

*Randal Park Community
Development District*

Agenda

January 19, 2024

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

January 12, 2024

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

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, January 19, 2024 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 December 15, 2023 Meeting
5. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 - C. Field Manager's Report
 1. Gym Ceiling Fan Replacement Proposals (2)
 2. Proposals for Gym Equipment
 - i. Buy and Sell Fitness (2)
 - ii. Fitrev – *Under Separate Cover*
 - D. Amenity Report
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date – February 16, 2024
9. Adjournment

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

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Showe". The signature is fluid and cursive, with a large loop at the end.

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, December 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
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

Mr. Hoffman stated Brightline did a pond modification a while back that they provided to us to satisfy the as-built and certification requirements for South Florida Water Management District. In the last month I have submitted the engineer's certification of completion for those pond modifications and there will be a follow-up piece of paperwork, called a transfer to operations from South Florida acknowledging on behalf of the O&M entity, which is the CDD that permit is closed out and is their responsibility to own and maintain. The district has been operating and maintaining that pond since it was originally constructed, there is no change in

things that are going on, it is just documenting officially with South Florida the operation phase. That will need to be signed by an authorized signatory.

On MOTION by Ms. Cornelius seconded by Mr. Phelps with all in favor the District Manager was authorized to sign the permit transfer subject to District staff sign-off.

Mr. Hoffman left the telephone conference at this time.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 17, 2023 Meeting

On MOTION by Mr. Phelps seconded by Ms. Asquith with all in favor the minutes of the November 17, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Agreement from Grau & Associates to Provide Arbitrage Rebate Calculation Services for the Series 2018 Bonds

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the agreement with Grau & Associates to provide arbitrage rebate calculation services for the Series 2018 bonds was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

Mr. Showe stated at the last meeting there were questions about the Orlando Sentinel invoices. There were two different invoices, one for your budget process and one was for the annual meeting schedule. There were questions about OUC and I continue to follow-up with them almost daily to get some kind of feedback.

i. Approval of Check Register

Mr. Showe presented the check register from November 4, 2023 through December 5, 2023 in the amount of \$64,281.76.

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 stated I met with the Buy & Sell Fitness Company that inspected the gym. He did not give me a number, but they will do a trade-in and do the floor installation when we get a majority of the equipment through them. They did recommend ripping out the carpet and do a 1/8” to 1/4” rubber matting instead of the 1/2” because the half inch after use starts to create trip hazards. I can bring the numbers to the next meeting and we can make a decision.

D. Amenity Report

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

SEVENTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Next Meeting Date – January 19, 2024

Mr. Showe noted the next meeting is scheduled for January 19, 2024.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Phelps seconded by Ms. Cornelius with all in favor the meeting adjourned at 9:48 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION B

SECTION 1

Randal Park Community Development District

Summary of Check Register

December 6, 2023 to January 8, 2024

Bank	Date	Check No.'s	Amount
General Fund	12/6/23	3011-3015	\$ 2,313.29
	12/14/23	3016-3019	\$ 20,985.02
	12/22/23	3020	\$ 820.93
	1/2/24	3021-3029	\$ 33,895.30
	1/3/24	3030-3032	\$279,851.01
			<hr/>
			\$337,865.55
Total Amount			\$337,865.55

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/06/23	00043	11/07/23	53872863 202311 320-53800-46800	PEST CONTROL - NOV 23 ARROW ENVIRONMENTAL SERVICES	*	56.00	56.00 003011
12/06/23	00129	11/16/23	41740362 202311 320-53800-46700	BATHROOM MATS CLEANING	*	260.66	
		11/29/23	41755216 202311 320-53800-46700	BATHROOM MATS CLEANING CINTAS	*	208.58	469.24 003012
12/06/23	00128	11/22/23	I-112223 202311 320-53800-47600	SECURITY SVCS 11/13	*	343.50	
		11/30/23	I-113023 202311 320-53800-47600	SECURITY SVCS 11/19-11/24 ORLANDO POLICE DEPT.	*	549.50	893.00 003013
12/06/23	00003	9/30/23	08013758 202309 310-51300-48000	NOT OF FY24 MEETINGS ORLANDO SENTINEL COMMUNICATIONS	*	283.25	283.25 003014
12/06/23	00061	10/10/23	143900 202310 320-53800-51000	LITTER BAGS/TRASH LINERS PROPET DISTRIBUTORS, INC.	*	611.80	611.80 003015
12/14/23	00169	12/01/23	16 202312 320-53800-12100	AMENITY MANAGEMENT DEC23	*	8,010.33	
		12/01/23	16 202312 320-53800-49400	PUBLIX BOURBON NIGHT	*	16.65	
		12/01/23	16 202312 320-53800-51000	OFFICE STORAGE BINS	*	705.99	
		12/01/23	16 202312 320-53800-51000	REFRIGERATOR DOOR BIN	*	108.22	
		12/01/23	16 202312 320-53800-51000	PORTABLE SPEAKER	*	246.02	
		12/01/23	16 202312 320-53800-46300	TOILET VALVE AND KIT REP	*	154.82	
		12/01/23	16 202312 320-53800-49400	JOHN MICHAEL CATERING	*	833.18	
		12/01/23	16 202312 320-53800-47400	COMMUNITY FLAG REPLACE	*	316.25	
		12/01/23	16 202312 320-53800-51000	HOME DEPOT MAILBOX KEY COMMUNITY ASSOCIATION AND LIFESTYLE	*	19.45	10,410.91 003016
12/14/23	00046	12/12/23	31926A 202312 320-53800-46900	QUARTERLY FOUNTAIN DEC23 FOUNTAIN DESIGN GROUP, INC.	*	175.00	175.00 003017

RAND RANDAL PARK AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/14/23	00001	12/01/23	776	202312	310	51300	34000		MANAGEMENT FEES DEC23	*	3,876.25		
		12/01/23	776	202312	310	51300	35200		WEBSITE ADMIN DEC 23	*	106.00		
		12/01/23	776	202312	310	51300	35100		INFORMATION TECH DEC23	*	159.00		
		12/01/23	776	202312	310	51300	31300		DISSEMINATION AGENT DEC23	*	875.00		
		12/01/23	776	202312	310	51300	51000		OFFICE SUPPLIES	*	.63		
		12/01/23	776	202312	310	51300	42000		POSTAGE	*	49.83		
		12/01/23	776	202312	310	51300	42500		COPIES	*	19.65		
		12/01/23	777	202312	320	53800	12000		FIELD MANAGEMENT DEC23	*	1,661.33		
		12/01/23	777	202312	320	53800	46000		SCREWS AND BATTERIES	*	60.33		
		12/01/23	777	202312	320	53800	46000		HEX NUT CONTRACTOR BAGS	*	62.35		
		12/01/23	777	202312	320	53800	46000		ZINC COMB FENDER WASHER	*	18.04		
		12/01/23	777	202312	320	53800	46000		HINGE COMMERCIAL ALUM	*	59.78		
		12/01/23	778	202312	320	53800	12300		FACILITY MANAGEMENT DEC23	*	2,700.92		
----- GOVERNMENTAL MANAGEMENT SERVICES -----											9,649.11	003018	
12/14/23	00038	11/18/23	300165	202312	320	53800	46300		CHEMICAL/CONTROLLER DEC23	*	750.00		
----- SPIES POOL, LLC -----											750.00	003019	
12/22/23	00025	12/13/23	122688	202311	310	51300	31500		GENERAL COUNSEL - NOV23	*	820.93		
----- LATHAM, LUNA, EDEN & BEAUDINE LLP -----											820.93	003020	
1/02/24	00031	12/15/23	216066	202312	320	53800	47000		LAKE MAINT PDS DEC23	*	302.00		
		12/15/23	216066	202312	320	53800	47000		LAKE MAINT DOWN DEC 23	*	58.00		
		12/15/23	216066	202312	320	53800	47000		MAINT AC1 RETEN DEC 23	*	53.00		
		12/15/23	216066	202312	320	53800	47000		MAINT AC2 TERNEN DEC 23	*	101.00		
		12/15/23	216066	202312	320	53800	47000		MAINT 4 RET PONDS DEC23	*	376.00		
----- APPLIED AQUATIC MANAGMENT, INC. -----											890.00	003021	
----- RAND RANDAL PARK AGUZMAN -----													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/24	00043	12/05/23	55774246	202312	320-53800-46800		PEST CONTROL - DEC23 ARROW ENVIRONMENTAL SERVICES	*	56.00	56.00	003022
1/02/24	00060	12/08/23	13333	202312	320-53800-34500		SECURITY MONITORING DEC23 ACCESS CONTROL SYSTEMS LLC	*	120.00	120.00	003023
1/02/24	00095	12/09/23	17474	202312	320-53800-49400		CHRISTMAS EVENT 12/09/23 CAPTAIN CARNIVAL	*	300.00	300.00	003024
1/02/24	00128	12/12/23	I-121223	202312	320-53800-47600		SECURITY SRVC 11/26-12/05 I-121923 202312 320-53800-47600 SECURITY SVCS 12/11-12/16 ORLANDO POLICE DEPT.	*	1,305.00	755.50	2,060.50 003025
1/02/24	00108	12/01/23	44509	202312	320-53800-46700		JANITORIAL SRVS - DEC 23 RUGBY COMMERCIAL CLEANING, LLC	*	1,499.00	1,499.00	003026
1/02/24	00049	12/01/23	291141	202312	320-53800-34500		SECURITY SERVICES DEC23 SYNERGY FL	*	34.95	34.95	003027
1/02/24	00038	12/18/23	20055	202312	300-15500-10000		CHEMICAL/CONTROLLER JAN24 SPIES POOL, LLC	*	750.00	750.00	003028
1/02/24	00066	12/15/23	OE 63551	202312	320-53800-46500		IRRIGATION REPAIRS OE 63551 202312 320-53800-46200 LANDSCAPE MAINT DEC23 YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	1,962.27	26,222.58	28,184.85 003029
1/03/24	00033	1/03/24	01032024	202401	300-20700-10300		FY23 SERIES 2012 TRNSFR 01032024 202401 300-20700-10300 FY24 SERIES 2012 TRNSFR RANDAL PARK CDD C/O WELLS FARGO	*	2,876.48	97,634.75	100,511.23 003030
1/03/24	00110	1/03/24	01032024	202401	300-20700-10300		FY23 SERIES 2015 TRNSFR 01032024 202401 300-20700-10300 FY24 SERIES 2015 TRNSFR RANDAL PARK CDD C/O WELLS FARGO	*	4,282.38	145,219.36	149,501.74 003031

