

*Randal Park Community  
Development District*

*Agenda*

*October 20, 2023*

# AGENDA

# *Randal Park*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

October 13, 2023

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

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, October 20, 2023 at 9:30 AM at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the September 15, 2023 Meetings
5. Consideration of Swim Lesson Service Agreement with PoolSkool USA, Inc.
6. Staff Reports
  - A. Attorney
  - B. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - C. Field Manager's Report
  - D. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date - November 17, 2023
10. Adjournment

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

Sincerely,



Jason M. Showe  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, September 15, 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 telephone</i>
Jarett Wright	Field Operations
Alexandra Penagos	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 none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Engineer's Report**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 18, 2023 Meeting**

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the minutes of the August 18, 2023 meeting were approved, as presented.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Temporary Access Easement Request for Pool Construction**

Mr. Showe stated we have a request for a temporary access easement for 8139 Corkfield. If the board approves this request, we will prepare the easement agreement.

Ms. Trucco stated you have seen it before, it is the temporary license for access and construction form.

Ms. Steuck asked when sod is damaged does their pool company or their landscaper do the sod replacement?

Ms. Trucco stated the resident will be responsible for reimbursing the CDD, but our license agreement gives them permission to hire their vendor. They are responsible for any of their vendors work.

Mr. Showe stated we put them on the hook for it; they can have their landscaper do it, the pool vendor do it. Our role is to make sure it is done properly and if it is not, we send them an invoice for us to restore it. Our preference is that they take care of it.

Ms. Trucco stated the resident is not going to replace anything on CDD property, this is an agreement to give them or their vendor permission to go through the CDD property and our agreement makes them responsible to pay for us to hire our own vendor to make any repairs.

Ms. Steuck asked can we put in 12 months?

Ms. Trucco stated we can put completion or 12 months.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor a temporary access easement for 8139 Corkfield was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Holiday Lighting Proposal from Jingle Bell Lights, LLC**

Mr. Showe stated we have the upcoming holiday lighting package. There was an increase, but we had a warning about the increase and this amount is in your budget.

On MOTION by Mr. Phelps seconded by Mr. Masherella with all in favor the proposal from Jingle Bell Lights, LLC in the amount of \$9,472.17 was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Manager**

**i. Approval of Check Register**

Mr. Showe presented the check register from August 5, 2023 through September 1, 2023 in the amount of \$117,301.18.

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

**ii. Balance Sheet and Income Statement**

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

**C. Field Manager’s Report**

Mr. Wright reviewed the Field Manager’s Report, a copy of which was included in the agenda package then presented the proposal for pressure washing.

**i. Pressure Washing Proposal from Pressure Wash This**

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the proposal from Pressure Wash This in the amount of \$9,000 was approved.

**D. Amenity Report**

Ms. Penagos gave an update on the rentals and events.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Phelps stated I spoke with a few people about the rental car situations on the road. I don’t know if there is anything we can do about that.

Mr. Showe stated there is not much on the CDD side because we don’t own the roads. I don’t know if the HOA has addressed this.

Ms. Penagos stated it has been addressed, but maybe the attorney has to send a letter.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – October 20, 2023**

Mr. Showe stated the next meeting is scheduled for October 20, 2023.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the meeting adjourned at 9:51 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# SECTION V

**SWIM LESSON SERVICE AGREEMENT**

(Randal Park Community Development District and Poolskool USA Inc.)

**THIS SWIM LESSON SERVICE AGREEMENT** (“Agreement”) is made and entered into effective as of the 1<sup>st</sup> day of April, 2024 (the “Effective Date”), between the **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT** (the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and **POOLSKOOL USA INC.**, a Florida corporation (the “Instructor”), whose address is 10601 Lake Louisa Road, Clermont, Florida 34711.

**W I T N E S S E T H:**

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Instructor agree as follows:

1. DEFINITIONS.

(a) Agreement. The Agreement consists of this Swim Lesson Service Agreement and the Instructor’s proposal (the “Proposal”), attached hereto as Exhibit “A.” The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 16. In the event of any conflict between the term(s) herein and the terms in Exhibit “A,” the term(s) herein shall prevail.

(b) Services. The term “Services” as used in this Agreement shall be construed to include all work/services set forth in the Proposal and all obligations of Instructor under this Agreement, including any addenda or special conditions.

2. SCOPE OF SERVICE.

(a) A description of the nature, scope and schedule of Services to be performed by the Instructor under this Agreement shall be pursuant to the Proposal.

3. COMMENCEMENT OF SERVICES AND TERM. Instructor shall commence the Services on April 1, 2024, pursuant to the Proposal. The term of this Agreement is April 1, 2024 to October 11, 2024.

4. USE OF FACILITIES. The Instructor shall have a non-exclusive license to use a portion of the pool located adjacent to the Randal Park Community Center, in such manner as designated by staff as may be modified from time to time in the District’s sole discretion.

(a) Hours and Area of Use.

A. Subject to the approval of the District's authorized representative/recreational facilities manager (the "Manager"), the Instructor may teach swimming lessons at the following times:

Monday to Friday: 8:00 a.m. to 7:00 p.m.

Saturday and Sunday: 8:00 a.m. to 12:00 p.m.

B. Additional hours or revisions to the schedule may be authorized in writing by the Manager and the Instructor. The parties acknowledge that weather conditions may affect the use of the pool facilities and that the District shall have the right to temporarily close the pool facilities at any time due to inclement weather, including but not limited to rain, lightning, hail, and/or strong winds. Additionally, the District shall have the right to temporarily close the pool facilities at any time in the event that a danger to public health, safety or welfare exists. Licensee shall abide by the decision of the District as to the closure of the pool facilities, and shall be responsible for the safety of its employees, agents, representatives, students, guests and/or invitees during such times.

C. The swimming lessons shall be conducted in an area of the pool facilities that is designated by the Manager. Instructor shall not have exclusive use of the entirety of the pool facilities.

5. DISTRICT MANAGER.

(a) The District Manager shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, Attention: Jason Showe; provided, however, that the District may, without liability to the Instructor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Instructor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement. To be effective, such change in authorized represented must come from District counsel or the District's Chairman

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District; provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Instructor for all sums required to be paid by the District to the Instructor hereunder.

