$ 574	\$ -	\$ -	\$ 574
Special Events	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
Holiday Decorations	\$ 9,500	\$ 9,500	\$ -	\$ -	\$ 9,500
Security Monitoring	\$ 1,953	\$ 1,953	\$ -	\$ -	\$ 1,953
Janitorial Services	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000
Pool Maintenance	\$ 28,800	\$ 28,800	\$ -	\$ -	\$ 28,800
Pool Chemicals & Repairs	\$ 19,450	\$ 19,450	\$ -	\$ -	\$ 19,450
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Pest Control	\$ 11,500	\$ 11,500	\$ -	\$ -	\$ 11,500
Other					
Property Insurance (70%/30%)	\$ 50,747	\$ 35,523	\$ -	\$ 15,224	\$ 50,747
Contingency	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Transfer Out - Capital Reserve (70%/30%)	\$ 93,925	\$ 65,748	\$ -	\$ 28,178	\$ 93,925
Subtotal Maintenance	\$ 560,227	\$ 366,826	\$ -	\$ 193,401	\$ 560,227
Total Expenditures	\$ 1,219,448	\$ 562,276	\$ 8,600	\$ 648,572	\$ 1,219,448
Excess Revenue / (Expenditures)	\$ -	\$ -	\$ -	\$ 0	\$ -
Net Assessments		\$ 548,276	\$ 8,600	\$ 594,804	\$ 1,151,680
Add: Discounts and Collections (6%)		\$ 34,996	\$ 549	\$ 37,966	\$ 73,511
Gross Assesment		\$ 583,272	\$ 9,149	\$ 632,770	\$ 1,225,191
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5		\$ 731.83	\$ -	\$ 699.97	\$ 1,431.80
Per Unit Assessments - Randal Walk		\$ -	\$ 85.50	\$ 699.97	\$ 785.47

Randal Park

Community Development District

Assessments Schedule - FY2024

<u>Phase 1A and 1B</u>	<u>No. Of Units</u>	<u>Per Unit, O & M</u>	<u>Series 2012</u>	<u>Series 2015</u>	<u>Series 2018</u>	<u>Total</u>
Single Family 40'	83	\$ 1,432	\$ 1,072	\$ -	\$ -	\$ 2,504
Single Family 50'	106	\$ 1,432	\$ 1,126	\$ -	\$ -	\$ 2,558
Single Family 60'	50	\$ 1,432	\$ 1,179	\$ -	\$ -	\$ 2,611
Townhome	0	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2 & 3						
Single Family 40'	27	\$ 1,432	\$ 1,072	\$ 301	\$ -	\$ 2,805
Single Family 50'	27	\$ 1,432	\$ 1,126	\$ 251	\$ -	\$ 2,809
Single Family 60'	24	\$ 1,432	\$ 1,179	\$ 202	\$ -	\$ 2,813
Townhome	83	\$ 1,432	\$ 805	\$ 314	\$ -	\$ 2,550
Townhome	5	\$ 1,432	\$ -	\$ 1,117	\$ -	\$ 2,549
Phase 4 & 5						
Single Family 40'	33	\$ 1,432	\$ -	\$ 1,551	\$ -	\$ 2,983
Single Family 50'	119	\$ 1,432	\$ -	\$ 1,631	\$ -	\$ 3,062
Single Family 60'	105	\$ 1,432	\$ -	\$ 1,705	\$ -	\$ 3,136
Townhome	135	\$ 1,432	\$ -	\$ 1,165	\$ -	\$ 2,596
Randal Walk						
Single Family 40'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 60'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome	107	\$ 785	\$ -	\$ -	\$ 1,170	\$ 1,955

Total Units 904



1



2

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT COMPONENTS

- RPCDD is 594.43 Acres
- 904 Residential Units
- Stormwater Management System
- Landscape and Hardscape
- Streetlights
- Amenities/Recreation
 - Amenity Center
 - Pool
 - Gym
 - Various Parks and Playgrounds
 - Dog Parks
 - Walking Trails

VISIT THE CDD WEBSITE: WWW.RANDALPARKCDD.COM

3

CDD Accomplishments

- Pedestrian Bridge Repair
- Amenity Events
 - 9 Community Events
 - Through June 2023 – 54 amenity rentals
- Removal of Pool Pergola
- Improved Playground Drainage
- Added Swingset

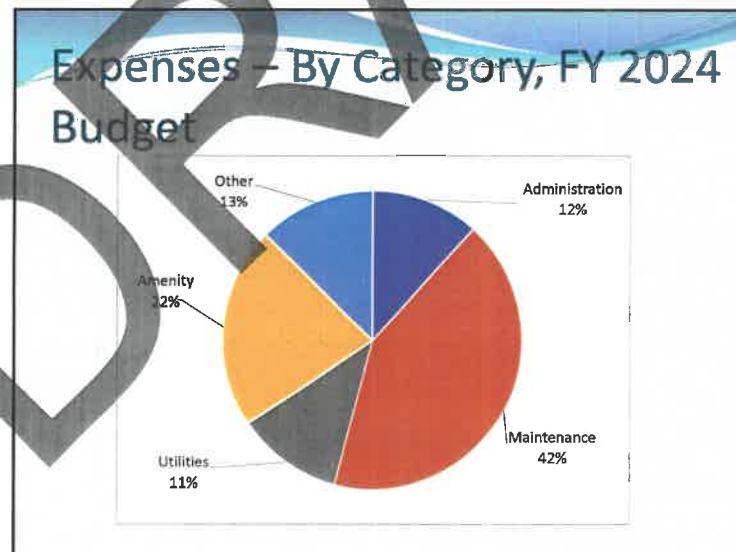
4

Proposed FY 2024 Assessments

	FY 2024
Debt Service Fees	Varies by Unit Type \$1,072 to \$1,705
Operations and Maintenance Fees (General Fund)*	\$1,431.80

* Proposed FY 2024 Budget Includes a 20% O & M Increase over FY 2023.
See page 2 in budget

5



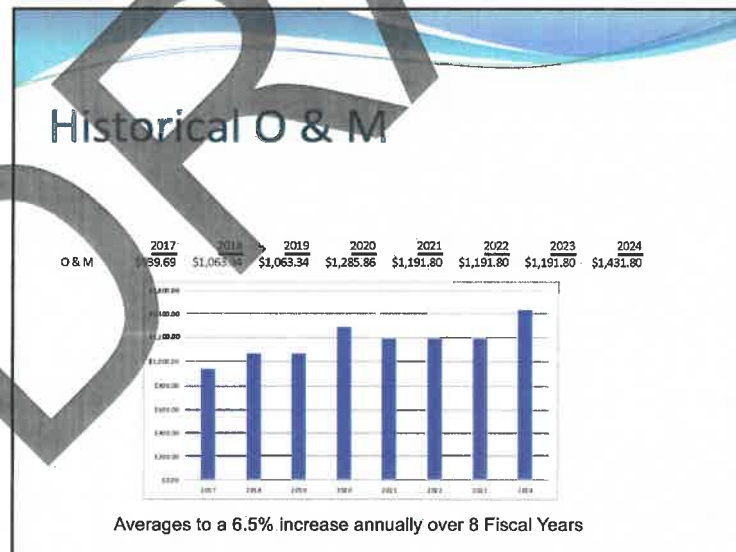
6

Historical Expenses

	FY 2022 Budget	FY 2023 Budget	FY 2024 Budget
Administration	\$135,601	\$139,847	\$143,313
Maintenance	\$447,896	\$487,311	\$515,908
Utilities	\$140,000	\$140,000	\$140,000
Amenity	\$185,197	\$218,484	\$255,555
Other	\$115,976	\$73,192	\$154,672*
	\$1,024,670	\$1,051,834	\$1,219,448