RAND RANDAL PARK AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/03/24	00111	1/03/24 01032024	202401 300-20700-10300	FY23 SERIES 2018 TRNSFR	*	853.92	
		1/03/24 01032024	202401 300-20700-10300	FY24 SERIES 2018 TRNSFR	*	28,984.12	
----- RANDAL PARK CDD C/O WELLS FARGO -----							29,838.04 003032
						TOTAL FOR BANK A	337,865.55
						TOTAL FOR REGISTER	337,865.55

RAND RANDAL PARK AGUZMAN

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
December 31, 2023



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Capital Reserve Fund
5	<hr/>	Debt Service Fund Series 2012
6	<hr/>	Debt Service Fund Series 2015
7	<hr/>	Debt Service Fund Series 2018
8	<hr/>	Combined Capital Project Funds
9-10	<hr/>	Month to Month
11	<hr/>	Long Term Debt Report
12	<hr/>	Assessment Receipt Schedule

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

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 816,302	\$ -	\$ -	\$ -	\$ 816,302
Investments:					
State Board Administration	\$ -	\$ 307,104	\$ -	\$ -	\$ 307,104
Series 2012					
Reserve	\$ -	\$ -	\$ 406,297	\$ -	\$ 406,297
Revenue	\$ -	\$ -	\$ 203,825	\$ -	\$ 203,825
Interest	\$ -	\$ -	\$ 114	\$ -	\$ 114
Prepayment	\$ -	\$ -	\$ 21	\$ -	\$ 21
Sinking Fund	\$ -	\$ -	\$ 47	\$ -	\$ 47
Series 2015					
Reserve	\$ -	\$ -	\$ 603,896	\$ -	\$ 603,896
Revenue	\$ -	\$ -	\$ 206,303	\$ -	\$ 206,303
Interest	\$ -	\$ -	\$ 166	\$ -	\$ 166
Prepayment	\$ -	\$ -	\$ 1,554	\$ -	\$ 1,554
Sinking Fund	\$ -	\$ -	\$ 185,000	\$ -	\$ 185,000
Construction	\$ -	\$ -	\$ -	\$ 463	\$ 463
Series 2018					
Reserve	\$ -	\$ -	\$ 59,609	\$ -	\$ 59,609
Revenue	\$ -	\$ -	\$ 24,939	\$ -	\$ 24,939
Interest	\$ -	\$ -	\$ 54	\$ -	\$ 54
Capital Interest	\$ -	\$ -	\$ 2,693	\$ -	\$ 2,693
Construction	\$ -	\$ -	\$ -	\$ 50	\$ 50
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Due from Colonial Properties	\$ 12,699	\$ -	\$ -	\$ -	\$ 12,699
Due from General Fund	\$ -	\$ -	\$ 279,851	\$ -	\$ 279,851
Prepaid Expenses	\$ 750	\$ -	\$ -	\$ -	\$ 750
Total Assets	\$ 829,751	\$ 307,104	\$ 1,974,369	\$ 521	\$ 3,111,745
Liabilities:					
Accounts Payable	\$ 34,156	\$ -	\$ -	\$ -	\$ 34,156
Due to Debt Service	\$ 279,851	\$ -	\$ -	\$ -	\$ 279,851
Total Liabilities	\$ 314,007	\$ -	\$ -	\$ -	\$ 314,007
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 307,104	\$ -	\$ -	\$ 307,104
Nonspendable:					
Deposits and Prepaid Items	\$ 750	\$ -	\$ -	\$ -	\$ 750
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 710,815	\$ -	\$ 710,815
Debt Service 2015	\$ -	\$ -	\$ 1,146,421	\$ -	\$ 1,146,421
Debt Service 2018	\$ -	\$ -	\$ 117,133	\$ -	\$ 117,133
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 463	\$ 463
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 58	\$ 58
Unassigned	\$ 514,994	\$ -	\$ -	\$ -	\$ 514,994
Total Fund Balances	\$ 515,744	\$ 307,104	\$ 1,974,369	\$ 521	\$ 2,797,738
Total Liabilities & Fund Balance	\$ 829,751	\$ 307,104	\$ 1,974,369	\$ 521	\$ 3,111,745

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments	\$ 1,151,680	\$ 283,657	\$ 283,657	\$ -
Colonial Properties Contribution	\$ 52,768	\$ 13,192	\$ 12,699	\$ (493)
Miscellaneous Revenue	\$ 1,000	\$ 250	\$ 130	\$ (120)
Activities	\$ 5,000	\$ 1,250	\$ 1,850	\$ 600
Rentals	\$ 9,000	\$ 2,250	\$ 3,000	\$ 750
Total Revenues	\$ 1,219,448	\$ 300,599	\$ 301,336	\$ 737
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,400	\$ 600
FICA Expense	\$ 918	\$ 230	\$ 184	\$ 46
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 12,500	\$ -	\$ -	\$ -
Dissemination Agent	\$ 10,500	\$ 2,625	\$ 2,625	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 20,000	\$ 5,000	\$ 1,294	\$ 3,706
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 46,515	\$ 11,629	\$ 11,629	\$ -
Information Technology	\$ 1,908	\$ 477	\$ 477	\$ -
Website Maintenance	\$ 1,272	\$ 318	\$ 318	\$ -
Telephone	\$ 100	\$ 25	\$ -	\$ 25
Postage	\$ 1,000	\$ 250	\$ 143	\$ 107
Insurance	\$ 8,175	\$ 8,175	\$ 8,173	\$ 2
Printing & Binding	\$ 1,500	\$ 375	\$ 75	\$ 300
Legal Advertising	\$ 2,250	\$ 563	\$ -	\$ 563
Other Current Charges	\$ 1,500	\$ 375	\$ 406	\$ (31)
Office Supplies	\$ 200	\$ 50	\$ 2	\$ 48
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 143,313	\$ 41,366	\$ 33,440	\$ 7,926
Operations & Maintenance				
Contract Services:				
Field Management	\$ 19,936	\$ 4,984	\$ 4,984	\$ -
Mitigation Monitoring	\$ 19,200	\$ 4,800	\$ 4,800	\$ -
Landscape Maintenance	\$ 314,671	\$ 78,668	\$ 78,668	\$ -
Lake Maintenance	\$ 11,640	\$ 2,910	\$ 2,670	\$ 240
Security Patrol	\$ 41,250	\$ 10,313	\$ 6,251	\$ 4,062
Repairs & Maintenance				
Facility Maintenance	\$ 32,411	\$ 8,103	\$ 8,103	\$ -
Repairs & Maintenance	\$ 30,000	\$ 7,500	\$ 201	\$ 7,300
Operating Supplies	\$ 9,800	\$ 2,450	\$ 2,451	\$ (1)
Landscape Replacement	\$ 15,000	\$ 3,750	\$ 3,562	\$ 188
Irrigation Repairs	\$ 10,000	\$ 2,500	\$ 3,184	\$ (684)
Fountain Repairs	\$ 3,000	\$ 750	\$ 2,035	\$ (1,285)
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 515,908	\$ 135,727	\$ 125,908	\$ 9,819

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 7,500	\$ 5,790	\$ 1,710
Streetlighting	\$ 110,000	\$ 27,500	\$ 25,644	\$ 1,856
Amenity Center				
Amenity Management	\$ 96,124	\$ 24,031	\$ 24,031	-
Pool Attendants	\$ 15,500	\$ 3,875	\$ 1,268	\$ 2,608
Pool Permit	\$ 550	-	-	-
Cable TV/Internet/Telephone	\$ 4,415	\$ 1,104	\$ 901	\$ 202
Utilities - Amenity Center	\$ 23,310	\$ 5,828	\$ 4,889	\$ 939
Refuse Service	\$ 2,880	\$ 720	\$ 681	\$ 39
Amenity Center Access Cards	\$ 1,000	\$ 250	-	\$ 250
HVAC Maintenance	\$ 574	\$ 144	\$ 223	\$ (80)
Special Events	\$ 15,000	\$ 3,750	\$ 13,761	\$ (10,011)
Holiday Decorations	\$ 9,500	\$ 9,500	\$ 9,472	\$ 28
Security Monitoring	\$ 1,953	\$ 488	\$ 465	\$ 23
Janitorial Services	\$ 25,000	\$ 6,250	\$ 5,660	\$ 590
Pool Maintenance	\$ 28,800	\$ 7,200	\$ 6,750	\$ 450
Pool Chemicals & Repairs	\$ 19,450	\$ 4,863	\$ 2,627	\$ 2,236
Fitness Repairs & Maintenance	\$ 5,000	\$ 1,250	\$ 179	\$ 1,071
Amenity Repairs & Maintenance	\$ 5,000	\$ 1,250	\$ 87	\$ 1,163
Pest Control	\$ 11,500	\$ 2,875	\$ 168	\$ 2,707
Other				
Property Insurance	\$ 50,747	\$ 50,747	\$ 47,874	\$ 2,873
Contingency	\$ 10,000	\$ 2,500	\$ 593	\$ 1,907
Subtotal Operations & Maintenance	\$ 466,302	\$ 161,623	\$ 151,064	\$ 10,559
Total Expenditures	\$ 1,125,523	\$ 338,716	\$ 310,412	\$ 28,304
Excess (Deficiency) of Revenues over Expenditures	\$ 93,925		\$ (9,076)	
<u>Other Financing Uses:</u>				
Transfer Out - Capital Reserve	\$ 93,925	-	-	-
Total Other Financing Uses	\$ 93,925	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (9,076)	
Fund Balance - Beginning	\$ -		\$ 524,820	
Fund Balance - Ending	\$ -		\$ 515,744	

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Interest	\$ 500	\$ 125	\$ 2,865	\$ 2,740
Total Revenues	\$ 500	\$ 125	\$ 2,865	\$ 2,740
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	-
Total Expenditures	\$ 25,000	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ (24,500)		\$ 2,865	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 93,925	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ 93,925	\$ -	\$ -	-
Net Change in Fund Balance	\$ 69,425		\$ 2,865	
Fund Balance - Beginning	\$ 295,740		\$ 304,239	
Fund Balance - Ending	\$ 365,165		\$ 307,104	