6. PAYMENTS.

(a) The Instructor agrees to provide the District's residents with a 10% (ten percent) discount on all classes provided at the District's pool facility.

(b) The District shall in no way be liable or responsible for any disputes relating to the fees charged by the Instructor.

7. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Instructor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) All employees, volunteers and other agents of Instructor shall possess CPR certification and have completed all internal training requirements with the Instructor.

8. EMPLOYEES; INDEPENDENT INSTRUCTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion and discharge of any employees of Instructor or of entities retained by Instructor are the sole responsibility of Instructor. Instructor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Instructor shall obtain, for each individual Instructor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Instructor's industry. Instructor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Instructor's employ, and Instructor shall make all background checks available for District's review upon request. Instructor shall enforce strict discipline and good order among its employees on the District's premises.

(b) Instructor is an independent Instructor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Instructor. Instructor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

9. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Instructor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

(b) Instructor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Instructor or its services provided hereunder, at Instructor's sole cost and expense, and Instructor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Instructor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Instructor shall not comply with the same. Instructor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Instructor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Instructor.

10. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY

(a) Instructor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Instructor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District). In addition to all other requirements of this Agreement, Instructor shall comply with all federal, state and local laws and regulations related to health and safety.

(b) The Instructor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Instructor will provide employees with training to perform their jobs safely.

(d) Instructor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

11. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Instructor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Instructor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Instructor acknowledges and agrees that the public records

custodian of the District is the District Manager, which is currently Governmental Management Services, Inc. (the “Public Records Custodian”). Instructor shall, to the extent applicable by law:

- (b) Keep and maintain public records required by District to perform services.
- (c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;
- (d) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Instructor does not transfer the records to the Public Records Custodian of the District; and
- (e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

12. COMPLIANCE WITH E-VERIFY SYSTEM.

(a) The Instructor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Section 448.095, *Florida Statutes*, the Instructor shall enroll with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Instructor has knowingly violated Section 448.091, *Florida Statutes*.

If the Instructor anticipates entering into agreements with a subcontractor for the work, Instructor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Instructor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Instructor has otherwise complied with its obligations hereunder, the District shall promptly notify the Instructor. The Instructor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Instructor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Instructor represents that no public employer has terminated a contract with the Instructor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**IF THE INSTRUCTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE INSTRUCTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT JSHOWE@GMSCFL.COM OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTN.: RANDAL PARK DISTRICT PUBLIC RECORDS CUSTODIAN.**

13. INSURANCE. Instructor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum professional and general limited liability in an amount acceptable by the District Manager.

14. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. INDEMNIFICATION. Instructor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Instructor's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Instructor, its agents, employees or sub-Instructors, related to or in the performance of this Agreement.

16. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, identify additional or revised scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Instructor shall comply with all such orders and instructions issued by the District.

17. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Instructor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons

involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Instructor, its SubInstructors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Instructor shall at all times keep the general area in which the Services are to be performed, including but not limited to the pool, pool deck and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Instructor to comply with such standards, means and methods of cleanup as the District may make known to the Instructor. In the event the Instructor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Instructor.

(d) Instructor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

18. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (15) days prior written notice to Instructor.

(b) If the Instructor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to any subcontractors, or otherwise, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Instructor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Instructor and its surety, if any, three (3) days written notice, terminate the Contract and the employment of Instructor.



19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Randal Park Community Development District  
c/o Governmental Management Services - Central Florida  
219 East Livingston Street  
Orlando, Florida 32801  
Attention: Jason Showe, District Manager  
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: District Counsel  
Telephone: (407) 481-5800

If to Instructor: Poolskool USA Inc.  
10601 Lake Louisa Road  
Clermont, Florida 34711  
Attention: Kimberly Albert, President

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Instructor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Instructor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

26. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

***[SIGNATURE ON FOLLOWING PAGE]***

**SIGNATURE PAGE TO  
SWIM LESSON SERVICE AGREEMENT**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

WITNESSES:

\_\_\_\_\_  
Print: \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_

**DISTRICT:**

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

WITNESSES:

\_\_\_\_\_  
Print: \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_

**INSTRUCTOR:**

**POOLSKOOL USA INC.**, a Florida  
corporation

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT “A”**

**Proposal**

*[See attached.]*

# SECTION VI

# SECTION B

# SECTION 1

# Randal Park Community Development District

## Summary of Check Register

September 2, 2023 to October 6, 2023

Bank	Date	Check No.'s	Amount
General Fund	9/8/23	2934 - 2938	\$ 8,075.73
	9/18/23	2939 - 2943	\$ 20,383.27
	10/2/23	2944 - 2956	\$ 88,816.07
	10/6/23	2957 - 2964	\$ 6,950.98
			\$124,226.05
<b>Total Amount</b>			<b>\$124,226.05</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/08/23	00176	9/01/23	10096	202309	320-53800-46400			FIVE STAR PRO SERVICES	*	2,250.00	2,250.00	002934
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9/08/23	00108	9/01/23	43821	202309	320-53800-46700			RUGBY COMMERCIAL CLEANING, LLC	*	1,365.00	1,365.00	002935
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9/08/23	00049	9/01/23	279896	202309	320-53800-34500			SYNERGY FL	*	34.95	34.95	002936
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9/08/23	00038	8/28/23	405940	202308	320-53800-46300			SPIES POOL, LLC	*	222.00	222.00	002937
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9/08/23	00066	8/30/23	ON 57974	202308	320-53800-47200			YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	2,229.57	4,203.78	002938
		8/30/23	ON 57974	202308	320-53800-47200				*	831.20		
		9/04/23	ON 58390	202309	320-53800-46500				*	1,143.01		
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9/18/23	00123	9/12/23	36306	202309	320-53800-46000			AARON'S BACKFLOW SERVICES INC	*	65.00	65.00	002939
-----												
9/18/23	00169	9/01/23	11	202309	320-53800-12100			AMENITY MANAGEMENT SEP 23	*	7,282.08		
		9/01/23	11	202309	320-53800-49000			MAILBOX KEY	*	9.84		
		9/01/23	11	202309	320-53800-47700			GYM EQUIPMENT PARTS	*	129.55		
		9/01/23	11	202309	320-53800-46300			RESTROOM VALVE REPLACED	*	115.23		
		9/01/23	11	202309	320-53800-49400			FOLDING PARTY TABLES	*	73.46		
		9/01/23	11	202309	320-53800-49400			PAINT FOR KIDS WORKSHOP	*	37.33		
		9/01/23	11	202309	320-53800-49400			KIDS PAINT WORKSHOP EVENT	*	46.00		
		9/01/23	11	202309	320-53800-47700			GYM EQUIPMENT PARTS	*	59.93		
		9/01/23	11	202309	320-53800-49400			SILVERWARE 4TH JULY EVENT	*	79.56		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/23	11	11	202309 320-53800-49000						PLASTIC TRASH BIN	*	50.07		
9/01/23	11	11	202309 320-53800-49400						DRINKS FOR 4TH JULY EVENT	*	30.78		
9/01/23	11	11	202309 320-53800-47700						GYM EQUIPMENT PARTS	*	169.89		
COMMUNITY ASSOCIATION AND LIFESTYLE												8,083.72	002940
9/18/23	00001	9/01/23	766 202309 310-51300-34000						MANAGEMENT FEES - SEP 23	*	3,656.83		
		9/01/23	766 202309 310-51300-35200						WEBSITE ADMIN - SEP 23	*	100.00		
		9/01/23	766 202309 310-51300-35100						INFORMATION TECH - SEP 23	*	150.00		
		9/01/23	766 202309 310-51300-31300						DISSEMINATION - SEP 23	*	875.00		
		9/01/23	766 202309 310-51300-51000						OFFICE SUPPLIES	*	1.29		
		9/01/23	766 202309 310-51300-42000						POSTAGE	*	63.44		
		9/01/23	766 202309 310-51300-42500						COPIES	*	57.90		
		9/01/23	767 202309 320-53800-12000						FIELD MANAGEMENT - SEP 23	*	1,567.33		
		9/01/23	767 202309 320-53800-46000						HOME DEPOT - 9IN TRAV SET	*	14.66		
		9/01/23	767 202309 320-53800-46000						PREMIUM ADHESIVE 100Z	*	8.91		
		9/01/23	768 202309 320-53800-12300						FACILITY MAINT - SEP 23	*	2,548.00		
GOVERNMENTAL MANAGEMENT SERVICES												9,043.36	002941
9/18/23	00003	8/31/23	07859558 202308 310-51300-48000						NOT OF FY 24 BUDGET	*	2,081.00		
ORLANDO SENTINEL COMMUNICATIONS												2,081.00	002942
9/18/23	00066	9/11/23	ON 58999 202309 320-53800-47200						DEAD PALM REMOVAL	*	167.80		
		9/11/23	ON 58999 202309 320-53800-47200						DEAD OAK REMOVAL	*	942.39		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												1,110.19	002943
10/02/23	00043	9/01/23	51492053 202309 320-53800-46800						TERMITE BAITING SERVICE	*	588.00		
		9/12/23	51489365 202309 320-53800-46800						PEST CONTROL - SEP 23	*	56.00		
ARROW ENVIRONMENTAL SERVICES												644.00	002944
RAND RANDAL PARK MBYINGTON													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/23	00060	9/07/23	12786	202309	320-53800	34500		SECURITY MONITORING SEP23	*	120.00		
								ACCESS CONTROL SYSTEMS LLC			120.00	002945
10/02/23	00169	9/27/23	12	202309	320-53800	12200		POOL ATTENDANT - SEP 23	*	2,655.00		
								COMMUNITY ASSOCIATION AND LIFESTYLE			2,655.00	002946
10/02/23	00129	9/07/23	41669790	202309	320-53800	46700		BATHROOM MATS CLEANING	*	260.66		
		9/21/23	41684601	202309	320-53800	46700		BATHROOM MATS CLEANING	*	260.66		
								CINTAS			521.32	002947
10/02/23	00022	9/21/23	20027	202310	310-51300	45000		FY24 INSURANCE POLICY	*	56,047.00		
								EGIS INSURANCE ADVISORS, LLC			56,047.00	002948
10/02/23	00046	9/13/23	31110A	202309	320-53800	46900		QUARTERLY FOUNTAIN SEP 23	*	255.00		
								FOUNTAIN DESIGN GROUP, INC.			255.00	002949
10/02/23	00055	9/14/23	17519	202309	320-53800	46000		FIRE EXTING CERTF/INSPECT	*	95.00		
								FLORIDA STATE FIRE EQUIPMENT, INC.			95.00	002950
10/02/23	00181	9/13/23	09132023	202310	300-36900	10200		CLUBHOUSE DEPOSIT REFUND	*	250.00		
								NATALIE COLON			250.00	002951
10/02/23	00128	9/15/23	I-091223	202309	320-53800	47600		SECURITY SVCS 09/03-09/08	*	549.50		
		9/17/23	I-091723	202309	320-53800	47600		SECURITY SVCS 09/10-09/17	*	549.50		
		9/24/23	I-092423	202308	320-53800	47600		SECURITY SVCS 08/25	*	286.00		
								ORLANDO POLICE DEPT.			1,385.00	002952
10/02/23	00061	9/11/23	143569	202309	320-53800	51000		LITTER BAGS/TRASH LINERS	*	611.80		
								PROPET DISTRIBUTORS, INC.			611.80	002953
10/02/23	00108	9/24/23	43854	202308	320-53800	46700		CLEANING SUPPLIES	*	267.95		
								RUGBY COMMERCIAL CLEANING, LLC			267.95	002954