* Approx. \$93k reserve contribution

7



8

Reasons for Increase

- Stabilize and Build Up Reserves – Projected at \$223k at end of FY 23
 - Reserve Study Recommends Approx \$90k per year Reserve
 - Potential Projects
 - Reconstruct Pedestrian Bridge
 - Improved Gym Equipment
 - Stormwater Repairs
 - Trail/Walkway Repairs
 - Landscape Replacements
- Account for Increases in Contracts

9

DRAFT

SECTION VI

SECTION A



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 1, 2023

Name Randal Park CDD c/o GMS
Address 219 E Livingston St., Ste. 1
City Orlando, FL 32822
Phone 407.841.5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Randal Park CDD hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Retention Ponds @ Randal Park
BNV-1, BNV-2, BNV-3, BNV-4, BNV-6, B1-5, B1-6, B-CV1, CV2, Dowden Rd. Pond, AC1 & AC2 ponds.

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- 1. Submersed vegetation control Included
- 2. Emerged vegetation control Included
- 3. Floating vegetation control Included
- 4. Filamentous algae control Included
- 5. Shoreline grass & brush control Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$970.00	Due	monthly as billed x 12.
Total Annual Cost	\$11,640.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 4/1/2023

Accepted

Date:


AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. AAM may increase the maintenance fee or assess a surcharge for any increase in fuel or transportation costs due to uncontrollable circumstances including without limitation, changes in local, state or federal laws or regulations, imposition of taxes, fees or surcharges and acts of God such as floods, fire, etc. AAM may also increase the maintenance fee or assess a surcharge to reflect increases in the Consumer Price Index for the municipal or regional area in which the services are located.

SECTION B

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: Randal Park CDD - Spies Pool Splash pad Controller
Date: July 14, 2023 at 6:33 PM
To:

Begin forwarded message:

From: Andrew <andrew@spiespool.com>
Subject: Spies Pool Splash pad Controller
Date: July 7, 2023 at 10:16:47 AM EDT
To: "apenagos@gmscfl.com" <apenagos@gmscfl.com>
Cc: Jenni <jenni@spiespool.com>

Hi Alexandra,

I would like to express my gratitude for taking the time to meet with me yesterday. I wanted to provide you this email to assist in your upcoming board meeting.

During our discussion, we acknowledged that the Splashpad Controller is not functioning correctly, which is causing your Poolcare staff to manually feed chemicals to ensure compliance with the chemical requirements.

The current controller you have is not maintained by Spies.

In light of the situation, we would provide a controller we have in stock and maintain and would like to propose two potential solutions to address this issue:

What is an Automatic controller?

A commercial pool automatic controller monitors and regulates the chlorine and pH levels in the pool water. It measures the current levels of chlorine and pH, and based on pre-set parameters, it automatically adjusts the dosing of chemicals to maintain optimal chlorine and pH balance, ensuring safe and sanitary swimming conditions.

It is important to note that the Splashpad was originally constructed with an automatic controller, as mandated by code regulations.

Leasing Option:

Estimated Monthly Cost: \$150 + tax

Please note that these figures are accurate estimates and should not replace an official proposal.

This amount would be added to your current flat rate for chemicals.

Purchase Option:

Estimated Total Cost: \$4,265 + tax

Please note that these figures are accurate estimates and should not replace an official proposal.

Summary

I believe that implementing either of these options will greatly improve the efficiency and effectiveness of managing the Splashpad Controller. The leasing option allows for a cost-effective monthly payment, ensuring that the controller is properly maintained without significant upfront expenses.

On the other hand, the purchase option provides a one-time investment, granting you complete ownership of the equipment regardless of your chemical provider.

Please take the time to consider these proposals and discuss them with your board during the upcoming meeting scheduled for next Friday. If you have any further questions or require additional information, please don't hesitate to reach out to me.

Thank you once again for your time and consideration. I look forward to hearing your decision.

Best regards,

Best Regards



Andrew Vaughan
SALES REP

📞 407 908 4272

✉️ Andrew@SpiesPool.com

🌐 www.SpiesPool.com



DOWNLOAD
THE APP

SECTION C

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Randal Park CDD - Access Control
Date: July 14, 2023 at 6:35 PM
To:

Alexandra,

Unfortunately, Emerge Products have fallen victim to a malicious internet born attack. They have a significant shortage of replacement panels and no fix insight for this problem other than invasive I.T. based protection that creates its own set of costs and challenges. We do not have a high degree of confidence this will be 100% effective. The decision to recommend replacement was not taken lightly and based on how we would want to be treated. We were using Emerge products for access control in our building and decided to make the change here at ACT. Emerge may sort this out but we have no idea when or if that will be. We do know that we have installed brand new eMerge boards and they all failed almost immediately. We cannot, in good conscience, recommend trying to stay with the Emerge product. We are not quoting any for new installations either. Those are also being converted to PDK.

After a great deal of review and research we are presenting the PDK option as the best alternative for your community's needs. When considering the size of your community, the number of credentials in use and the current site infrastructure, and the available options, the PDK systems are what we believe to be the best solution.

We sincerely apologize for the delay as we have put forth our best effort to try to cover as many details as possible to ensure this transition goes as smoothly as possible. We have attached multiple documents as we are aware that this information will need to be reviewed by more than one individual. The following documents have been attached for your reference:

- Two documents, provided by the manufacturer, that includes information regarding the recent issues with the Linear eMerge panels
- An eMerge Customer Explanation Letter provided by Guardian Access Solutions fka Access Control Technologies
- An estimate to replace the existing eMerge Access Control Panels with Pro Data Key Control Panels
- A Cloud Service Agreement



May 12, 2023

Security Bulletin for Linear Telephone Entry (TE) products

Linear is aware that some of our telephone access products have been compromised and we are taking this situation very seriously. Until further notice, our recommendation is to increase your network security, including firewalls, VPN's, etc. To ensure 100% safety, it is recommended you remove your system from the public-facing IP address until a permanent solution can be provided. If you believe your system has been compromised, Linear can provide a firmware recovery kit at no cost to you.

Impacted TE controller models:

- EP-402, EntryPro 2 door 4"
- EP-436, EntryPro 36 door 4"
- EP-736, EntryPro 36 door 7"

What are network best practices?

Linear recommends that customers follow network best practices.

- Install TE units on a segmented network separate from the general corporate network.
- Ensure that the TE network does not have a direct public internet connection.
- Close or block any open ports that are not necessary.
- Remotely connect to TE should be done through a firewall with a secure encrypted tunnel (VPN for example).

What if TE is not functioning as expected?

- The first step is to secure the network. Follow standard network best practices to prevent unauthorized users from regaining access to the device.
- The next step is to recover the device. Contact Linear Technical Services to learn about the TE Recovery Kit

Contact support with any questions.

If you have any questions or concerns regarding your Linear TE, please do not hesitate to contact our technical support team. Our team of experts is available to assist you in the recovery process and answer any questions you may have. We value our customers' satisfaction and are committed to providing top-notch support.