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Assessments	\$ 396,407	\$ 97,635	\$ 97,635	\$ -
Interest	\$ 100	\$ 25	\$ 10,062	\$ 10,037
Total Revenues	\$ 396,507	\$ 97,660	\$ 107,697	\$ 10,037
Expenditures:				
Interest Payment - 11/01	\$ 141,538	\$ 141,538	\$ 141,538	\$ -
Principal Payment - 11/01	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Payment - 05/01	\$ 138,016	\$ -	\$ -	\$ -
Total Expenditures	\$ 394,553	\$ 256,538	\$ 256,538	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,954		\$ (148,841)	
Fund Balance - Beginning	\$ 440,856		\$ 859,656	
Fund Balance - Ending	\$ 442,810		\$ 710,815	

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Assessments	\$ 589,600	\$ 145,219	\$ 145,219	\$ -
Interest	\$ 125	\$ 31	\$ 13,725	\$ 13,693
Total Revenues	\$ 589,725	\$ 145,251	\$ 158,944	\$ 13,693
Expenditures:				
Interest Payment - 11/01	\$ 198,999	\$ 198,940	\$ 198,940	\$ -
Principal Payment - 11/01	\$ 185,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 195,068	\$ -	\$ -	\$ -
Total Expenditures	\$ 579,066	\$ 198,940	\$ 198,940	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,659		\$ (39,996)	
Fund Balance - Beginning	\$ 577,837		\$ 1,186,417	
Fund Balance - Ending	\$ 588,496		\$ 1,146,421	

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Assessments	\$ 117,674	\$ 28,984	\$ 28,984	\$ -
Interest	\$ 50	\$ 13	\$ 1,478	\$ 1,466
Total Revenues	\$ 117,724	\$ 28,997	\$ 30,463	\$ 1,466
Expenditures:				
Interest Payment - 11/01	\$ 41,683	\$ 41,683	\$ 41,683	\$ -
Principal Payment - 05/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 41,683	\$ -	\$ -	\$ -
Total Expenditures	\$ 113,365	\$ 41,683	\$ 41,683	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,359		\$ (11,220)	
Fund Balance - Beginning	\$ 66,102		\$ 128,353	
Fund Balance - Ending	\$ 70,461		\$ 117,133	

Randal Park

Community Development District

Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Series		Series		
	2015	2018	2015	2018	Total
Revenues					
Interest	\$ 6	\$ 1	\$ 6	\$ 1	\$ 7
Total Revenues	\$ 6	\$ 1	\$ 6	\$ 1	\$ 7
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6	\$ 1	\$ 6	\$ 1	\$ 7
Fund Balance - Beginning	\$ 457	\$ 57	\$ 457	\$ 57	\$ 514
Fund Balance - Ending	\$ 463	\$ 58	\$ 463	\$ 58	\$ 521

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 69,054	\$ 214,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,657
Colonial Properties Contribution	\$ 4,249	\$ 4,221	\$ 4,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,699
Miscellaneous Revenue	\$ -	\$ 80	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130
Activities	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,850
Rentals	\$ 500	\$ 500	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Total Revenues	\$ 4,749	\$ 73,855	\$ 222,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 301,336
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expense	\$ 61	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,625
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 473	\$ 821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,294
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,876	\$ 3,876	\$ 3,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,629
Information Technology	\$ 159	\$ 159	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 477
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 15	\$ 77	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143
Insurance	\$ 8,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,173
Printing & Binding	\$ 26	\$ 29	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 290	\$ 76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 406
Office Supplies	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 20,081	\$ 7,337	\$ 6,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,440
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,661	\$ 1,661	\$ 1,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,984
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Landscape Maintenance	\$ 26,223	\$ 26,223	\$ 26,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,668
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,670
Security Patrol	\$ 2,748	\$ 1,443	\$ 2,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,251
Repairs & Maintenance													
Facility Maintenance	\$ 2,701	\$ 2,701	\$ 2,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,103
Repairs & Maintenance	\$ -	\$ -	\$ 201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201
Operating Supplies	\$ 1,055	\$ -	\$ 1,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,451
Landscape Replacement	\$ -	\$ 3,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,562
Irrigation Repairs	\$ 772	\$ 450	\$ 1,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,184
Fountain Repairs	\$ -	\$ 1,860	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,035
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Subtotal Operations & Maintenance	\$ 49,850	\$ 38,789	\$ 37,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,908

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	\$ 2,382	\$ 2,267	\$ 1,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,790
Streetlighting	\$ 8,548	\$ 8,548	\$ 8,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,644
Amenity Center													
Amenity Management	\$ 8,010	\$ 8,010	\$ 8,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,031
Pool Attendants	\$ 1,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,268
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 598	\$ -	\$ 303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 901
Utilities - Amenity Center	\$ 1,587	\$ 1,693	\$ 1,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,889
Refuse Service	\$ 222	\$ 230	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 681
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 223
Special Events	\$ 389	\$ 3,205	\$ 10,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,761
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,472
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465
Janitorial Services	\$ 1,976	\$ 1,924	\$ 1,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,660
Pool Maintenance	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,750
Pool Chemicals & Repairs	\$ 972	\$ 750	\$ 905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,627
Fitness Repairs & Maintenance	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179
Amenity Repairs & Maintenance	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87
Pest Control	\$ 56	\$ 56	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Other													
Property Insurance	\$ 47,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,874
Contingency	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593
Subtotal Operations & Maintenance	\$ 77,146	\$ 38,784	\$ 35,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,064
Total Expenditures	\$ 147,076	\$ 84,909	\$ 78,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310,412
Excess Revenues (Expenditures)	\$ (142,327)	\$ (11,054)	\$ 144,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (9,076)
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (142,327)	\$ (11,054)	\$ 144,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (9,076)

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
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$406,297
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)
Less : November 1, 2023 (Mandatory)	(\$115,000)
Current Bonds Outstanding	\$4,165,000

Series 2015 Special Assessment Bonds	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement :	\$596,080
Reserve Fund Balance :	\$603,896
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)
Current Bonds Outstanding	\$7,860,000

Series 2018 Special Assessment Bonds	
Interest Rate :	Various (4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date :	5/1/49
Maximum Annual Debt Service :	\$117,674
Reserve Fund Requirement :	\$58,837
Reserve Fund Balance :	\$59,609
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 CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 1,225,189.89 \$ 421,709.97 \$ 627,240.31 \$ 125,190.00 \$ 2,399,330.17
Net Assessments \$ 1,151,678.50 \$ 396,407.37 \$ 589,605.89 \$ 117,678.60 \$ 2,255,370.36

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	ON ROLL ASSESSMENTS				Total
								51.06%	17.58%	26.14%	5.22%		100.00%
								Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service		
11/3/23	#1	5/15/23-10/21/23	\$6,884.29	\$0.00	-\$361.43	\$0.00	\$6,522.86	\$3,330.82	\$1,146.47	\$1,705.23	\$340.34	\$6,522.86
11/13/23	#2	10/21/23-11/01/23	\$42,229.88	\$0.00	-\$1,689.21	\$0.00	\$40,540.67	\$20,701.62	\$7,125.49	\$10,598.27	\$2,115.29	\$40,540.67
11/28/23	#3	11/02/23-11/07/023	\$91,841.63	\$0.00	-\$3,673.70	\$0.00	\$88,167.93	\$45,021.93	\$15,496.53	\$23,049.13	\$4,600.34	\$88,167.93
12/05/23	#4	11/08/23 - 11/15/23	\$74,440.76	\$0.00	-\$2,977.66	\$0.00	\$71,463.10	\$36,491.80	\$12,560.46	\$18,682.11	\$3,728.73	\$71,463.10
12/12/23	#5	11/16/23-11/19/23	\$232,786.69	\$0.00	-\$9,311.57	\$0.00	\$223,475.12	\$114,114.96	\$39,278.33	\$58,421.55	\$11,660.28	\$223,475.12
12/19/23	#6	11/20/23-11/22/23	\$129,048.96	\$0.00	-\$5,162.01	\$1,438.92	\$125,325.87	\$63,996.19	\$22,027.47	\$32,763.07	\$6,539.14	\$125,325.87
TOTAL			\$ 570,347.92	\$ -	\$ (22,814.15)	\$ 1,438.92	\$ 555,495.55	\$ 283,657.32	\$ 97,634.75	\$ 145,219.36	\$ 28,984.12	\$ 555,495.55

25%	Net Percent Collected
\$1,699,874.81	Balance Remaining to Collect

SECTION C

SECTION 1



PROPOSAL

GMS - CFL

QUOTE NUMBER: 00937496

THE ULTIMATE AIRFLOW SOLUTION

For more than 20 years, Big Ass Fans has set the standard for safer, more comfortable work conditions with airflow products purpose-built to excel in demanding environments. Our fans provide year-round relief from extreme temperatures, making people feel up to 10 °F (6 °C) cooler in summer and effectively circulating heated air in winter.

Engineered for efficient, maintenance-free operation and backed by unbeatable warranties, Big Ass fans deliver powerful airflow that keeps workers refreshed and productive. With a custom solution from Big Ass Fans, your business will reap the rewards of comfort and cost-savings for years.

Contact: **Garrett Dean**

Email: garrett.dean@bigassfans.com

Phone: **(859) 629-7945**



00937496

Quote Information

Quote Number	00937496	Created Date	1/8/2024
		Expiration Date	3/29/2024
Bill To Name	GMS - CFL	Ship To Name	GMS - CFL
Bill To:	6200 Lee Vista Blvd Suite 300 Orlando, FL 32822 US	Ship To:	6200 Lee Vista Blvd Suite 300 Orlando, FL 32822 US
SFDC ID	11043218		

General Information

Sales Rep	Garrett Dean	Contact Name	Jarett Wright
E-mail	garrett.dean@bigassfans.com	Contact Phone	4077503599
Phone	(859) 629-7945		
Fax	859-233-0139		

Comments

Comments

Sales Tax

Sales Tax is strictly an estimate and may change based on the shipping address of the order; sales tax is also subject to the tax provisions of the "STANDARD TERMS."

Product	Description	Qty	Total Price
Ceiling Fan Kit, i6, 84", 100-277V/1PH, WiFi/BLE, Indoor, 0.05HP, <125W, Universal Mount, App Pkg - Black, No Ext Tube - i6 Downtube Assembly, Black, 36"		1	\$2,560.00

Subtotal: \$2,560.00
Tax: \$ 166.40
Estimated Shipping: \$50.00
Grand Total: \$2,776.40



STANDARD TERMS - NET 30 DAYS UPON APPROVAL

Shipping and handling is an estimate.

Our proposals include an estimate of applicable itemized sales taxes which Big Ass Fans is legally obligated to collect and remit. The final, actual amount of such taxes would only be known at the time the customer is actually invoiced for the order.