RAND RANDAL PARK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/02/23	00038	9/18/23 406713	202310 320-53800-46300	CHEMICAL/CONTROLLER OCT23 SPIES POOL, LLC	*	750.00	750.00 002955
10/02/23	00066	9/15/23 ON 59322	202309 320-53800-46200	LANDSCAPE MAINT - SEP 23 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	25,214.00	25,214.00 002956
10/06/23	00060	9/20/23 S98759	202309 320-53800-48000	EMERGENCY BUTTONS INSTALL ACCESS CONTROL SYSTEMS LLC	*	1,992.80	1,992.80 002957
10/06/23	00182	9/29/23 000104	202310 300-15500-10000	ICE CREAM FOR EVENT 11/18 MERCY D, LLC DBA COSMOS ICE CREAM	*	1,075.00	1,075.00 002958
10/06/23	00129	10/02/23 41695277	202310 320-53800-46700	BATHROOM MATS CLEANING CINTAS	*	260.66	260.66 002959
10/06/23	00176	10/01/23 10133	202310 320-53800-46400	POOL MAINTENANCE - OCT 23 FIVE STAR PRO SERVICES	*	2,250.00	2,250.00 002960
10/06/23	00128	10/02/23 I-100223	202309 320-53800-47600	SECURITY SVCS 09/24 ORLANDO POLICE DEPT.	*	343.50	343.50 002961
10/06/23	00049	10/01/23 283630	202310 320-53800-34500	SECURITY MONITORING OCT23 SYNERGY FL	*	34.95	34.95 002962
10/06/23	00038	10/02/23 407560	202310 320-53800-46300	ACCUTABS 60LBS SPIES POOL, LLC	*	222.00	222.00 002963
10/06/23	00066	10/03/23 ON 60285	202310 320-53800-46500	IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	772.07	772.07 002964
TOTAL FOR BANK A						124,226.05	
TOTAL FOR REGISTER						124,226.05	

RAND RANDAL PARK MBYINGTON

# SECTION 2

***Randal Park***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2023***



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**Randal Park**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2023**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 559,291	\$ -	\$ -	\$ -	\$ 559,291
<b>Investments:</b>					
State Board Administration	\$ -	\$ 304,239	\$ -	\$ -	\$ 304,239
<b>Series 2012</b>					
Reserve	\$ -	\$ -	\$ 401,031	\$ -	\$ 401,031
Revenue	\$ -	\$ -	\$ 452,393	\$ -	\$ 452,393
Interest	\$ -	\$ -	\$ 92	\$ -	\$ 92
Prepayment	\$ -	\$ -	\$ 21	\$ -	\$ 21
Sinking Fund	\$ -	\$ -	\$ 30	\$ -	\$ 30
<b>Series 2015</b>					
Reserve	\$ -	\$ -	\$ 596,080	\$ -	\$ 596,080
Revenue	\$ -	\$ -	\$ 579,582	\$ -	\$ 579,582
Interest	\$ -	\$ -	\$ 136	\$ -	\$ 136
Prepayment	\$ -	\$ -	\$ 1,554	\$ -	\$ 1,554
Sinking Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ 457	\$ 457
<b>Series 2018</b>					
Reserve	\$ -	\$ -	\$ 58,837	\$ -	\$ 58,837
Revenue	\$ -	\$ -	\$ 65,003	\$ -	\$ 65,003
Interest	\$ -	\$ -	\$ 47	\$ -	\$ 47
Capital Interest	\$ -	\$ -	\$ 2,658	\$ -	\$ 2,658
Construction	\$ -	\$ -	\$ -	\$ 50	\$ 50
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Due from Colonial Properties	\$ 8,361	\$ -	\$ -	\$ -	\$ 8,361
Due from General Fund	\$ -	\$ -	\$ 8,948	\$ -	\$ 8,948
Prepaid Expenses	\$ 1,213	\$ -	\$ -	\$ -	\$ 1,213
<b>Total Assets</b>	<b>\$ 568,864</b>	<b>\$ 304,239</b>	<b>\$ 2,166,413</b>	<b>\$ 514</b>	<b>\$ 3,040,031</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 35,165	\$ -	\$ -	\$ -	\$ 35,165
Due to Debt Service	\$ 8,948	\$ -	\$ -	\$ -	\$ 8,948
<b>Total Liabilities</b>	<b>\$ 44,113</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,113</b>
<b>Fund Balance:</b>					
Assigned for:					
Capital Reserves	\$ -	\$ 304,239	\$ -	\$ -	\$ 304,239
Nonspendable:					
Deposits and Prepaid Items	\$ 1,213	\$ -	\$ -	\$ -	\$ 1,213
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 856,779	\$ -	\$ 856,779
Debt Service 2015	\$ -	\$ -	\$ 1,182,135	\$ -	\$ 1,182,135
Debt Service 2018	\$ -	\$ -	\$ 127,499	\$ -	\$ 127,499
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 457	\$ 457
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 57	\$ 57
Unassigned	\$ 523,539	\$ -	\$ -	\$ -	\$ 523,539
<b>Total Fund Balances</b>	<b>\$ 524,751</b>	<b>\$ 304,239</b>	<b>\$ 2,166,413</b>	<b>\$ 514</b>	<b>\$ 2,995,917</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 568,864</b>	<b>\$ 304,239</b>	<b>\$ 2,166,413</b>	<b>\$ 514</b>	<b>\$ 3,040,031</b>