Linear Technical Support
1-855-546-3340

Monday to Friday - 5:00am to 4:30pm PDT



Security Bulletin for Linear E3 products

At Linear, we take potential compromises to our E3 product line very seriously and want to ensure the best possible protection for our customers. We strongly advise all customers to update their E3 firmware to the latest version 0.32-09c, although please note that this update alone may not shield the system from all external exploits. Alongside applying the latest firmware, we recommend enhancing your network security measures, such as implementing robust firewalls and VPNs, among other strategies. As an additional precautionary measure, it is advisable to disconnect your system from public-facing IP addresses until a lasting resolution can be implemented. If you suspect that your system has been compromised, please don't hesitate to contact our support team. We are here to assist you promptly in addressing the issue.

Impacted E3 controller models:

- E3 Essentials, E3 Elite, E3 Enterprise (ProControl)

Has my system been compromised? Compromised systems may exhibit the following symptoms:

- Missing MAC address on the license key page
- Shifting time schedules / incorrect time and date
- Inability to perform system backups or change system settings
- Noticeable increase in data usage

Linear recommends that customers follow network best practices.

- Installing E3 units on a segmented network separate from the general corporate network.
- Ensuring that the E3 network does not have a direct public internet connection.
- Close or block any open ports that are not necessary.
- Remotely connecting to E3 should be done through a firewall with a secure encrypted tunnel (VPN for example).

My system may be affected. Now what?

End-users who believe their system to be compromised should immediately contact their dealer.

Dealers should do the following:

- If the affected unit is under manufacturer warranty, contact Linear Technical Services.
- Affected controllers that are no longer under warranty will require the controller board to be replaced at the dealer's expense. Replacement part number 620-101316.

Contact support with any questions.

If you have any questions or concerns regarding your Linear E3, please do not hesitate to contact our technical support team. Our team of experts is available to assist you in answering any questions that you may have. We value our customers' satisfaction and are committed to providing exceptional support.

Linear Technical Support

1-855-546-3340

Monday to Friday - 5:00am to 4:30pm PDT



Niceforyou.com

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Guardian Access Solutions

1028 W. Washington Street • Orlando, FL 32805 • (407) 422-8850 • Fax (407) 649-8352
 www.GuardianAccess.com • Email: servicefl@GuardianAccess.com

THIS IS AN ESTIMATE FOR SERVICE – DO NOT PAY

*****NOTE: Prices are valid for 30 days from the date of this estimate*****

BILLING:

Randal Park
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822
 Contact: Alexandra Penagos
 Phone: (407) 841-5524 Ext: 114
 Alt Phone: (407) 579-4545 Fax:
 Email: apenagos@gmscfl.com

PROPERTY:

Randal Park
 8730 Randal Park Blvd
 Orlando, FL 32832-
 Called in by: Alexandra Penagos
 Phone: (407) 841-5524 Ext:114
 Alt Phone: (407) 579-4545 Fax:
 Email: apenagos@gmscfl.com

Re: Job #242352 /Estimate for Service #39468
 Date: 7/5/2023

Prepared By: Mike Knarreborg
 Total Pages: 2

Scope of work:

This estimate is to replace the existing Emerge access control panels with Pro Data Key control panels. We will utilize the existing infrastructure and access credentials to provide a seamless conversion to a cloud-based system for increased security and reliability. (All current cards, remotes, transponders will continue to work with the new equipment) Included is all the labor and materials required to make the hardware transition.

As would be the case, with any control panel replacement, the database will need to be transferred from the existing panels to the new. To make the transition as economical and efficient as possible, we will only be populating the resident names (with no middle initial) and credential numbers (cards, remotes, RIFD tags .). This will get all the current authorized card holders functional again as quickly as possible.

If your community utilizes unique field for things such as resident addresses, middle initials for names, license plate numbers or any other information other than first and last name and the credential numbers. We will provide a separate estimate to update these items after the initial system replacement is finished.

The PDK access Control panels are cloud based which adds reliability and security to the systems but also adds a monthly subscription fee. The first month is covered in the initial system replacement. Please see the separate cloud subscription contract for the monthly charge based on the number of doors/gates controlled.

For your community:

ACT programs, but there are unique fields. Your current database uses additional unique information, we will provide a separate estimate to add that information after all the initial conversions are done.

Parts/Materials

Qty	Description	Price	Ext Price
	Clubhouse (1)/Access Control Panel Server/Linear/Emerge EL36-4C		

Randal Park

Guardian Access Solutions - Estimate for Service

Qty	Description	Price	Ext Price
1	2 door relay controller	\$820.00	\$820.00
1	Wireless kit	\$168.00	\$168.00
1	Conversion kit	\$792.00	\$792.00
1	Misc materials	\$950.14	\$950.14
2	4 door relay board	\$1,028.00	\$2,056.00
2	Cloud Node controller	\$1,128.00	\$2,256.00

Totals:

Service Parts	Welding Parts	Labor	Travel	Discount
\$7,042.14	\$0.00	\$2,210.00	\$0.00	\$1,408.43

Disclaimers

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

Estimate Total: \$7,843.71

Notes:

Please sign below to indicate acceptance of the above proposed scope of work and return via fax or email at your earliest convenience.

Signature: _____ Date: _____

Print Name: _____

Sincerely:

Mike Knarreborg

Guardian Access Service Department
 (407) 422-8850
 Fax: (407) 649-8352
 servicefl@GuardianAccess.com



Access Control Systems, LLC
dba Guardian Access Solutions
1028 West Washington St, Orlando, FL
O: 407-422-8850 F: 407-649-8352

Cloud Service Subscription Agreement

This **CLOUD SERVICE SUBSCRIPTION AGREEMENT** is made and entered into this 7/07/23 by and between Access Control Systems, LLC dba Guardian Access Solutions (Company) and **Randal Park** (herein referred to as "Customer"), covering the subscription service of the hosting of the Pro Data Key Cloud Node (PKD).

A Cloud Service Subscription Agreement is an annual agreement that contains the terms and conditions between the Customer and the Company.

WHEREAS the Customer requires cloud service subscriptions from the Company.

And **WHEREAS** the Company agrees to render such services to the Customer.

Terms and Conditions

Services: Cloud subscription for 11 Access Control Readers. Monthly Invoice amount: \$66

Description: The Company shall provide the service ordered by the Customer in accordance with this Agreement. All available cloud service subscriptions under this Agreement are collectively defined as the "Service" for specific reader devices, as used herein. This agreement only deals with the subscription service required to provide cloud base connectivity.

Terms, Payment and Termination - This Agreement will be billed monthly, subject to adjustments in fees and coverage, and will remain in force until cancelled. In consideration of the cloud service a monthly fee of **\$66** for 11 credential readers will be made to Access Control Systems, LLC for the continuing services of the PKD products. Any additional readers will require additional service charges and be billed separately. The agreement may be cancelled by either party with written notice to the other party at least 30 days prior to the expiration of the then current term. No monies will be refunded in the event of cancellation.

Default - If the Customer does not pay the fees or charges due hereunder within 30 days of the due date, Access Control Systems, LLC dba Guardian Access Solutions may discontinue services which will disrupt service.

End of Agreement - If you choose to no longer utilize Access Control Systems, LLC dba Guardian Access Solutions for your subscription service you must notify Access Control Systems, LLC dba Guardian Access Solutions in writing.