All products are subject to Big Ass Fans return policy. For full details visit bigassfans.com/returns

The Buyer must insure that product specifications are consistent with actual field installation requirements. Big Ass Fans product recommendations are based on product specifications as transmitted to the company. As such, Big Ass Fans is not responsible for inaccuracies between the communicated product specifications and actual field installation requirements. The Buyer of the specified products assumes responsibility for the cost of returning or exchanging specified product where specified product does not meet field requirements.

Any variations to product types or quantities (or omissions of existing light fixtures during the survey process – and now not represented in project) will be considered “add-on” and an additional material requirement. These add-on materials will be priced separately.

Big Ass Fans customers who have been approved for term credit and are invoiced for their orders may pay their invoice through one of our customary term credit payment methods of: Check, money order, wire transfer or ACH payment. Any such term credit approved customers who subsequently elect to pay their term invoice by credit card will also be charged a convenience fee for doing so. The exact amount of the convenience fee will be communicated to the customer before the transaction is processed and the card is charged. The Fee is calculated by multiplying the amount sought to be charged to the credit card by .03. (Fee = .03 x Total Amount Paid). If the customer elects not to pay the convenience fee, the customer may use one of the other payment channels alluded to above, free of charge.

Customer is responsible for paying all applicable state and local transactional taxes resulting from the sale. As a manufacturer of tangible personal property registered to do business in all 50 US States, Big Ass Fans is obligated to collect and remit applicable sales taxes and the transaction will be treated and reported as the sale of tangible personal property sold by a manufacturer.

To the extent that the Buyer takes any contrary position with any taxing authority subsequent to this transaction which results in additional and/or different transaction-based taxes for which Big Ass Fans is responsible, Big Ass Fans reserves the right to apply any sales tax collected to any such additional taxes due and/or invoice the Buyer for any other additional amounts due. Additionally, to the extent that applicable transactional taxes were not collected at the time of sale in reliance upon an Exemption Certificate or other exemption later found to be inapplicable by Big Ass Fans, in the exercise of its sole and absolute discretion, Big Ass Fans will invoice Buyer for any applicable sales or other transactional taxes.

Buyer covenants and agrees to promptly pay any such amounts to Big Ass Fans on the same terms and conditions as any other amounts owed to Big Ass Fans on the applicable Order.

The transaction and contract that is the subject of this Proposal shall be governed by the internal laws of the Commonwealth of Kentucky. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Upon sales agreement being signed and submitted, order shipment date changes may not be submitted or changed by the purchasing party within 10 business days of scheduled shipment. Scheduled shipment dates may not be changed within the final 10 business days of a given month. Should a customer require that a shipment date be changed within 10 business days of scheduled shipment or within the final 10 business days of a given month, Big Ass Fans reserves the right to decline the customer's request. Secondly, Big Ass Fans reserves the right to charge a monetary fee for any shipment date change request that falls within the representative windows described above. Reconsignment fees are as follows: \$50 for small diameter fan orders and \$500 for large overhead orders.

Evaporative Cooler (Cool-Space) orders are not able to be canceled outside of the same business day in which purchase has been confirmed. Customer assumes responsibility for all necessary reconsignment fees related to shipping &/or freight charges as a result of canceled orders completed outside of the hours of 8:00AM to 5:00PM EST on the same business day purchase occurs.

This Proposal and its Associated Terms may not be modified or added to, except by a subsequent writing executed by Big Ass Fans.

PURCHASING OR USING ANY OF OUR PRODUCTS & SERVICES INDICATES YOU AGREE WITH OUR [TERMS OF SERVICE](#) AND [PRIVACY POLICY](#). (FOR FULL WARRANTY, TERMS, AND CONDITIONS FOR ALL BIG ASS PRODUCTS, VISIT BIGASSFANS.COM)

Notwithstanding any provision to the contrary, neither party shall be liable to the other party (or any third party) for indirect, consequential, special, incidental, or punitive damages arising from the sale of the products or this agreement. In addition, seller's total aggregate liability under this agreement shall never exceed the value of the purchase order or the previous twelve (12) months of sales hereunder, whichever is less. This provision shall survive the expiration of termination of this agreement.

INTELLECTUAL PROPERTY

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CUSTOMER CONTACT INFORMATION

PLEASE CONFIRM AND COMPLETE ALL BILLING AND SHIPPING INFORMATION FOR YOUR ORDER.

ACCOUNTS PAYABLE (BILLING) ADDRESS:
6200 Lee Vista Blvd Suite 300, Orlando, FL, 32822, US

IS THE BILLING ADDRESS ABOVE CORRECT? Y / N
If this address is incorrect, please provide correct information below:

Company Name:
Contact Name:
Billing Address:
City, State, Zip:
Email:
Phone: DUNS #:

SHIPPING ADDRESS:
6200 Lee Vista Blvd Suite 300, Orlando, FL, 32822, US

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Phone:

If your organization requires a purchase order, please provide the PO number here:
Please provide any available PO documentation to your BAF sales representative.

If this purchase is tax exempt (e.g., 501(c)(3), 509(a), Section 527, registered resellers), you must provide a valid tax exemption certificate to your BAF sales representative.

CLIENT

Signature
Printed Name Date

BIG ASS FANS

Signature
Printed Name Date



i6

Bold and innovative, i6 represents the strong side of comfort. Its impressive airflow and striking design bring power into focus for your space, transforming the ordinary into the exceptional. Let automated SenseMe™ technology and an available color-changing LED modernize your notion of fan performance, then relax as i6 silently safeguards your comfort.



KEY FEATURES

- ▶ **Six premium airfoils** built from aircraft-grade aluminum
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- ▶ **Built-in SenseMe™ technology** for automated convenience and efficiency
- ▶ **Voice integration** with Amazon Alexa and Google Assistant devices
- ▶ **Available light kit** with fully dimmable, color-changing LED
- ▶ **Indoor and outdoor** models available to fit any space

DIAMETER

60, 72, 84, AND
96 INCHES

(152, 183, 213, AND 244 CM)

MOUNTING

- UNIVERSAL
- FLUSH MOUNT

CONTROL

- BLUETOOTH WALL/REMOTE
- MOBILE APP
- VOICE INTEGRATION

WARRANTY

UP TO
5 YEARS
INDOOR

UP TO
3 YEARS
OUTDOOR



BIG ASS FANS™

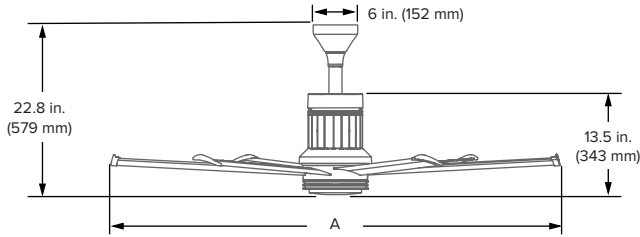
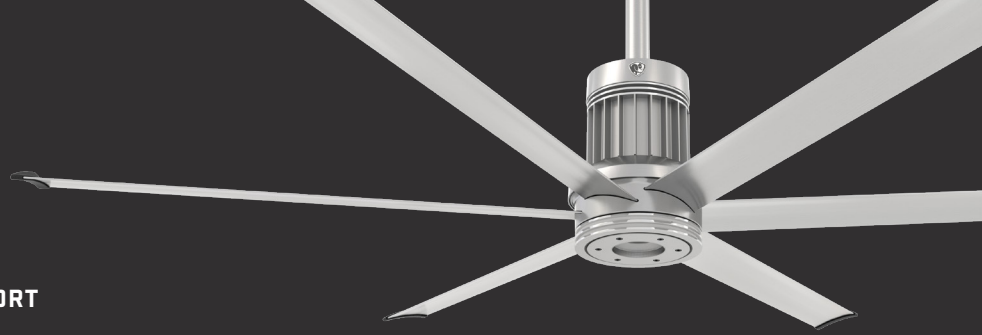
EXCEPTIONALLY
ENGINEERED

DISCOVER MORE ABOUT i6

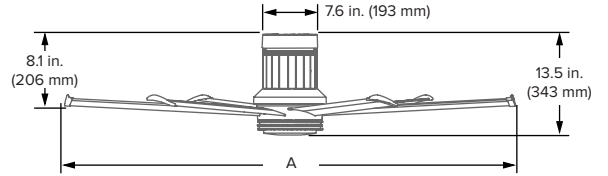
Learn more at bigassfans.com/i6
or call **877.BIG.FANS** for a free custom quote.

i6

INSPIRED BY INDUSTRY, BUILT FOR COMFORT



Pictured with 6 in. (152 mm) downrod and light kit⁶



Pictured with flush mount and light kit⁶

Technical Specifications

Diameter (A)	Environment	CFM ¹	Efficiency (CFM/W)	Max Watts	Max Speed	Light Kit	Input Power	Weight ²	Sound Level ³
60 in. (1.5 m)	Indoor	9,676	260	35.4 W	170 RPM	1,770 lm 72.6 lm/W	100–277 VAC, 50/60 Hz, 1 Φ	34 lb (15.4 kg)	<35 dba at max speed
	Covered Outdoor (IPX5)	9,746	257	31.6 W					
72 in. (1.8 m)	Indoor	13,598	312	41.6 W	140 RPM				
	Covered Outdoor (IPX5)	13,860	318	42.2 W					
84 in. (2.1 m)	Indoor	15,576	370	40.2 W	110 RPM				
	Covered Outdoor (IPX5)	15,814	369	41 W					
96 in. (2.4 m)	Indoor	—	553	36 W	80 RPM				
	Covered Outdoor (IPX5)	—	538	36 W					

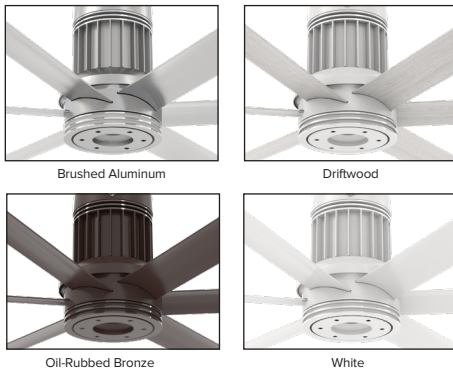
Construction Features

Airfoils	Motor and Hub	Remote	Onboard Sensors	Integrations ⁴	Mounting ⁵	Accessories
Made from aircraft-grade aluminum Tilted blade profile for optimum airflow spread	24 V DC motor and power supply housed in a three-piece cast aluminum hub with integrated airfoil retention system	"Point-anywhere" pairing Integrated speed indicators Mount fixed to wall or with magnetic holder	Temperature, humidity, and motion sensors enable SenseME Technology	Voice control with Google Assistant or Amazon Alexa Works with home automation systems	Flat or sloped ceilings 8 ft (2.4 m) or taller Maximum slope: 33°	LED Light Kit 0–10 V module Optional downrod lengths available for ceilings over 14 ft (4.3 m)

Ordering Information

Diameter	Environment	Mount ⁶	Finish	Downrod ⁶	LED Light	0–10 V
MK-I61-05: 60 in. (1.5 m) MK-I61-06: 72 in. (1.8 m) MK-I61-07: 84 in. (2.1 m) MK-I61-08: 96 in. (2.4 m)	18: Indoor 19: Outdoor (Covered)	00: Flush 06: Standard	A727: Brushed Aluminum A728: Black A729: White A730: Oil-Rubbed Bronze A729F772: White with Driftwood	Blank: Flush 106: 6 in. (152 mm) 112: 12 in. (305 mm) 124: 24 in. (610 mm) 100: 36, 48, 60 in. (914, 1219, 1524 mm)	Blank: No LED Light S2: LED Light	Blank: No 0–10 V V54: 0–10 V

Finish Options



Black Finish with LED Light Kit



Remote



Lead times may vary. See full warranty for coverage information.