**Randal Park**  
**Community Development District**  
**General Fund**

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

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 963,338	\$ 963,338	\$ 985,011	\$ 21,673
Colonial Properties Contribution	\$ 47,088	\$ 47,088	\$ 49,947	\$ 2,859
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 841	\$ (159)
Activities	\$ 7,000	\$ 7,000	\$ 2,161	\$ (4,839)
Rentals	\$ 7,000	\$ 7,000	\$ 20,650	\$ 13,650
<b>Total Revenues</b>	<b>\$ 1,025,427</b>	<b>\$ 1,025,427</b>	<b>\$ 1,058,610</b>	<b>\$ 33,184</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 12,000	\$ -
FICA Expense	\$ 900	\$ 900	\$ 918	\$ (18)
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,500	\$ -
Trustee Fees	\$ 12,500	\$ 12,500	\$ 12,000	\$ 500
Dissemination Agent	\$ 10,500	\$ 10,500	\$ 10,500	\$ -
Arbitrage	\$ 1,800	\$ 1,800	\$ 1,200	\$ 600
Engineering	\$ 10,000	\$ 10,000	\$ 7,445	\$ 2,555
Attorney	\$ 20,000	\$ 20,000	\$ 10,684	\$ 9,316
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 43,882	\$ 43,882	\$ 43,882	\$ (0)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 650	\$ 650	\$ 1,937	\$ (1,287)
Insurance	\$ 7,440	\$ 7,440	\$ 7,109	\$ 331
Printing & Binding	\$ 2,150	\$ 2,150	\$ 566	\$ 1,584
Legal Advertising	\$ 2,250	\$ 2,250	\$ 4,162	\$ (1,912)
Other Current Charges	\$ 1,700	\$ 1,700	\$ 676	\$ 1,024
Office Supplies	\$ 200	\$ 200	\$ 12	\$ 188
Property Appraiser	\$ 800	\$ 800	\$ -	\$ 800
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 139,847</b>	<b>\$ 139,847</b>	<b>\$ 126,007</b>	<b>\$ 13,840</b>
<b><i>Operations &amp; Maintenance</i></b>				
<b>Contract Services:</b>				
Field Management	\$ 18,808	\$ 18,808	\$ 18,808	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 19,200	\$ 19,200	\$ -
Landscape Maintenance	\$ 302,677	\$ 302,677	\$ 302,568	\$ 109
Lake Maintenance	\$ 10,700	\$ 10,700	\$ 10,680	\$ 20
Security Patrol	\$ 41,250	\$ 41,250	\$ 25,661	\$ 15,589
<b>Repairs &amp; Maintenance</b>				
Facility Maintenance	\$ 30,576	\$ 30,576	\$ 30,576	\$ -
Repairs & Maintenance	\$ 17,500	\$ 17,500	\$ 21,923	\$ (4,423)
Operating Supplies	\$ 9,800	\$ 9,800	\$ 6,450	\$ 3,350
Landscape Replacement	\$ 15,000	\$ 15,000	\$ 24,310	\$ (9,310)
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 13,467	\$ (3,467)
Fountain Maintenance	\$ 3,800	\$ 3,800	\$ 5,047	\$ (1,247)
Pressure Washing	\$ 8,000	\$ 8,000	\$ 9,746	\$ (1,746)
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 487,311</b>	<b>\$ 487,311</b>	<b>\$ 488,437</b>	<b>\$ (1,126)</b>

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

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Utilities</b>				
Utilities - Common Area	\$ 30,000	\$ 30,000	\$ 23,908	\$ 6,092
Streetlighting	\$ 110,000	\$ 110,000	\$ 102,380	\$ 7,620
<b>Amenity Center</b>				
Amenity Management	\$ 87,385	\$ 87,385	\$ 87,385	\$ 0
Pool Attendants	\$ 15,600	\$ 15,600	\$ 12,416	\$ 3,184
Pool Permit	\$ 550	\$ 550	\$ 545	\$ 5
Cable TV/Internet/Telephone	\$ 4,415	\$ 4,415	\$ 3,846	\$ 569
Utilities - Amenity Center	\$ 21,000	\$ 21,000	\$ 22,227	\$ (1,227)
Refuse Service	\$ 2,880	\$ 2,880	\$ 2,653	\$ 227
Amenity Center Access Cards	\$ 1,000	\$ 1,000	-	\$ 1,000
HVAC Maintenance	\$ 574	\$ 574	\$ 705	\$ (131)
Special Events	\$ 14,962	\$ 14,962	\$ 17,776	\$ (2,814)
Holiday Decorations	\$ 8,500	\$ 8,500	\$ 9,099	\$ (599)
Security Monitoring	\$ 1,920	\$ 1,920	\$ 2,194	\$ (274)
Janitorial Services	\$ 21,480	\$ 21,480	\$ 25,532	\$ (4,052)
Pool Maintenance	\$ 20,000	\$ 20,000	\$ 41,814	\$ (21,814)
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 1,194	\$ 3,806
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 2,899	\$ 2,101
Pest Control	\$ 1,218	\$ 1,218	\$ 4,598	\$ (3,380)
<b>Other</b>				
Property Insurance	\$ 41,692	\$ 41,692	\$ 33,831	\$ 7,861
Contingency	\$ 7,500	\$ 7,500	\$ 13,478	\$ (5,978)
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 400,676</b>	<b>\$ 400,676</b>	<b>\$ 408,479</b>	<b>\$ (7,803)</b>
<b>Total Expenditures</b>	<b>\$ 1,027,834</b>	<b>\$ 1,027,834</b>	<b>\$ 1,022,923</b>	<b>\$ 4,911</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,408)</b>		<b>\$ 35,687</b>	
<b>Other Financing Uses:</b>				
Transfer Out - Capital Reserve	\$ 24,000	\$ 24,000	\$ 24,000	\$ (0)
<b>Total Other Financing Uses</b>	<b>\$ 24,000</b>	<b>\$ 24,000</b>	<b>\$ 24,000</b>	<b>\$ (0)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (26,408)</b>		<b>\$ 11,687</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 26,408</b>		<b>\$ 513,064</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 524,751</b>	

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

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 500	\$ 15,099	\$ 14,599
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 500</b>	<b>\$ 15,099</b>	<b>\$ 14,599</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 25,000	\$ 8,131	\$ 16,869
Shade Structures	\$ 115,000	\$ 115,000	\$ 35,185	\$ 79,815
Soccer Field Turf	\$ 6,000	\$ 6,000	-	\$ 6,000
<b>Total Expenditures</b>	<b>\$ 146,000</b>	<b>\$ 146,000</b>	<b>\$ 43,316</b>	<b>\$ 102,684</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (145,500)</b>		<b>\$ (28,218)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 24,000	\$ 24,000	\$ 24,000	\$ (0)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 24,000</b>	<b>\$ 24,000</b>	<b>\$ 24,000</b>	<b>\$ (0)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (121,500)</b>		<b>\$ (4,218)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 206,295</b>		<b>\$ 308,456</b>	
<b>Fund Balance - Ending</b>	<b>\$ 84,795</b>		<b>\$ 304,239</b>	