Assignment - This Agreement is not assignable, transferable or sublicensable by either party without the other party's prior written consent, not to be unreasonably withheld or delayed; provided that either party may transfer and/or assign this Agreement to a successor in the event of a sale of all, or substantially all, of its business or assets to which this Agreement relates.





Miscellaneous

1. This agreement hereto shall be governed and interpreted following the laws of Florida.
2. All Equipment remains property of the "Customer." This agreement only represents the subscription services. Failure to maintain monthly fees will cause disruption in cloud services.
3. No amendment, change, or modification of any of the terms, provisions or conditions of this agreement shall be effective unless made in writing and signed on behalf of the parties hereto by their duly authorized representatives.
4. In the event, any provision of this Agreement is deemed to be invalid or unenforceable, in whole or part, that part shall be severed from the remainder of this Agreement, and all other provisions shall remain in full force and effect as valid and enforceable.
5. Any notices required or permitted by this Agreement shall be in writing and delivered by certified mail or courier to the above-mentioned address.
6. Access Control Systems, LLC dba Guardian Access Solutions has no responsibility for, and by entering into this agreement the customer agrees to indemnify and holds Access Control Systems, LLC dba Guardian Solutions harmless from, any and all circumstances related to any perceived or real loss of any kind in regard to loss of service or claims of liability, inconvenience, loss or other issues of any kind related to the use of the Cloud Service.

Agreed to and Accepted by:

Agreed to and Accepted by:

Customer:

Access Control Systems, LLC dba Guardian Access Solutions

By: _____
(Print Name Please)

By: _____
(Print Name Please)

By: _____
(Signature)

By: _____
(Signature)

Title _____ Date _____

Title _____ Date _____



SECTION VII

SECTION B

SECTION 1

Randal Park
Community Development District

Summary of Check Register

June 1, 2023 to July 7, 2023

Bank	Date	Check No.'s	Amount
General Fund	6/2/23	2844 - 2848	\$ 3,211.30
	6/9/23	2849 - 2855	\$ 16,011.66
	6/16/23	2856 - 2864	\$ 40,350.92
	6/30/23	2865 - 2866	\$ 1,561.00
	7/7/23	2867 - 2873	\$ 19,754.25
			\$80,889.13
Total Amount			\$80,889.13

*** CHECK DATES 06/01/2023 - 07/07/2023 ***

RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/02/23	00031	5/15/23	211522	202305	320	53800	47000			*	302.00		
			LAKE MAINT PDS MAY 23										
		5/15/23	211522	202305	320	53800	47000			*	58.00		
			LAKE MAINT DOWN MAY 23										
		5/15/23	211522	202305	320	53800	47000			*	53.00		
			MAINT AC1 RETENT MAY 23										
		5/15/23	211522	202305	320	53800	47000			*	101.00		
			MAINT AC2 RETENT MAY 23										
		5/15/23	211522	202305	320	53800	47000			*	376.00		
			MAINT 4 RET PONDS MAY 23										
APPLIED AQUATIC MANAGMENT, INC.												890.00	002844
6/02/23	00175	5/24/23	2254766	202305	320	53800	46000			*	1,282.40		
			ELECTRICAL WORK										
N&M COOLING AND HEATING												1,282.40	002845
6/02/23	00057	5/31/23	81086736	202305	320	53800	46100			*	248.45		
			MAINTENANCE OF A/C UNITS										
FRANK'S AIR CONDITIONING, INC.												248.45	002846
6/02/23	00128	5/31/23	I-053123	202305	320	53800	47600			*	755.50		
			SECURITY SVCS 05/21-05/27										
ORLANDO POLICE DEPT.												755.50	002847
6/02/23	00049	6/01/23	268699	202306	320	53800	34500			*	34.95		
			SECURITY MONITORING JUN23										
SYNERGY FL												34.95	002848
6/09/23	00165	6/02/23	2225192	202306	310	51300	32300			*	3,500.00		
			TRUSTEE FEE - SERIES 2012										
COMPUTERSHARE TRUST COMPANY N.A.												3,500.00	002849
6/09/23	00129	6/01/23	41572114	202306	320	53800	46700			*	260.66		
			BATHROOM MATS CLEANING										
CINTAS												260.66	002850
6/09/23	00002	5/30/23	9-651-70	202306	310	51300	42000			*	2.86		
			OTHER CHARGES										
FEDEX												2.86	002851
6/09/23	00001	6/01/23	753	202306	310	51300	34000			*	3,656.83		
			MANAGEMENT FEES - JUN 23										
		6/01/23	753	202306	310	51300	35200			*	100.00		
			WEBSITE ADMIN - JUN 23										
		6/01/23	753	202306	310	51300	35100			*	150.00		
			INFORMATION TECH - JUN 23										

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/23		753	DISSEMINATION - JUN 23	202306	310	51300	31300			*	875.00		
6/01/23		753	OFFICE SUPPLIES	202306	310	51300	51000			*	1.47		
6/01/23		753	POSTAGE	202306	310	51300	42000			*	99.35		
6/01/23		753	COPIES	202306	310	51300	42500			*	17.70		
6/01/23		754	FIELD MANAGEMENT - JUN 23	202306	320	53800	12000			*	1,567.33		
6/01/23		754	HOBBYLOBBY/LOWES/HOMEDPOT	202306	320	53800	49000			*	410.16		
6/01/23		755	FACILITY MAINT - JUN 23	202306	320	53800	12300			*	2,548.00		
GOVERNMENTAL MANAGEMENT SERVICES											9,425.84	002852	
6/09/23	00128	6/06/23	I-060623 SECURITY SVCS 05/28-06/03	202306	320	53800	47600		ORLANDO POLICE DEPT.	*	755.50	755.50	002853
6/09/23	00061	6/05/23	142618 LITTER BAGS/TRASH LINERS	202306	320	53800	51000		PROPET DISTRIBUTORS, INC.	*	611.80	611.80	002854
6/09/23	00108	6/01/23	43085 JANITORIAL SVCS - JUN 23	202306	320	53800	46700		RUGBY COMMERCIAL CLEANING, LLC	*	1,365.00	1,455.00	002855
		6/01/23	43085 SPECIAL REQUEST CLEANING	202306	320	53800	46700			*	90.00		
6/16/23	00060	6/09/23	12215 SECURITY MONITORING JUN23	202306	320	53800	34500		ACCESS CONTROL SYSTEMS LLC	*	120.00	120.00	002856
6/16/23	00169	6/05/23	6 AMENITY MANAGEMENT-MAY 23	202306	320	53800	12100		COMMUNITY ASSOCIATION AND LIFESTYLE	*	7,282.08	7,282.08	002857
6/16/23	00176	6/12/23	3791 POOL MAINTENANCE - JUN 23	202306	320	53800	46400		FIVE STAR PRO SERVICES	*	2,250.00	2,250.00	002858
6/16/23	00001	4/30/23	757 INSTALL VULTURE/SIGNAGE	202304	320	53800	49000			*	2,062.05		
		5/30/23	756 PRESSURE WASH CLUBHOUSE	202304	320	53800	47500			*	396.00		
GOVERNMENTAL MANAGEMENT SERVICES											2,458.05	002859	