¹ 60 inch (1.5 m) fan measured with a 6 inch (152 mm) downrod. When direct mounted, airflow and efficiency are 7122 cfm and 248 cfm/W (indoor) or 7105 cfm and 247 cfm/W (outdoor). Air Movement and Control Association standards and testing methods applies to 96 in. (2.4 m) fans. Contact a Big Ass Fans representative for more information.
² Weight does not include mount or downrod.
³ Actual results of sound measurements in the field may vary due to sound reflective surfaces and environmental conditions.
⁴ Google Assistant is a trademark of Google LLC. Amazon, Alexa and all related logos are trademarks of Amazon.com, Inc. or its affiliates.
⁵ Mount to an outlet box marked acceptable for fan support of 70 lb (31.8 kg).
⁶ Flush mount available on 60 in. (1.5 m) fans only. 6 in. (152 mm) downrod available on 60 and 72 in. (1.5 and 1.8 m) fans only. 96 in. (2.4 m) fans must use a 12 in. (305 mm) downrod minimum. 36, 48, and 60 in. (914, 1219, and 1524 mm) downrods ordered separately.



USA
BIGASSFANS.COM
877-244-3267

CANADA
BIGASSFANS.COM
844-924-4277

AUSTRALIA
BIGASSFANS.COM/AU
1300 244 277

SINGAPORE
BIGASSFANS.COM/SG
65 6709 8500



PROPOSAL

GMS - CFL

QUOTE NUMBER: 00937499

THE ULTIMATE AIRFLOW SOLUTION

For more than 20 years, Big Ass Fans has set the standard for safer, more comfortable work conditions with airflow products purpose-built to excel in demanding environments. Our fans provide year-round relief from extreme temperatures, making people feel up to 10 °F (6 °C) cooler in summer and effectively circulating heated air in winter.

Engineered for efficient, maintenance-free operation and backed by unbeatable warranties, Big Ass fans deliver powerful airflow that keeps workers refreshed and productive. With a custom solution from Big Ass Fans, your business will reap the rewards of comfort and cost-savings for years.

Contact: **Garrett Dean**

Email: garrett.dean@bigassfans.com

Phone: **(859) 629-7945**

00937499

Quote Information

Quote Number	00937499	Created Date	1/8/2024
		Expiration Date	3/29/2024
Bill To Name	GMS - CFL	Ship To Name	GMS - CFL
Bill To:	6200 Lee Vista Blvd Suite 300 Orlando, FL 32822 US	Ship To:	6200 Lee Vista Blvd Suite 300 Orlando, FL 32822 US
SFDC ID	11043218		

General Information

Sales Rep	Garrett Dean	Contact Name	Jarett Wright
E-mail	garrett.dean@bigassfans.com	Contact Phone	4077503599
Phone	(859) 629-7945		
Fax	859-233-0139		

Comments

Comments

Sales Tax

Sales Tax is strictly an estimate and may change based on the shipping address of the order; sales tax is also subject to the tax provisions of the "STANDARD TERMS."

Product	Description	Qty	Total Price
Ceiling Fan Kit, i6, 84", 100-277V/1PH, WiFi/BLE, Indoor, 0.05HP, <125W, Universal Mount, App Pkg - Brushed Silver, No Ext Tube - i6 Downtube Assembly, Brushed Silver, 36"		1	\$2,810.00

Subtotal: \$2,810.00
Tax: \$ 182.65
Estimated Shipping: \$50.00
Grand Total: \$3,042.65



STANDARD TERMS - NET 30 DAYS UPON APPROVAL

Shipping and handling is an estimate.

Our proposals include an estimate of applicable itemized sales taxes which Big Ass Fans is legally obligated to collect and remit. The final, actual amount of such taxes would only be known at the time the customer is actually invoiced for the order.

All products are subject to Big Ass Fans return policy. For full details visit bigassfans.com/returns

The Buyer must insure that product specifications are consistent with actual field installation requirements. Big Ass Fans product recommendations are based on product specifications as transmitted to the company. As such, Big Ass Fans is not responsible for inaccuracies between the communicated product specifications and actual field installation requirements. The Buyer of the specified products assumes responsibility for the cost of returning or exchanging specified product where specified product does not meet field requirements.

Any variations to product types or quantities (or omissions of existing light fixtures during the survey process – and now not represented in project) will be considered “add-on” and an additional material requirement. These add-on materials will be priced separately.

Big Ass Fans customers who have been approved for term credit and are invoiced for their orders may pay their invoice through one of our customary term credit payment methods of: Check, money order, wire transfer or ACH payment. Any such term credit approved customers who subsequently elect to pay their term invoice by credit card will also be charged a convenience fee for doing so. The exact amount of the convenience fee will be communicated to the customer before the transaction is processed and the card is charged. The Fee is calculated by multiplying the amount sought to be charged to the credit card by .03. (Fee = .03 x Total Amount Paid). If the customer elects not to pay the convenience fee, the customer may use one of the other payment channels alluded to above, free of charge.

Customer is responsible for paying all applicable state and local transactional taxes resulting from the sale. As a manufacturer of tangible personal property registered to do business in all 50 US States, Big Ass Fans is obligated to collect and remit applicable sales taxes and the transaction will be treated and reported as the sale of tangible personal property sold by a manufacturer.

To the extent that the Buyer takes any contrary position with any taxing authority subsequent to this transaction which results in additional and/or different transaction-based taxes for which Big Ass Fans is responsible, Big Ass Fans reserves the right to apply any sales tax collected to any such additional taxes due and/or invoice the Buyer for any other additional amounts due. Additionally, to the extent that applicable transactional taxes were not collected at the time of sale in reliance upon an Exemption Certificate or other exemption later found to be inapplicable by Big Ass Fans, in the exercise of its sole and absolute discretion, Big Ass Fans will invoice Buyer for any applicable sales or other transactional taxes.

Buyer covenants and agrees to promptly pay any such amounts to Big Ass Fans on the same terms and conditions as any other amounts owed to Big Ass Fans on the applicable Order.

The transaction and contract that is the subject of this Proposal shall be governed by the internal laws of the Commonwealth of Kentucky. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Upon sales agreement being signed and submitted, order shipment date changes may not be submitted or changed by the purchasing party within 10 business days of scheduled shipment. Scheduled shipment dates may not be changed within the final 10 business days of a given month. Should a customer require that a shipment date be changed within 10 business days of scheduled shipment or within the final 10 business days of a given month, Big Ass Fans reserves the right to decline the customer's request. Secondly, Big Ass Fans reserves the right to charge a monetary fee for any shipment date change request that falls within the representative windows described above. Reconsignment fees are as follows: \$50 for small diameter fan orders and \$500 for large overhead orders.

Evaporative Cooler (Cool-Space) orders are not able to be canceled outside of the same business day in which purchase has been confirmed. Customer assumes responsibility for all necessary reconsignment fees related to shipping &/or freight charges as a result of canceled orders completed outside of the hours of 8:00AM to 5:00PM EST on the same business day purchase occurs.

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CLIENT

BIG ASS FANS

Signature

Signature

Printed Name Date

Printed Name Date



i6

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CONTROL

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- MOBILE APP
- VOICE INTEGRATION

WARRANTY

UP TO
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INDOOR

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3 YEARS
OUTDOOR



BIG ASS FANS™

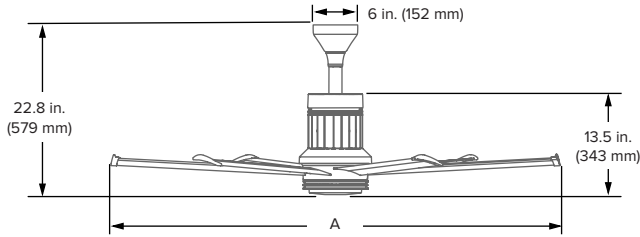
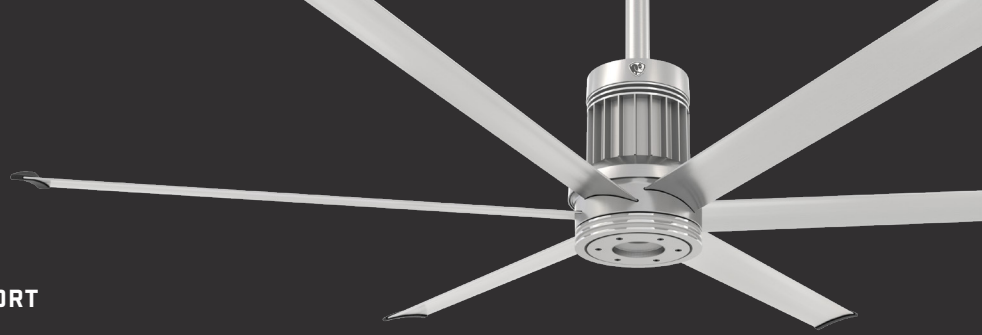
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ENGINEERED

DISCOVER MORE ABOUT i6

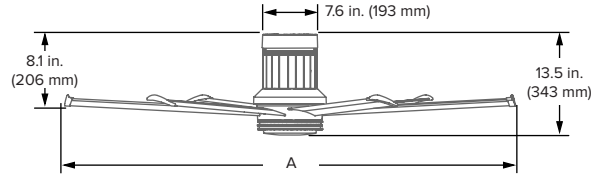
Learn more at bigassfans.com/i6
or call **877.BIG.FANS** for a free custom quote.