# Randal Park

## Community Development District

### Debt Service Fund Series 2012

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Assessments	\$ 397,350	\$ 397,350	\$ 405,325	\$ 7,975
Interest	\$ 100	\$ 100	\$ 33,230	\$ 33,130
<b>Total Revenues</b>	<b>\$ 397,450</b>	<b>\$ 397,450</b>	<b>\$ 438,556</b>	<b>\$ 41,106</b>
<b>Expenditures:</b>				
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	\$ -
<b>Total Expenditures</b>	<b>\$ 380,806</b>	<b>\$ 380,806</b>	<b>\$ 375,663</b>	<b>\$ 5,144</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 16,644</b>		<b>\$ 62,893</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 391,325</b>		<b>\$ 793,886</b>	
<b>Fund Balance - Ending</b>	<b>\$ 407,969</b>		<b>\$ 856,779</b>	

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

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Assessments	\$ 590,148	\$ 590,148	\$ 603,430	\$ 13,282
Assessments - Prepayments	\$ -	\$ -	\$ 6,554	\$ 6,554
Interest	\$ 125	\$ 125	\$ 45,473	\$ 45,348
<b>Total Revenues</b>	<b>\$ 590,273</b>	<b>\$ 590,273</b>	<b>\$ 655,458</b>	<b>\$ 65,185</b>
<b>Expenditures:</b>				
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
Special Call - 08/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Payment - 08/01	\$ -	\$ -	\$ 53	\$ (53)
<b>Total Expenditures</b>	<b>\$ 582,555</b>	<b>\$ 582,555</b>	<b>\$ 586,971</b>	<b>\$ (4,416)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,718</b>		<b>\$ 68,487</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 513,092</b>		<b>\$ 1,113,648</b>	
<b>Fund Balance - Ending</b>	<b>\$ 520,809</b>		<b>\$ 1,182,135</b>	

# Randal Park

## Community Development District

### Debt Service Fund Series 2018

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Assessments	\$ 117,674	\$ 117,674	\$ 120,326	\$ 2,652
Interest	\$ 50	\$ 50	\$ 5,326	\$ 5,276
<b>Total Revenues</b>	<b>\$ 117,724</b>	<b>\$ 117,724</b>	<b>\$ 125,652</b>	<b>\$ 7,929</b>
<b>Expenditures:</b>				
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	\$ -
<b>Total Expenditures</b>	<b>\$ 114,595</b>	<b>\$ 114,595</b>	<b>\$ 114,595</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,129</b>		<b>\$ 11,057</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 56,003</b>		<b>\$ 116,442</b>	
<b>Fund Balance - Ending</b>	<b>\$ 59,132</b>		<b>\$ 127,499</b>	

# Randal Park

## Community Development District

### Combined Capital Project Funds

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Series		Series		
	2015	2018	2015	2018	Total
<b>Revenues</b>					
Interest	\$ 19	\$ 2	\$ 19	\$ 2	\$ 21
<b>Total Revenues</b>	<b>\$ 19</b>	<b>\$ 2</b>	<b>\$ 19</b>	<b>\$ 2</b>	<b>\$ 21</b>
<b>Expenditures:</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 19</b>	<b>\$ 2</b>	<b>\$ 19</b>	<b>\$ 2</b>	<b>\$ 21</b>
<b>Fund Balance - Beginning</b>	<b>\$ 439</b>	<b>\$ 55</b>	<b>\$ 439</b>	<b>\$ 55</b>	<b>\$ 494</b>
<b>Fund Balance - Ending</b>	<b>\$ 457</b>	<b>\$ 57</b>	<b>\$ 457</b>	<b>\$ 57</b>	<b>\$ 514</b>