RAND RANDAL PARK MBYINGTON

*** CHECK DATES 06/01/2023 - 07/07/2023 ***

RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/16/23	00025	6/05/23	115149	202305	310	51300	31500		GENERAL COUNSEL - MAY 23 LATHAM, LUNA, EDEN & BEAUDINE LLP	*	1,188.00	1,188.00	002860
6/16/23	00128	6/11/23	I-061123	202306	320	53800	47600		SECURITY SVCS 06/04-06/10 ORLANDO POLICE DEPT.	*	755.50	755.50	002861
6/16/23	00108	6/09/23	43111	202305	320	53800	46700		CLEANING SUPPLIES RUGBY COMMERCIAL CLEANING, LLC	*	479.29	479.29	002862
6/16/23	00038	5/04/23	400174	202305	320	53800	46300		JUMBO STICKS 50LB	*	382.00		
		6/08/23	401750	202306	320	53800	46300		ACCUTABS 60LB PAIL SPIES POOL, LLC	*	222.00	604.00	002863
6/16/23	00066	6/15/23	ON 54522	202306	320	53800	46200		LANDSCAPE MAINT - JUN 23 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	25,214.00	25,214.00	002864
6/30/23	00043	6/13/23	48003382	202306	320	53800	46800		PEST CONTROL - JUN 23 ARROW ENVIRONMENTAL SERVICES	*	50.00	50.00	002865
6/30/23	00128	6/21/23	I-062123	202306	320	53800	47600		SECURITY SVCS 06/11-06/17	*	755.50		
		6/28/23	I-062823	202306	320	53800	47600		SECURITY SVCS 06/18-06/24 ORLANDO POLICE DEPT.	*	755.50	1,511.00	002866
7/07/23	00031	6/15/23	212237	202306	320	53800	47000		LAKE MAINT PDS JUN 23	*	302.00		
		6/15/23	212237	202306	320	53800	47000		LAKE MAINT DOWN JUN 23	*	58.00		
		6/15/23	212237	202306	320	53800	47000		MAINT AC1 RETENT JUN 23	*	53.00		
		6/15/23	212237	202306	320	53800	47000		MAINT AC2 RETENT JUN 23	*	101.00		
		6/15/23	212237	202306	320	53800	47000		MAINT 4 RET PONDS JUN 23 APPLIED AQUATIC MANAGMENT, INC.	*	376.00	890.00	002867
7/07/23	00060	6/30/23	S95337	202306	320	53800	48000		DEMAG BATHROOM&GYM DOORS ACCESS CONTROL SYSTEMS LLC	*	400.00	400.00	002868

RAND RANDAL PARK MBYINGTON

RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/07/23	00176	7/01/23	3909	202307	320-53800-46400				POOL MAINTENANCE - JUL 23	*	2,250.00		
		7/05/23	3921	202307	320-53800-46400				POOL MAINTENANCE - JUL 23	*	600.00		
FIVE STAR PRO SERVICES											2,850.00	002869	
7/07/23	00128	7/04/23	I-070423	202306	320-53800-47600				SECURITY SVCS 06/25-07/01	*	549.50		
ORLANDO POLICE DEPT.											549.50	002870	
7/07/23	00049	6/26/23	372962	202306	320-53800-34500				TROUBLESHOT ACCESS CONTROL	*	335.00		
		7/01/23	272453	202307	320-53800-34500				SECURITY MONITORING JUL23	*	34.95		
SYNERGY FL											369.95	002871	
7/07/23	00038	6/02/23	402291	202306	320-53800-46300				REPLACE MOTOR & SHAFTSEAL	*	1,095.00		
		6/05/23	402364	202306	320-53800-46300				UNCLOG PUMP IMPELLER	*	275.00		
		6/05/23	402365	202306	320-53800-46300				REMOVE FAULTY WIRING	*	274.95		
		6/18/23	402184	202307	320-53800-46300				CHEMICAL/CONTROLLER JUL23	*	750.00		
		6/23/23	402754	202306	320-53800-46300				NEW PUSH/PULL VALVE	*	599.85		
SPIES POOL, LLC											2,994.80	002872	
7/07/23	00174	5/19/23	INV0362	202307	300-13100-10100				PLAYGROUND PROJECT	*	11,700.00		
WILLIAM EDWARDS DBA XD LAND SERVICE											11,700.00	002873	
TOTAL FOR BANK A											80,889.13		
TOTAL FOR REGISTER											80,889.13		

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
June 30, 2023



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Randal Park
Community Development District
Combined Balance Sheet
June 30, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 776,191	\$ -	\$ -	\$ -	\$ 776,191
Investments:					
State Board Administration	\$ -	\$ 319,377	\$ -	\$ -	\$ 319,377
Series 2012					
Reserve	\$ -	\$ -	\$ 405,788	\$ -	\$ 405,788
Revenue	\$ -	\$ -	\$ 423,737	\$ -	\$ 423,737
Interest	\$ -	\$ -	\$ 91	\$ -	\$ 91
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 29	\$ -	\$ 29
Series 2015					
Reserve	\$ -	\$ -	\$ 596,080	\$ -	\$ 596,080
Revenue	\$ -	\$ -	\$ 545,139	\$ -	\$ 545,139
Interest	\$ -	\$ -	\$ 187	\$ -	\$ 187
Prepayment	\$ -	\$ -	\$ 6,554	\$ -	\$ 6,554
Construction	\$ -	\$ -	\$ -	\$ 451	\$ 451
Series 2018					
Reserve	\$ -	\$ -	\$ 59,535	\$ -	\$ 59,535
Revenue	\$ -	\$ -	\$ 58,846	\$ -	\$ 58,846
Interest	\$ -	\$ -	\$ 46	\$ -	\$ 46
Capital Interest	\$ -	\$ -	\$ 2,624	\$ -	\$ 2,624
Construction	\$ -	\$ -	\$ -	\$ 49	\$ 49
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Due from Colonial Properties	\$ 8,366	\$ -	\$ -	\$ -	\$ 8,366
Due from Capital Reserve	\$ 7,800	\$ -	\$ -	\$ -	\$ 7,800
Due from General Fund	\$ -	\$ -	\$ 33,549	\$ -	\$ 33,549
Prepaid Expenses	\$ 750	\$ -	\$ -	\$ -	\$ 750
Total Assets	\$ 793,107	\$ 319,377	\$ 2,132,227	\$ 508	\$ 3,245,219
Liabilities:					
Accounts Payable	\$ 4,680	\$ -	\$ -	\$ -	\$ 4,680
Due to Debt Service	\$ 33,549	\$ -	\$ -	\$ -	\$ 33,549
Due to General Fund	\$ -	\$ 7,800	\$ -	\$ -	\$ 7,800
Total Liabilities	\$ 38,229	\$ 7,800	\$ -	\$ -	\$ 46,029
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 311,577	\$ -	\$ -	\$ 311,577
Nonspendable:					
Deposits and Prepaid Items	\$ 750	\$ -	\$ -	\$ -	\$ 750
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 841,709	\$ -	\$ 841,709
Debt Service 2015	\$ -	\$ -	\$ 1,165,890	\$ -	\$ 1,165,890
Debt Service 2018	\$ -	\$ -	\$ 124,627	\$ -	\$ 124,627
Capital Projects - Series 2012	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 451	\$ 451
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 57	\$ 57
Unassigned	\$ 754,128	\$ -	\$ -	\$ -	\$ 754,128
Total Fund Balances	\$ 754,878	\$ 311,577	\$ 2,132,227	\$ 508	\$ 3,199,190
Total Liabilities & Fund Balance	\$ 793,107	\$ 319,377	\$ 2,132,227	\$ 508	\$ 3,245,219