i6

INSPIRED BY INDUSTRY, BUILT FOR COMFORT



Pictured with 6 in. (152 mm) downrod and light kit⁶



Pictured with flush mount and light kit⁶

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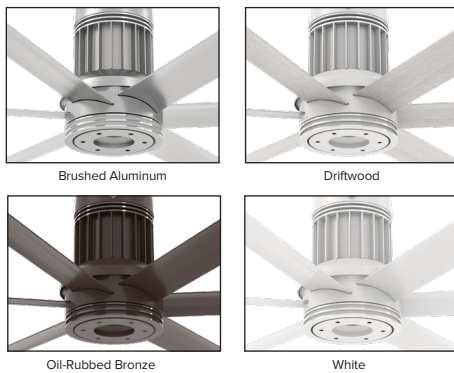
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Airfoils	Motor and Hub	Remote	Onboard Sensors	Integrations ⁴	Mounting ⁵	Accessories
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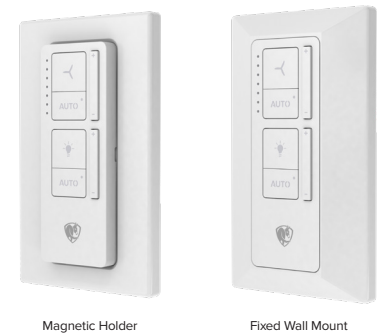
Finish Options



Black Finish with LED Light Kit



Remote



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¹ 60 inch (1.5 m) fan measured with a 6 inch (152 mm) downrod. When direct mounted, airflow and efficiency are 7122 cfm and 248 cfm/W (indoor) or 7105 cfm and 247 cfm/W (outdoor). Air Movement and Control Association standards and testing methods applies to 96 in. (2.4 m) fans. Contact a Big Ass Fans representative for more information.
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⁴ Google Assistant is a trademark of Google LLC, Amazon, Alexa and all related logos are trademarks of Amazon.com, Inc. or its affiliates.
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1300 244 277

SINGAPORE
BIGASSFANS.COM/SG
65 6709 8500

SECTION 2

SECTION i

BUY & SELL FITNESS



Quote #D1840
Dec 14, 2023

SHIPPING ADDRESS







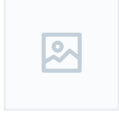

Randal Park Cdd
730 Randal Park Blvd
Orlando FL 32832
United States

CUSTOMER

Randal Park Cdd
730 Randal Park Blvd
Orlando FL 32832
United States

PAYMENT

Due on () [Pay online](#)

ITEMS		PRICE	TAX	QTY	ITEM TOTAL
	Life Fitness Aspire Elliptical	\$5,395.00	\$306.04 \$25.00	2	\$10,790.00
	Life Fitness Aspire Treadmill	\$7,495.00	\$425.17 \$25.00	2	\$14,990.00
	Body Solid Adjustable Bench - Flat / Incline / Decline - Commercial Rated SKU: SFID325B	\$579.00	\$32.84 \$2.74	1	\$579.00
	Pro Style 5-50lb Dumbbell Set SKU: 26130	\$1,654.25	\$93.84 \$7.82	1	\$1,654.25
	York Dumbbell Racks 2 Tier Dumbbell Rack	\$1,199.00	\$68.02 \$5.67	1	\$1,199.00
	800 Sq. Ft of 8mm Rubber Gym Flooring	\$2,500.00	\$141.82 \$11.82	1	\$2,500.00
	Flooring Installation (borders + glue included)	\$2,450.00	\$138.98 \$11.58	1	\$2,450.00
	Assembly, Delivery & Installation	\$2,500.00	\$141.82 \$11.82	1	\$2,500.00

NOTES

Trade in 3 Freemotion Treadmills 2 Freemotion Elliptical 1 Freemotion Recumbent Bike Freemotion dual stack functional trainer Freemotion arm/leg Freemotion chest Freemotion bicep Freemotion quad/ Ham Adjustable bench	Discount Equipment Trade in Subtotal Shipping Florida State VAT % 6.0% Orange County VAT % 0.5%	-\$2,000.00 \$34,662.25 \$0.00 \$2,079.74 \$151.45
	TOTAL (USD)	\$36,893.44

Thank you for shopping with us!

Buy & Sell Fitness

1075 Florida Central Parkway, 2100, Longwood, FL, 32750, United States
sales@buyandsellfitness.com
www.buyandsellfitness.com

BUY & SELL FITNESS



Quote #D1841

Dec 14, 2023

SHIPPING ADDRESS

Randal Park Cdd
730 Randal Park Blvd
Orlando FL 32832
United States








CUSTOMER

Randal Park Cdd
730 Randal Park Blvd
Orlando FL 32832
United States

PAYMENT

Due on ()

Pay online

ITEMS		PRICE	TAX	QTY	ITEM TOTAL
	Life Fitness Integrity+ Treadmill w/ SE4 Console	\$10,899.00	\$628.44 \$25.00	2	\$21,798.00
	Life Fitness Integrity+ Elliptical w/ SE4 Console	\$9,589.00	\$552.90 \$25.00	2	\$19,178.00
	Pro Style 5-50lb Dumbbell Set SKU: 26130	\$1,654.25	\$95.38 \$7.95	1	\$1,654.25
	York Dumbbell Racks 2 Tier Dumbbell Rack	\$1,199.00	\$69.13 \$5.76	1	\$1,199.00
	800 Sq. Ft of 8mm Rubber Gym Flooring	\$2,500.00	\$144.15 \$12.01	1	\$2,500.00
	Flooring Installation (borders + glue included)	\$2,450.00	\$141.27 \$11.77	1	\$2,450.00
	Assembly, Delivery & Installation	\$2,500.00	\$144.15 \$12.01	1	\$2,500.00

NOTES

Trade in 3 Freemotion Treadmills 2 Freemotion Elliptical 1 Freemotion Recumbent Bike	Discount Equipment Trade in	-\$2,000.00
Freemotion dual stack functional trainer		
Freemotion arm/leg Freemotion chest		
Freemotion bicep Freemotion quad/ Ham	Subtotal	\$49,279.25
Adjustable bench	Shipping	\$0.00
	Florida State VAT % 6.0%	\$2,956.75
	Orange County VAT % 0.5%	\$149.50
	TOTAL (USD)	\$52,385.50

Thank you for shopping with us!

Buy & Sell Fitness

1075 Florida Central Parkway, 2100, Longwood, FL, 32750, United States
sales@buyandsellfitness.com
www.buyandsellfitness.com

SECTION ii

FORME

Commercial Offering

2023



CONTENTS

The FORME Experience


The Equipment

Where We Are

Competitive Comparison

Install & Setup Requirements

THE FORME EXPERIENCE



**YVES BEHAR, AWARD-WINNING DESIGNER AND
ENTREPRENEUR WHOSE CLIENTS INCLUDE HERMAN
MILLER, MOVADO, SAMSUNG AND MANY OTHERS
HELPED CREATE FORME WITH THE VISION AND
DISCIPLINE HE IS KNOWN FOR AROUND THE WORLD**

AN ELEVATED AND HOLISTIC FITNESS EXPERIENCE

Wide variety of **on-demand content** including strength, recovery, barre, HIIT, meditation, mat pilates, kundalini yoga, and yoga sculpt.

Work with our team to **create the best wellness solution for your business.** Provide customized training or sport specific programs.

Multiple login capabilities for “Guests” or current FORME members including a tap to start option

Freemium Mobile App access for your guests and residents
varies per property

Premium aesthetics and elegant design with minimal footprint
70” tall by 26.3” wide x 2.25” depth

Forme **Enterprise Success** team on-call to support product and user experience.

The only luxury connected fitness machine on the market **catered to commercial environments.**

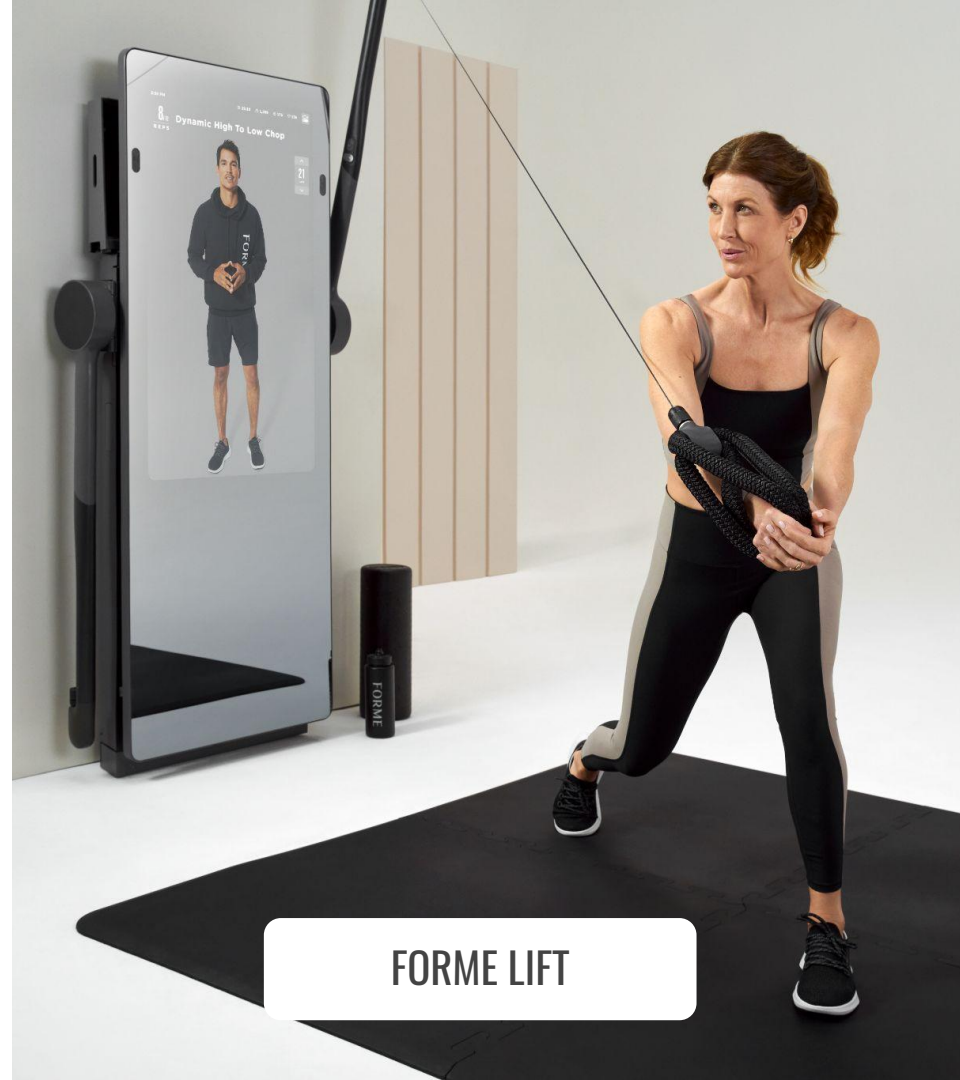
Cinema quality **4k UHD Touchscreen** delivers immersive experience.