**Randal Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 65,299	\$ 152,124	\$ 614,053	\$ 73,497	\$ 26,138	\$ 13,884	\$ 9,864	\$ 19,404	\$ 2,943	\$ 7,190	\$ 616	\$ 985,011
Colonial Properties Contribution	\$ 4,155	\$ 4,157	\$ 4,123	\$ 4,158	\$ 4,166	\$ 4,155	\$ 4,146	\$ 4,158	\$ 4,209	\$ 4,160	\$ 4,179	\$ 4,182	\$ 49,947
Miscellaneous Revenue	\$ 95	\$ -	\$ 10	\$ -	\$ 75	\$ 225	\$ 100	\$ -	\$ 206	\$ -	\$ -	\$ 130	\$ 841
Activities	\$ -	\$ -	\$ -	\$ 1,444	\$ -	\$ 280	\$ 319	\$ -	\$ -	\$ -	\$ 118	\$ -	\$ 2,161
Rentals	\$ 2,750	\$ -	\$ 3,300	\$ 2,600	\$ 1,250	\$ 1,000	\$ 500	\$ -	\$ 4,500	\$ -	\$ 3,500	\$ 1,250	\$ 20,650
<b>Total Revenues</b>	<b>\$ 7,000</b>	<b>\$ 69,456</b>	<b>\$ 159,556</b>	<b>\$ 622,254</b>	<b>\$ 78,988</b>	<b>\$ 31,798</b>	<b>\$ 18,948</b>	<b>\$ 14,022</b>	<b>\$ 28,318</b>	<b>\$ 7,103</b>	<b>\$ 14,987</b>	<b>\$ 6,178</b>	<b>\$ 1,058,610</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ 600	\$ 600	\$ 1,200	\$ 1,200	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,000	\$ 12,000
FICA Expense	\$ 61	\$ 61	\$ 46	\$ 46	\$ 92	\$ 92	\$ 77	\$ 61	\$ 77	\$ 77	\$ 153	\$ 77	\$ 918
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	\$ 875	\$ 875	\$ 875	\$ 10,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 1,200
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 310	\$ 3,460	\$ 3,475	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ 7,445
Attorney	\$ 1,681	\$ 567	\$ 1,067	\$ 1,000	\$ 1,598	\$ 768	\$ 617	\$ 1,188	\$ 635	\$ 1,563	\$ -	\$ -	\$ 10,684
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	\$ 3,657	\$ 3,657	\$ 3,657	\$ 43,882
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 76	\$ 17	\$ 14	\$ 18	\$ 64	\$ 170	\$ 141	\$ 84	\$ 102	\$ 1,076	\$ 112	\$ 63	\$ 1,937
Insurance	\$ 7,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,109
Printing & Binding	\$ 30	\$ 74	\$ 7	\$ 14	\$ 26	\$ 139	\$ 81	\$ 20	\$ 18	\$ 79	\$ 20	\$ 58	\$ 566
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,081	\$ 2,081	\$ -	\$ 4,162
Other Current Charges	\$ 40	\$ 110	\$ 41	\$ 56	\$ 40	\$ 75	\$ 40	\$ 53	\$ 76	\$ 40	\$ 39	\$ 65	\$ 676
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 12
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 19,755</b>	<b>\$ 6,652</b>	<b>\$ 10,556</b>	<b>\$ 11,017</b>	<b>\$ 8,115</b>	<b>\$ 15,187</b>	<b>\$ 10,814</b>	<b>\$ 6,988</b>	<b>\$ 10,191</b>	<b>\$ 11,498</b>	<b>\$ 9,187</b>	<b>\$ 6,046</b>	<b>\$ 126,007</b>
<b>Operations &amp; Maintenance</b>													
<b>Contract Services:</b>													
Field Management	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 1,567	\$ 18,808
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 19,200
Landscape Maintenance	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 25,214	\$ 302,568
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 10,680
Security Patrol	\$ 1,443	\$ 1,237	\$ 1,788	\$ 2,542	\$ 2,061	\$ 1,616	\$ 1,992	\$ 3,014	\$ 3,572	\$ 1,855	\$ 3,102	\$ 1,443	\$ 25,661
<b>Repairs &amp; Maintenance</b>													
Facility Maintenance	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 2,548	\$ 30,576
Repairs & Maintenance	\$ 81	\$ 3,740	\$ -	\$ -	\$ 1,109	\$ 5,069	\$ 564	\$ 8,708	\$ 2,022	\$ -	\$ 447	\$ 184	\$ 21,923
Operating Supplies	\$ 590	\$ 179	\$ 745	\$ 590	\$ 612	\$ 723	\$ 112	\$ 612	\$ 612	\$ 1,065	\$ -	\$ 612	\$ 6,450
Landscape Replacement	\$ 5,528	\$ -	\$ -	\$ -	\$ 3,685	\$ 3,255	\$ -	\$ -	\$ 4,830	\$ -	\$ 5,903	\$ 1,110	\$ 24,310
Irrigation Repairs	\$ 990	\$ 2,499	\$ -	\$ 812	\$ 2,600	\$ 2,494	\$ 2,675	\$ -	\$ -	\$ -	\$ 254	\$ 1,143	\$ 13,467
Fountain Maintenance	\$ 150	\$ 1,967	\$ 325	\$ 355	\$ 900	\$ 325	\$ 150	\$ 150	\$ 175	\$ -	\$ 295	\$ 255	\$ 5,047
Pressure Washing	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 750	\$ 396	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 9,746
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 43,801</b>	<b>\$ 47,841</b>	<b>\$ 33,076</b>	<b>\$ 39,318</b>	<b>\$ 41,185</b>	<b>\$ 44,451</b>	<b>\$ 40,908</b>	<b>\$ 43,304</b>	<b>\$ 41,430</b>	<b>\$ 37,939</b>	<b>\$ 40,219</b>	<b>\$ 34,965</b>	<b>\$ 488,437</b>



**Randal Park**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Utilities</b>													
Utilities - Common Area	\$ 1,923	\$ 1,398	\$ 1,697	\$ 1,681	\$ 1,525	\$ 1,575	\$ 2,327	\$ 2,534	\$ 2,130	\$ 2,258	\$ 2,623	\$ 2,237	\$ 23,908
Streetlighting	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,548	\$ 8,558	\$ 8,553	\$ 8,548	\$ 8,548	\$ 8,558	\$ 8,553	\$ 8,479	\$ 102,380
<b>Amenity Center</b>													
Amenity Management	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 7,282	\$ 87,385
Pool Attendants	\$ 455	\$ 154	\$ -	\$ -	\$ -	\$ 713	\$ 1,770	\$ 810	\$ 1,689	\$ 2,525	\$ 1,645	\$ 2,655	\$ 12,416
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545
Cable TV/Internet/Telephone	\$ 291	\$ -	\$ 447	\$ 291	\$ 291	\$ 595	\$ -	\$ 607	\$ -	\$ 717	\$ 607	\$ -	\$ 3,846
Utilities - Amenity Center	\$ 1,947	\$ 2,089	\$ 1,869	\$ 1,582	\$ 1,994	\$ 1,844	\$ 1,718	\$ 2,000	\$ 1,789	\$ 1,607	\$ 1,973	\$ 1,814	\$ 22,227
Refuse Service	\$ 214	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 2,653
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ 705
Special Events	\$ 837	\$ 687	\$ 9,387	\$ -	\$ 234	\$ 1,328	\$ 2,175	\$ 1,029	\$ -	\$ 1,515	\$ 317	\$ 267	\$ 17,776
Holiday Decorations	\$ -	\$ 9,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,099
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 490	\$ 155	\$ 155	\$ 155	\$ 2,194
Janitorial Services	\$ 1,986	\$ 2,049	\$ 2,049	\$ 1,852	\$ 2,417	\$ 1,777	\$ 2,005	\$ 2,279	\$ 2,378	\$ 2,442	\$ 2,244	\$ 2,056	\$ 25,532
Pool Maintenance	\$ 5,063	\$ 2,022	\$ 2,004	\$ 2,645	\$ 2,122	\$ 2,157	\$ 2,004	\$ 1,732	\$ 5,467	\$ 9,217	\$ 4,266	\$ 3,115	\$ 41,814
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ -	\$ -	\$ 359	\$ 359	\$ 1,194
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 506	\$ 1,993	\$ 2,899
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 1,254	\$ 2,250	\$ 50	\$ 50	\$ 50	\$ 50	\$ 644	\$ 4,598
<b>Other</b>													
Property Insurance	\$ 33,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,831
Contingency	\$ 1,093	\$ 2,000	\$ 6,692	\$ 466	\$ 696	\$ -	\$ 2,062	\$ -	\$ 410	\$ -	\$ -	\$ 60	\$ 13,478
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 63,635</b>	<b>\$ 36,172</b>	<b>\$ 40,613</b>	<b>\$ 24,735</b>	<b>\$ 25,536</b>	<b>\$ 27,458</b>	<b>\$ 33,068</b>	<b>\$ 27,721</b>	<b>\$ 30,855</b>	<b>\$ 36,547</b>	<b>\$ 30,802</b>	<b>\$ 31,338</b>	<b>\$ 408,479</b>
<b>Total Expenditures</b>	<b>\$ 127,190</b>	<b>\$ 90,665</b>	<b>\$ 84,245</b>	<b>\$ 75,070</b>	<b>\$ 74,836</b>	<b>\$ 87,096</b>	<b>\$ 84,790</b>	<b>\$ 78,013</b>	<b>\$ 82,476</b>	<b>\$ 85,984</b>	<b>\$ 80,209</b>	<b>\$ 72,350</b>	<b>\$ 1,022,923</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (120,190)</b>	<b>\$ (21,209)</b>	<b>\$ 75,311</b>	<b>\$ 547,185</b>	<b>\$ 4,152</b>	<b>\$ (55,298)</b>	<b>\$ (65,841)</b>	<b>\$ (63,991)</b>	<b>\$ (54,158)</b>	<b>\$ (78,882)</b>	<b>\$ (65,221)</b>	<b>\$ (66,171)</b>	<b>\$ 35,687</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,000</b>
<b>Net Change in Fund Balance</b>	<b>\$ (120,190)</b>	<b>\$ (21,209)</b>	<b>\$ 75,311</b>	<b>\$ 547,185</b>	<b>\$ (19,848)</b>	<b>\$ (55,298)</b>	<b>\$ (65,841)</b>	<b>\$ (63,991)</b>	<b>\$ (54,158)</b>	<b>\$ (78,882)</b>	<b>\$ (65,221)</b>	<b>\$ (66,171)</b>	<b>\$ 11,687</b>