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues:				
Special Assessments	\$ 963,338	\$ 963,338	\$ 974,262	\$ 10,924
Colonial Properties Contribution	\$ 47,088	\$ 35,316	\$ 37,426	\$ 2,110
Miscellaneous Revenue	\$ 1,000	\$ 750	\$ 711	\$ (39)
Activities	\$ 7,000	\$ 5,250	\$ 2,043	\$ (3,207)
Rentals	\$ 7,000	\$ 5,250	\$ 15,900	\$ 10,650
Total Revenues	\$ 1,025,427	\$ 1,009,905	\$ 1,030,342	\$ 20,437
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 8,000	\$ 1,000
FICA Expense	\$ 900	\$ 675	\$ 612	\$ 63
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,500	\$ -
Trustee Fees	\$ 12,500	\$ 12,500	\$ 12,000	\$ 500
Dissemination Agent	\$ 10,500	\$ 7,875	\$ 7,875	\$ -
Arbitrage	\$ 1,800	\$ 600	\$ 600	\$ -
Engineering	\$ 10,000	\$ 7,500	\$ 7,245	\$ 255
Attorney	\$ 20,000	\$ 15,000	\$ 8,486	\$ 6,514
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 43,882	\$ 32,911	\$ 32,911	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 100	\$ 75	\$ -	\$ 75
Postage	\$ 650	\$ 488	\$ 686	\$ (198)
Insurance	\$ 7,440	\$ 7,440	\$ 7,109	\$ 331
Printing & Binding	\$ 2,150	\$ 1,613	\$ 410	\$ 1,203
Legal Advertising	\$ 2,250	\$ 1,688	\$ -	\$ 1,688
Other Current Charges	\$ 1,700	\$ 1,275	\$ 531	\$ 744
Office Supplies	\$ 200	\$ 150	\$ 9	\$ 141
Property Appraiser	\$ 800	\$ 800	\$ -	\$ 800
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 139,847	\$ 111,814	\$ 98,640	\$ 13,174
<i>Operations & Maintenance</i>				
Contract Services:				
Field Management	\$ 18,808	\$ 14,106	\$ 14,106	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 14,400	\$ 14,400	\$ -
Landscape Maintenance	\$ 302,677	\$ 227,008	\$ 226,926	\$ 82
Lake Maintenance	\$ 10,700	\$ 8,025	\$ 8,010	\$ 15
Security Patrol	\$ 41,250	\$ 30,938	\$ 19,262	\$ 11,676
Repairs & Maintenance				
Facility Maintenance	\$ 30,576	\$ 22,932	\$ 22,932	\$ -
Repairs & Maintenance	\$ 17,500	\$ 13,125	\$ 12,463	\$ 662
Operating Supplies	\$ 9,800	\$ 7,350	\$ 4,773	\$ 2,577
Landscape Replacement	\$ 15,000	\$ 11,250	\$ 12,467	\$ (1,217)
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 12,071	\$ (2,071)
Fountain Maintenance	\$ 3,800	\$ 3,800	\$ 4,322	\$ (522)
Pressure Washing	\$ 8,000	\$ 8,000	\$ 9,746	\$ (1,746)
Subtotal Operations & Maintenance	\$ 487,311	\$ 370,933	\$ 361,478	\$ 9,455

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 22,500	\$ 16,791	\$ 5,709
Streetlighting	\$ 110,000	\$ 82,500	\$ 76,790	\$ 5,710
Amenity Center				
Amenity Management	\$ 87,385	\$ 65,539	\$ 65,539	\$ 0
Pool Attendants	\$ 15,600	\$ 11,700	\$ 609	\$ 11,091
Pool Permit	\$ 550	\$ 550	\$ 545	\$ 5
Cable TV/Internet/Telephone	\$ 4,415	\$ 3,311	\$ 2,522	\$ 789
Utilities - Amenity Center	\$ 21,000	\$ 15,750	\$ 16,833	\$ (1,083)
Refuse Service	\$ 2,880	\$ 2,160	\$ 1,988	\$ 172
Amenity Center Access Cards	\$ 1,000	\$ 750	\$ -	\$ 750
HVAC Maintenance	\$ 574	\$ 574	\$ 705	\$ (131)
Special Events	\$ 14,962	\$ 14,962	\$ 15,677	\$ (715)
Holiday Decorations	\$ 8,500	\$ 8,500	\$ 9,099	\$ (599)
Security Monitoring	\$ 1,920	\$ 1,440	\$ 1,730	\$ (290)
Janitorial Services	\$ 21,480	\$ 16,110	\$ 18,389	\$ (2,279)
Pool Maintenance	\$ 20,000	\$ 20,000	\$ 25,216	\$ (5,216)
Fitness Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ 475	\$ 3,275
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ 400	\$ 3,350
Pest Control	\$ 1,218	\$ 1,218	\$ 3,854	\$ (2,636)
Other				
Property Insurance	\$ 41,692	\$ 41,692	\$ 33,831	\$ 7,861
Contingency	\$ 7,500	\$ 7,500	\$ 13,418	\$ (5,918)
Subtotal Operations & Maintenance	\$ 400,676	\$ 324,256	\$ 304,409	\$ 19,847
Total Expenditures	\$ 1,027,834	\$ 807,003	\$ 764,528	\$ 42,476
Excess (Deficiency) of Revenues over Expenditures	\$ (2,408)		\$ 265,814	
<u>Other Financing Uses:</u>				
Transfer Out - Capital Reserve	\$ 24,000	\$ 24,000	\$ 24,000	\$ (0)
Total Other Financing Uses	\$ 24,000	\$ 24,000	\$ 24,000	\$ (0)
Net Change in Fund Balance	\$ (26,408)		\$ 241,814	
Fund Balance - Beginning	\$ 26,408		\$ 513,064	
Fund Balance - Ending	\$ -		\$ 754,878	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues				
Interest	\$ 500	\$ 500	\$ 10,736	\$ 10,236
Total Revenues	\$ 500	\$ 500	\$ 10,736	\$ 10,236
Expenditures:				
Capital Outlay	\$ 25,000	\$ 8,131	\$ 8,131	-
Shade Structures	\$ 115,000	\$ 23,485	\$ 23,485	-
Soccer Field Turf	\$ 6,000	-	-	-
Total Expenditures	\$ 146,000	\$ 31,616	\$ 31,616	-
Excess (Deficiency) of Revenues over Expenditures	\$ (145,500)		\$ (20,880)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 24,000	\$ 24,000	\$ 24,000	(0)
Total Other Financing Sources (Uses)	\$ 24,000	\$ 24,000	\$ 24,000	(0)
Net Change in Fund Balance	\$ (121,500)		\$ 3,120	
Fund Balance - Beginning	\$ 206,295		\$ 308,456	
Fund Balance - Ending	\$ 84,795		\$ 311,577	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues:				
Assessments	\$ 397,350	\$ 397,350	\$ 400,902	\$ 3,552
Interest	\$ 100	\$ 100	\$ 22,584	\$ 22,484
Total Revenues	\$ 397,450	\$ 397,450	\$ 423,486	\$ 26,036
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	\$ 141,538	\$ 141,538	\$ -
Total Expenditures	\$ 380,806	\$ 380,806	\$ 375,663	\$ 5,144
Excess (Deficiency) of Revenues over Expenditures	\$ 16,644		\$ 47,823	
Fund Balance - Beginning	\$ 391,325		\$ 793,886	
Fund Balance - Ending	\$ 407,969		\$ 841,709	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues:				
Assessments	\$ 590,148	\$ 590,148	\$ 596,845	\$ 6,697
Assessments - Prepayments	\$ -	\$ -	\$ 6,554	\$ 6,554
Interest	\$ 125	\$ 125	\$ 30,761	\$ 30,636
Total Revenues	\$ 590,273	\$ 590,273	\$ 634,160	\$ 43,887
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	\$ 199,365	\$ 199,046	\$ 319
Total Expenditures	\$ 582,555	\$ 582,555	\$ 581,918	\$ 638
Excess (Deficiency) of Revenues over Expenditures	\$ 7,718		\$ 52,243	
Fund Balance - Beginning	\$ 513,092		\$ 1,113,648	
Fund Balance - Ending	\$ 520,809		\$ 1,165,890	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues:				
Assessments	\$ 117,674	\$ 117,674	\$ 119,013	\$ 1,339
Interest	\$ 50	\$ 50	\$ 3,768	\$ 3,718
Total Revenues	\$ 117,724	\$ 117,724	\$ 122,781	\$ 5,057
Expenditures:				
Interest Payment - 11/01	\$ 42,298	\$ 42,298	\$ 42,298	\$ -
Principal Payment - 05/01	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest Payment - 05/01	\$ 42,298	\$ 42,298	\$ 42,298	\$ -
Total Expenditures	\$ 114,595	\$ 114,595	\$ 114,595	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,129		\$ 8,186	
Fund Balance - Beginning	\$ 56,003		\$ 116,442	
Fund Balance - Ending	\$ 59,132		\$ 124,627	