Access to Forme’s top tier **personal trainers and health coaches.** Live and asynchronous personal training options available (billed separately).

THE EQUIPMENT



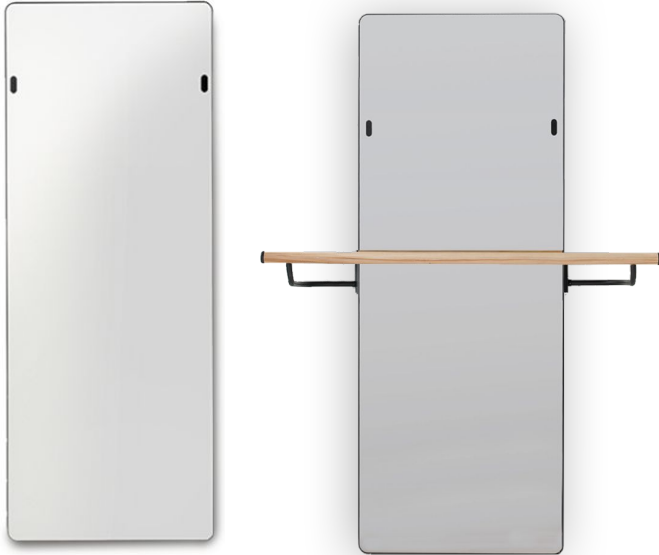
FORME STUDIO



FORME LIFT

OUR HARDWARE

STUDIO



Barre add on compatible with Studio and Lift

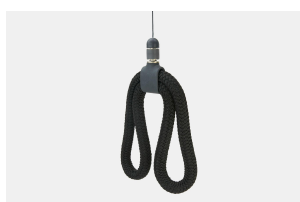
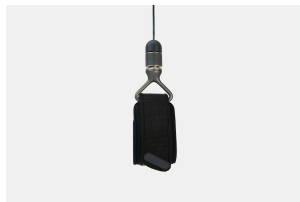
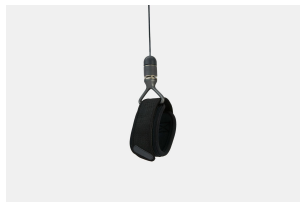
The most immersive smart gym ever. Touchscreen for app-free navigation. Tech designed to bring you closer to the experts, right from home.

LIFT



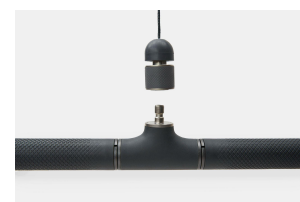
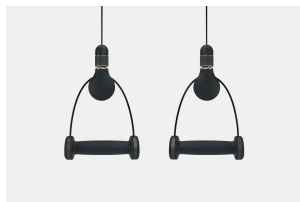
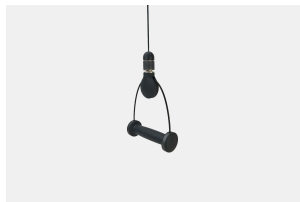
FORME Lift is designed to elevate members' strength-training experience, offering a wide variety of custom, self-guided and on-demand workouts.

LIFT ACCESSORIES



Ankle Straps

Rope



Standard Handles

Short Bar

STUDIO SPECS

Studio Dimensions

Height: 68 inches

Width: 26.3 inches

Depth: 2.25 inches

Weight: 102 lbs (screen only), 125 lbs
(screen with package)

Installation Requirements

Area

Recommended: 6 ft. x 6 ft. space with a
minimum of 7 ft. from floor to ceiling

Wall Type

12-inch, 16-inch, or 18-inch metal or wood
stud spacing Poured concrete or CMU

Power

120v AC 60Hz

Outlet can be behind Studio or within 5
feet of center

Not compatible with extension cords or
surge protectors

Equipment Included

Premium Yoga Mat

Heart Rate Monitor

Microfiber Cleaning Towel

Camera Covers

Mounting Hardware

Hardware

Display

4K UHD Display with Touchscreen
43" (diagonal); 2160 x 3840 native
resolution at 103 pixels per inch
Full mirrored front

Cameras

Two front-facing 12MP cameras

Audio

High-end sound system with mic and rear-
facing speakers

Internet Connection

Ethernet port for hardwiring 802.11ac
wireless networking
IEEE 802.11a/b/g/n/ac compatible

Bluetooth

Bluetooth 4.2 wireless technology

LIFT SPECS

Lift Dimensions

Max operating height: 86 inches

Max operating width: 93 inches

Max operating depth: 116 inches

Weight: 256 lbs (Studio with LIFT)

Installation Requirements

Area

Recommended: 7 ft. x 7 ft. space

Minimum of 8 ft. from floor to ceiling

Wall Type

Metal or Wood studs anywhere between

16-24 inches on center, poured concrete or poured cinderblock

Power

120v AC 60Hz

Outlet can be behind Studio or within 5 feet of center

Equipment Included

2 Free FORME Handles

Premium Rope Grip

2 Ankle Straps

Short Bar

Storage Cabinet

Premium Yoga Mat

Heart Rate Monitor

Microfiber Cleaning Towel

Camera Covers

Mounting Hardware

Hardware

Weight Capability

200 lbs total resistance

(100 lbs per arm)