**Randal Park**  
Community Development District  
**Long Term Debt Report**

<b>Series 2012 Special Assessment Bonds</b>	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$401,031
Bonds Outstanding - 05/17/2012	\$5,115,000
Less : November 1, 2013 (Mandatory)	(\$65,000)
Less : November 1, 2014 (Mandatory)	(\$70,000)
Less : November 1, 2015 (Mandatory)	(\$70,000)
Less : November 1, 2016 (Mandatory)	(\$75,000)
Less : November 1, 2017 (Mandatory)	(\$80,000)
Less : November 1, 2018 (Mandatory)	(\$85,000)
Less : November 1, 2019 (Mandatory)	(\$90,000)
Less : November 1, 2020 (Mandatory)	(\$95,000)
Less : November 1, 2020 (Special Call)	(\$15,000)
Less : August 1, 2021 (Special Call)	(\$5,000)
Less : November 1, 2021 (Mandatory)	(\$90,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Less : November 1, 2022 (Mandatory)	(\$90,000)
<b>Current Bonds Outstanding</b>	<b><u>\$4,280,000</u></b>

<b>Series 2015 Special Assessment Bonds</b>	
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)
Less : August 1, 2023 (Special Call)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b><u>\$7,860,000</u></b>

<b>Series 2018 Special Assessment Bonds</b>	
Interest Rate :	Various (4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date :	5/1/49
Reserve Fund Requirement :	\$58,837
Reserve Fund Balance :	\$58,837
Bonds Outstanding - 11/30/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
Less : May 1, 2022 (Mandatory)	(\$30,000)
Less : May 1, 2023 (Mandatory)	(\$30,000)
<b>Current Bonds Outstanding</b>	<b><u>\$1,650,000</u></b>

**Randal Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Assessment Receipt Schedule**  
**Fiscal Year 2023**

Gross Assessments \$ 1,024,828.80 \$ 421,709.97 \$ 627,822.63 \$ 125,190.00 \$ 2,199,551.40  
Net Assessments \$ 963,339.07 \$ 396,407.37 \$ 590,153.27 \$ 117,678.60 \$ 2,067,578.32

**ON ROLL ASSESSMENTS**

46.59% 19.17% 28.54% 5.69% 100.00%

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2012 Debt	Series 2015 Debt	Series 2018 Debt	Total
									Service	Service	Service	
11/1/22	1	05/21/22 - 10/22/22	\$6,997.19	\$0.00	(\$367.35)	\$0.00	\$6,629.84	\$3,089.02	\$1,271.11	\$1,892.37	\$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
07/14/23	14	06/19/23	\$6,131.92	\$0.00	\$0.00	\$183.95	\$6,315.87	\$2,942.73	\$1,210.91	\$1,802.75	\$359.48	\$6,315.87
08/15/23	15	03/16/23-04/30/23	\$15,432.07	\$0.00	\$0.00	\$0.00	\$15,432.07	\$7,190.21	\$2,958.72	\$4,404.81	\$878.33	\$15,432.07
09/15/23	16	Interest	\$0.00	\$0.00	\$0.00	\$1,323.09	\$1,323.09	\$616.46	\$253.67	\$377.65	\$75.31	\$1,323.09
<b>TOTAL</b>			<b>\$ 2,184,985.25</b>	<b>\$ (633.61)</b>	<b>\$ (84,571.00)</b>	<b>\$ 14,311.81</b>	<b>\$ 2,114,092.45</b>	<b>\$ 985,011.23</b>	<b>\$ 405,325.31</b>	<b>\$ 603,429.90</b>	<b>\$ 120,326.01</b>	<b>\$ 2,114,092.45</b>

<b>102%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

# SECTION D

Randal Park  
September

RANDAL



PARK

**Randal Park**  
**Amenity Report**  
**September 2023**

## Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm) (7am - 9am lap swimmers only) Daily
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite management office is open from (9am - 5pm) Mon - Fri

September Randal House Rentals: 8

The access control system was fully operational the last week of September.

### **September Events:**

- \* Pizza Night: Thursday, September 7th & 21st
- \* Chick fil-A Night: Thursday, September 28th
- \* Food Truck Social: Canceled

### **Events scheduled for October:**

- \* Homeowner's Appreciation day: Friday, October 6th
- \* Pizza Night: Thursday, October 5th & 19th
- \* Food Truck Social: Thursday, October 12th
- \* Charcuterie Board : Friday, October 20th
- \* Wine & Cheese : Thursday, October 26th
- \* Chick fil-A Night: Thursday , October 26th