Randal Park

Community Development District

Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Series	Series	
	2015	2018	Total
Revenues			
Interest	\$ 13	\$ 2	\$ 14
Total Revenues	\$ 13	\$ 2	\$ 14
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 13	\$ 2	\$ 14
Fund Balance - Beginning	\$ 439	\$ 55	\$ 494
Fund Balance - Ending	\$ 451	\$ 57	\$ 508

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	\$ 13,884	\$ 9,864	\$ 19,404	\$ -	\$ -	\$ -	\$ 974,262
Colonial Properties Contribution	\$ 4,155	\$ 4,157	\$ 4,123	\$ 4,158	\$ 4,166	\$ 4,155	\$ 4,146	\$ 4,158	\$ 4,209	\$ -	\$ -	\$ -	\$ 37,426
Miscellaneous Revenue	\$ 95	\$ -	\$ 10	\$ -	\$ 75	\$ 225	\$ 100	\$ -	\$ 206	\$ -	\$ -	\$ -	\$ 711
Activities	\$ -	\$ -	\$ -	\$ 1,444	\$ -	\$ 280	\$ 319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,043
Rentals	\$ 2,750	\$ -	\$ 3,300	\$ 2,600	\$ 1,250	\$ 1,000	\$ 500	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ 15,900
Total Revenues	\$ 7,000	\$ 69,456	\$ 159,556	\$ 622,254	\$ 78,988	\$ 31,798	\$ 18,948	\$ 14,022	\$ 28,318	\$ -	\$ -	\$ -	\$ 1,030,342

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 800	\$ 600	\$ 600	\$ 1,200	\$ 1,200	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ 8,000
FICA Expense	\$ 61	\$ 61	\$ 46	\$ 46	\$ 92	\$ 92	\$ 77	\$ 61	\$ 77	\$ -	\$ -	\$ -	\$ 612
Annual Audit	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ 12,000
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ 7,875
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 310	\$ 3,460	\$ 3,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,245
Attorney	\$ 1,681	\$ 567	\$ 1,067	\$ 1,000	\$ 1,598	\$ 768	\$ 617	\$ 1,188	\$ -	\$ -	\$ -	\$ -	\$ 8,486
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,657	\$ -	\$ -	\$ -	\$ 32,911
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 76	\$ 17	\$ 14	\$ 18	\$ 64	\$ 170	\$ 141	\$ 84	\$ 102	\$ -	\$ -	\$ -	\$ 686
Insurance	\$ 7,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,109
Printing & Binding	\$ 30	\$ 74	\$ 7	\$ 14	\$ 26	\$ 139	\$ 81	\$ 20	\$ 18	\$ -	\$ -	\$ -	\$ 410
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 110	\$ 41	\$ 56	\$ 40	\$ 75	\$ 40	\$ 53	\$ 76	\$ -	\$ -	\$ -	\$ 531
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ 9
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 19,755	\$ 6,652	\$ 10,556	\$ 11,017	\$ 8,115	\$ 15,187	\$ 10,814	\$ 6,988	\$ 9,556	\$ -	\$ -	\$ -	\$ 98,640

Operations & Maintenance

Contract Services:

Field Management	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ -	\$ -	\$ -	\$ 14,106
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,400
Landscape Maintenance	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ -	\$ -	\$ -	\$ 226,926
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ 8,010
Security Patrol	\$ 1,443	\$ 1,237	\$ 1,788	\$ 2,542	\$ 2,061	\$ 1,616	\$ 1,992	\$ 3,014	\$ 3,572	\$ -	\$ -	\$ -	\$ 19,262

Repairs & Maintenance

Facility Maintenance	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ -	\$ -	\$ -	\$ 22,932
Repairs & Maintenance	\$ 81	\$ 3,740	\$ -	\$ -	\$ 1,109	\$ 5,069	\$ 564	\$ 1,901	\$ -	\$ -	\$ -	\$ -	\$ 12,463
Operating Supplies	\$ 590	\$ 179	\$ 745	\$ 590	\$ 612	\$ 723	\$ 112	\$ 612	\$ 612	\$ -	\$ -	\$ -	\$ 4,773
Landscape Replacement	\$ 5,528	\$ -	\$ -	\$ -	\$ 3,685	\$ 3,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,467
Irrigation Repairs	\$ 990	\$ 2,499	\$ -	\$ 812	\$ 2,600	\$ 2,494	\$ 2,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,071
Fountain Maintenance	\$ 150	\$ 1,967	\$ 325	\$ 355	\$ 900	\$ 325	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 4,322
Pressure Washing	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 750	\$ 396	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 9,746

Subtotal Operations & Maintenance	\$ 43,801	\$ 47,841	\$ 33,076	\$ 39,318	\$ 41,185	\$ 44,451	\$ 40,908	\$ 36,496	\$ 34,403	\$ -	\$ -	\$ -	\$ 361,478
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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	\$ 2,327	\$ 2,534	\$ 2,130	\$ -	\$ -	\$ -	\$ 16,791
Streetlighting	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,548	\$ 8,558	\$ 8,553	\$ 8,548	\$ 8,548	\$ -	\$ -	\$ -	\$ 76,790
Amenity Center													
Amenity Management	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ -	\$ -	\$ -	\$ 65,539
Pool Attendants	\$ 455	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545
Cable TV/Internet/Telephone	\$ 291	\$ -	\$ 447	\$ 291	\$ 291	\$ 595	\$ -	\$ 607	\$ -	\$ -	\$ -	\$ -	\$ 2,522
Utilities - Amenity Center	\$ 1,947	\$ 2,089	\$ 1,869	\$ 1,582	\$ 1,994	\$ 1,844	\$ 1,718	\$ 2,000	\$ 1,789	\$ -	\$ -	\$ -	\$ 16,833
Refuse Service	\$ 214	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ -	\$ -	\$ -	\$ 1,988
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ 705
Special Events	\$ 837	\$ 687	\$ 9,387	\$ -	\$ 234	\$ 1,328	\$ 2,175	\$ 1,029	\$ -	\$ -	\$ -	\$ -	\$ 15,677
Holiday Decorations	\$ -	\$ 9,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,099
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 490	\$ -	\$ -	\$ -	\$ 1,730
Janitorial Services	\$ 1,986	\$ 2,049	\$ 2,049	\$ 1,852	\$ 2,417	\$ 1,777	\$ 2,005	\$ 2,279	\$ 1,976	\$ -	\$ -	\$ -	\$ 18,389
Pool Maintenance	\$ 5,063	\$ 2,022	\$ 2,004	\$ 2,645	\$ 2,122	\$ 2,157	\$ 2,004	\$ 1,732	\$ 5,467	\$ -	\$ -	\$ -	\$ 25,216
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ 475
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 400
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 1,254	\$ 2,250	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ 3,854
Other													
Property Insurance	\$ 33,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,831
Contingency	\$ 1,093	\$ 2,000	\$ 6,692	\$ 466	\$ 696	\$ -	\$ 2,062	\$ -	\$ 410	\$ -	\$ -	\$ -	\$ 13,418
Subtotal Operations & Maintenance	\$ 63,635	\$ 36,172	\$ 40,613	\$ 24,735	\$ 25,536	\$ 26,746	\$ 31,298	\$ 26,911	\$ 28,764	\$ -	\$ -	\$ -	\$ 304,409
Total Expenditures	\$ 127,190	\$ 90,665	\$ 84,245	\$ 75,070	\$ 74,836	\$ 86,383	\$ 83,020	\$ 70,395	\$ 72,723	\$ -	\$ -	\$ -	\$ 764,528
Excess Revenues (Expenditures)	\$ (120,190)	\$ (21,209)	\$ 75,311	\$ 547,185	\$ 4,152	\$ (54,585)	\$ (64,071)	\$ (56,373)	\$ (44,405)	\$ -	\$ -	\$ -	\$ 265,814
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)	\$ (21,209)	\$ 75,311	\$ 547,185	\$ (19,640)	\$ (54,585)	\$ (64,071)	\$ (56,373)	\$ (44,405)	\$ -	\$ -	\$ -	\$ 241,814

Randal Park
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$405,788
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 :	\$59,535
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)
Less : May 1, 2023 (Mandatory)	(\$30,000)
Current Bonds Outstanding	\$1,650,000

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

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	46.59%	19.17%	28.54%	5.69%	100.00%
									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	
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	
04/14/23	11	12/16/22 - 12/31/22	\$30,719.25	\$0.00	(\$921.60)	\$0.00	\$29,797.65	\$13,883.50	\$5,712.97	\$8,505.21	\$1,695.97	\$29,797.65	
05/15/23	12	01/01/23 - 01/31/23	\$21,638.88	\$0.00	(\$467.59)	\$0.00	\$21,171.29	\$9,864.26	\$4,059.07	\$6,042.97	\$1,204.99	\$21,171.29	
06/15/23	13	02/01/23 - 03/15/23	\$38,792.90	\$0.00	(\$261.73)	\$3,114.26	\$41,645.43	\$19,403.70	\$7,984.49	\$11,886.94	\$2,370.30	\$41,645.43	
TOTAL			\$ 2,163,421.26	\$ (633.61)	\$ (84,571.00)	\$ 12,804.77	\$ 2,091,021.42	\$ 974,261.83	\$ 400,902.01	\$ 596,844.69	\$ 119,012.89	\$ 2,091,021.42	

101%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3

Randal Park CDD

Field Management Report



July 21st, 2023

Jarett Wright

Field Manager

GMS

Completed

Playground Renovations

- ✚ Playground renovations at Bannan St and Lovett Ave have been completed. The new drainage system is working as intended, and flooding has been reduced to a minimum.
- ✚ Received proposal from Yellowstone to install new Zoysia and mulch in this area.



InProgress

Pool Vendor Transition / Pool Repairs

- 🔧 Pool vendor transition began on 6/2/2023. As of 7/1/2023 the decision was made to proceed to 5-day weekly service to help mitigate the effects of storms. Overall quality of service has exceeded expectations.
- 🔧 Fountain feature repairs have been completed. We are having issues with analog timers on the property and are exploring digital options.
- 🔧 Splash pad chemical controller and timer were replaced.
- 🔧 GMS staff will be adding dirt to repair the pavers in the pool area so that they are all flush. Water leaks from the pool are causing the pavers to shift.



Upcoming

Amenity Renovations

- ✚ Received proposal to change the layout of the amenity walkway to reduce mulch washouts and plant replacements.
- ✚ Now that all major projects have been completed GMS will install the new bike rack before the fall school season begins.



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



Proposal #325979

Date: 06/27/2023

From: Lathan Smith

Proposal For

Randal Park CDD
 c/o GMS-CF, LLC
 6200 Lee Vista Blvd, Suite 300
 Orlando, FL 32822

main: 407-451-4047
 mobile:
 wviasalyers@gmscfl.com

Location

Randall Park Blvd
 Orlando, FL 32832

Property Name: Randal Park CDD

Pool and Amenities Center Parking Lot Entrance Proposal

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	16.00	\$67.799	\$1,084.78
Japanese Blueberry, 30 GAL	2.00	\$508.565	\$1,017.13
Zoysia Sod	3.00	\$585.707	\$1,757.12
Irrigation Labor	2.00	\$91.200	\$182.40
Irrigation Part(s)	1.00	\$71.430	\$71.43

Client Notes

Install 2 30 gallon Japanese Blueberry trees between the 2 front entrances.

Remove dead or weak plants along sidewalk entrance to pool area and replace with 3 Pallets of Zoysia sod.

This will clean up the look and help with erosion along the sidewalk.

Signature

x

SUBTOTAL	\$4,112.86
SALES TAX	\$0.00
TOTAL	\$4,112.86

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Lathan Smith

Office:
lsmith@yellowstonelandscape.com



Proposal #329841
 Date: 07/12/2023
 From: Lathan Smith

Proposal For

Randal Park CDD
 c/o GMS-CF, LLC
 6200 Lee Vista Blvd, Suite 300
 Orlando, FL 32822

main: 407-451-4047
 mobile:
 wviasalyers@gmscfl.com

Location

Randall Park Blvd
 Orlando, FL 32832

Property Name: Randal Park CDD

Bannan St. Sod and Mulch Installation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	16.00	\$67.799	\$1,084.78
Zoysia Sod	1.00	\$584.790	\$584.79
Chocolate Mulch	70.00	\$8.000	\$560.00

Client Notes

Install new sod in the Area at the playground damaged by the drainage installation and install new mulch to the beds that were also damaged.

Install remainder of zoysia sod in damaged soccer area and any other areas needing repairs.

Signature

x

SUBTOTAL	\$2,229.57
SALES TAX	\$0.00
TOTAL	\$2,229.57

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Lathan Smith

Office:

lsmith@yellowstonelandscape.com