Display

4K UHD Display with Touchscreen

43" (diagonal); 2160 x 3840 native resolution at 103 pixels per inch

Full mirrored front

Cameras

Two front-facing 12MP cameras

Audio

High-end sound system with mic and rear-facing speakers

Internet Connection

Ethernet port for hardwiring

802.11ac wireless networking

IEEE 802.11a/b/g/n/ac compatible

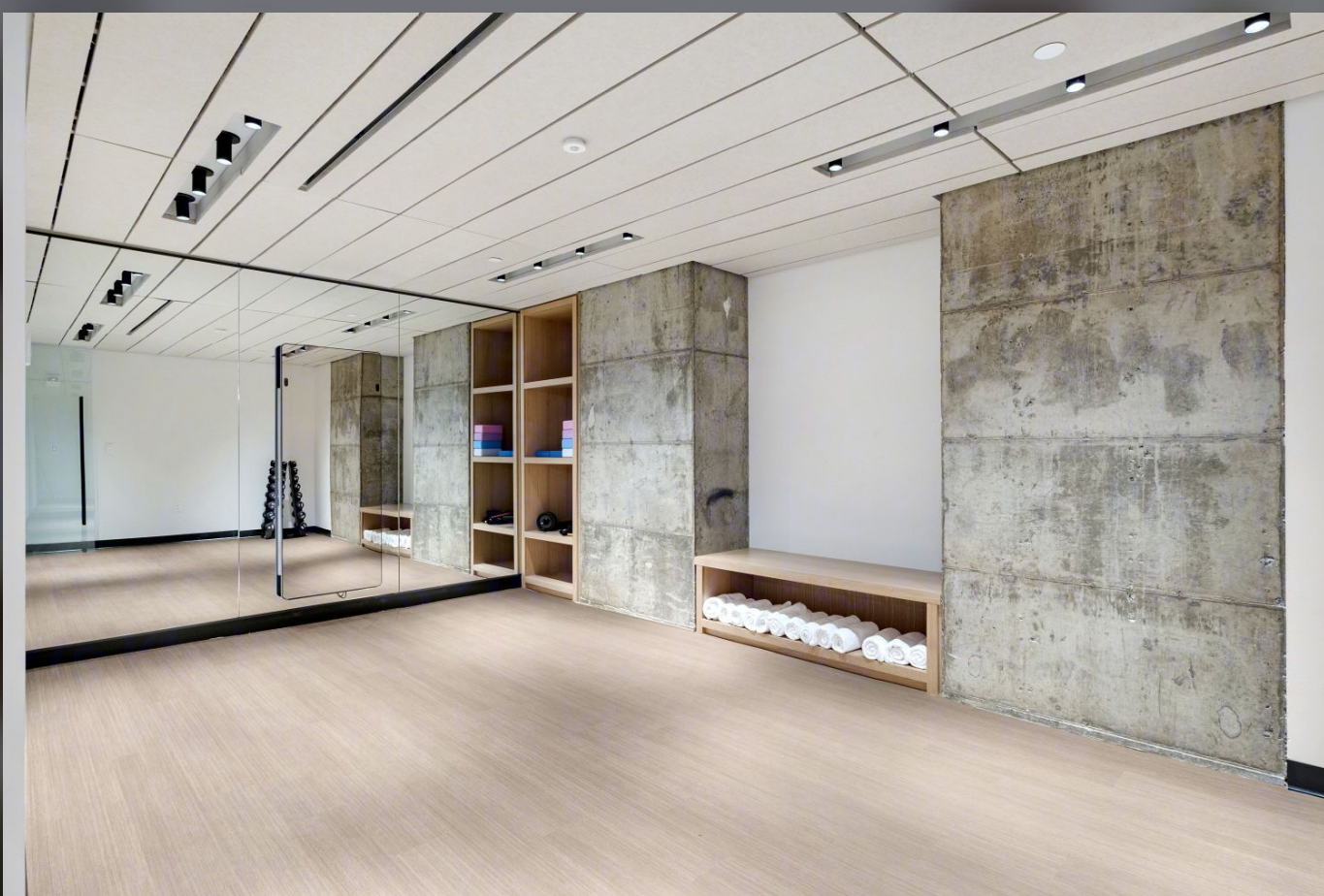
Bluetooth

Bluetooth 4.2 wireless technology

SELECT COMMERCIAL PLACEMENTS



Bulgari Hotel Paris - Penthouse



**The Garden 780 - New York City
(installed on the mirrored wall)**



Hotel Figueroa - Downtown Los Angeles



600 13th St Offices - Washington, DC



The Hideaway - Multifamily



Evening Star Building (*Regus*) Washington, DC



Apawamis Club - New York

COMPETITIVE COMPARISON

COMPETITIVE COMPARISON

	FORME STUDIO	FORME LIFT	TONAL	ECHELON REFLECT	MIRROR
Screen Size & Resolution	43" screen (largest screen in the marketplace) 4k resolution is professional production & cinema standard for a more visually stimulating & immersive experience.	43" screen (largest screen in the marketplace) 4k resolution is professional production & cinema standard for a more visually stimulating & immersive experience.	24" screen 1080p	32" screen 1080p	40" screen 1080p
Content Types	Strength, HIIT, barre, pilates, dance, meditation, yoga, meditation, sculpt kids, stretching, kickboxing - created for 1x1 action!	Strength, HIIT, barre, pilates, dance, meditation, yoga, meditation, sculpt kids, stretching, kickboxing - created for 1x1 action!	Strength, HIIT, yoga, dance	Strength, HIIT, mobility, cardio, recovery	Arms/Abs, kettlebells, meditation, strength, yoga, boxing, barre, kickboxing, HIIT, pilates, sculpt, kids,
Touchscreen	Yes - multi-touch and the highest resolution screen in at-home fitness	Yes - multi-touch and the highest resolution screen in at-home fitness	Yes	Yes	No
Live Personal Training	Yes	Yes	No	No	No
Cameras	12 megapixel stereoscopic (aka side by side) cameras for clear, life-like images for trainer to make real-time recommendations based on your form	12 megapixel stereoscopic (aka side by side) cameras for clear, life-like images for trainer to make real-time recommendations based on your form	Yes, not used.	No.	Yes
Built-In Strength Weight	No	75 lbs per arm, 150 lbs max (200 lbs max expected to be available in commercial environments in 2024)	100 lbs per arm, 200 lbs max	No	No

FORME STUDIO

70" HEIGHT
26" WIDTH

43" 4K UHD
DISPLAY

2X 12 MEGAPIXEL
CAMERAS

EASY SIGN IN
+ TOUCH SCREEN

CONTENT:
RESISTANCE
TRAINING, YOGA,
BARRE, PILATES, HIIT,
CUSTOM TRAINING +
LIVE PERSONAL
TRAINING

MIRROR
(70% REFLECTIVITY)

INSTALLATION:
WALL MOUNTED

BLUETOOTH AUDIO
COMPATIBLE

PREMIUM MUSIC
INTEGRATION



vs ECHELON REFLECT

50" HEIGHT
20" WIDTH 2" DEPTH

32" CLASS HD
TOUCHSCREEN DISPLAY
1080P RESOLUTION

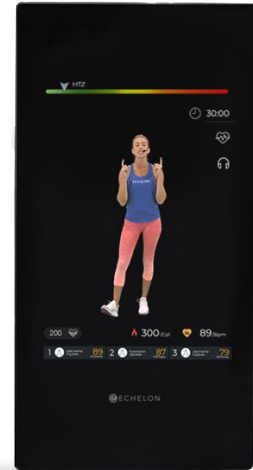
MIRROR: 50" CLASS
FINGERPRINT-
RESISTANT GLASS

LIVE GROUP + ON-DEMAND
CLASSES

INSTALLATION:
WALL-MOUNTED

BLUETOOTH® AUDIO
COMPATIBLE

EMBEDDED HD
TOUCHSCREEN DISPLAY



FORME LIFT

70" HEIGHT
26" WIDTH

43" 4K UHD
DISPLAY

STOWABLE
RESISTANCE TRAINING
ARMS

2X 12 MEGAPIXEL
CAMERAS

EASY SIGN IN
+ TOUCH SCREEN

CONTENT:
RESISTANCE TRAINING,
YOGA,
BARRE, PILATES, HIIT,
CUSTOM TRAINING +
LIVE PERSONAL
TRAINING

MIRROR
(70% REFLECTIVITY)

INSTALLATION:
WALL MOUNTED

BLUETOOTH AUDIO
COMPATIBLE



vs TONAL (does not sell B2B)

50" HEIGHT
20" WIDTH 2" DEPTH

24" 1080P RESOLUTION
DISPLAY

TOUCHSCREEN

RESISTANCE TRAINING
ARMS EXPOSED

5 MEGAPIXEL CAMERA
LIVE GROUP + ON-DEMAND
CLASSES

CONTENT:
RESISTANCE, TRAINING,
YOGA

INSTALLATION:
WALL-MOUNTED

SCREEN
(NOT A MIRROR)



INSTALLATION & SETUP

STUDIO INSTALLATION GUIDELINES



The Studio must be professionally mounted into a wall by FORME's installation partner, and can be in either a floating or standing configuration. We recommend that it is mounted 4" from the ground, but the Studio can be floating at your preferred height.

Regardless of the height that you choose, you will have clearance for a baseboard (9" x ¾") and a kickstand that allows you to adjust the tilt of your Studio.

If our installers are unable to locate studs, we require a standing installation, where the Studio is still mounted to the wall but sits flush with the floor on a thin, rubber base.

You may have the Studio mounted directly into drywall, concrete, into studs, or tethered and wall leaned (no studs required for wall lean).

Hung on the wall suspended, which allows clearance for a baseboard that is up to 9" x ¾".

- 12"-18" spaced wood or metal studs.
- 16" concrete block / poured in place concrete wall.
- A minimum of 7 ft. of space from floor to ceiling
- Power outlet must be within 5 ft. There are no recessed requirements for Studio only.

LIFT INSTALLATION GUIDELINES



The Lift must rest on the floor while bolted to the wall and allows clearance for a baseboard that is up to 9” high by 3/4” deep.

The requirements for wall studs or concrete include the following:

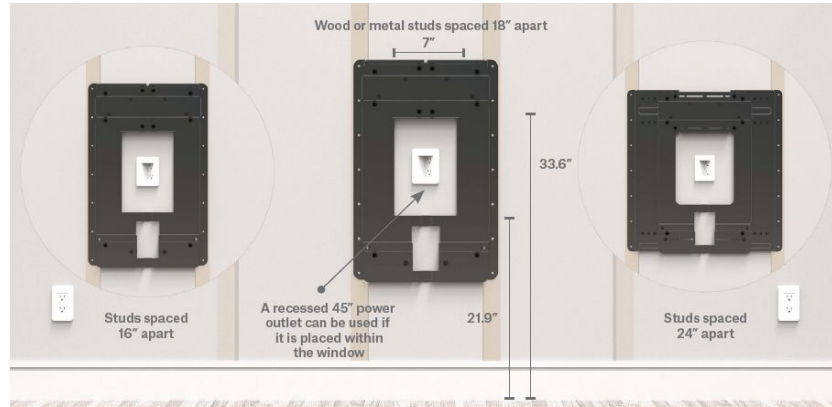
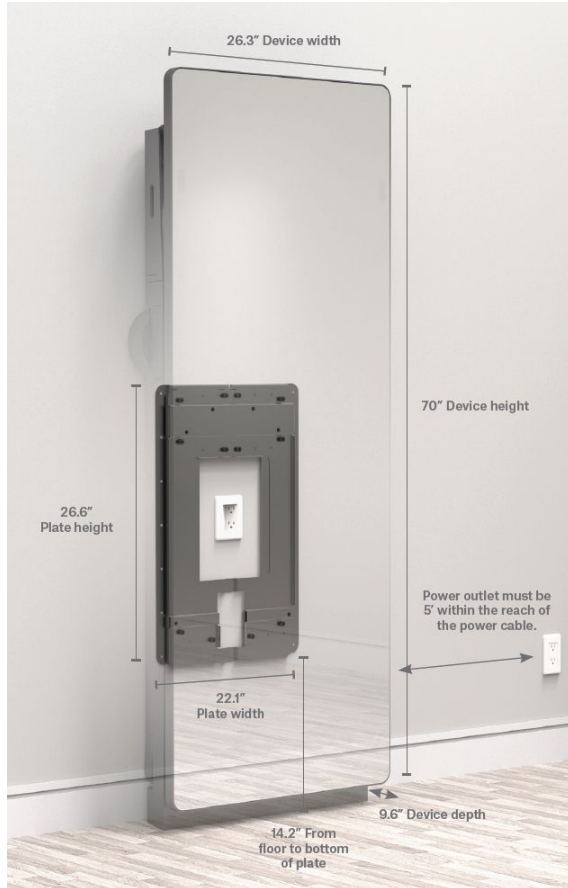
- 16”-24” spaced metal or wood studs
- Concrete block/ poured in place concrete wall
- 7 ft x 7 ft recommended workout space
- A minimum of 8 ft. of space from floor to ceiling
- Strength training arms will extend outward by 3.5 ft

The Lift also cannot be installed into a wall that backs up to significant plumbing or electrical paneling (e.g. breaker box, bathroom.)

The LIFT must rest on a level floor. We recommend using a level on the floor in front of where the LIFT will be installed to ensure the floor is completely level.

Outlet must be within 5 ft of the unit. Normal outlets that block the wall mount are not able to be used.

POWER REQUIREMENTS FOR LIFT



You must have a three-pronged power socket either behind or within 5' of the center of where you wish to position your LIFT.

- Be recessed at 45 degrees. We recommend the following FORME-approved recessed outlets: option 1 and option 2.
- Fit within the opening of the mounting plate. This is the main opening of the mounting plate and the outlet can be positioned anywhere within that opening, which includes these ranges:
 - Upper edge = 33.6" from the ground
 - Lower edge = 21.9" from the ground
 - 7" across the center
- This opening allows for stud spacing of 16", 18" or 24". The power cord will be hidden from sight if the outlet is placed within this opening.

POWER + ELECTRICAL REQUIREMENTS

You must have a three-pronged power socket either behind or within 5' of the center of where you wish to position your Studio or Lift.

Extension cords and surge protectors are not compatible with the Studio. Please be prepared to plug your Studio directly into a wall outlet.

Your AC power should support 120V, 60hz frequency, and 12A. However, a 15A dedicated circuit is strongly recommended, especially if you have other appliances running on the same circuit.

CONNECTING TO A NETWORK

Your Studio or Lift will require a strong WiFi or LAN(ethernet) connection. While we highly recommend ethernet for the best performance, if you will be connecting by WiFi, the router should be placed in the same room, or a room close by to where the Studio will be installed. Note that the router should not be placed directly behind where the Studio is installed as that can lead to interference. The Studio is 2.4 and 5 GHZ approved and will not support any advanced network configurations at this time.

On Demand Classes:

We recommend download speed of 50 Mbps with a minimum of 25 Mbps. Upload speed should be 10 Mbps with 5 Mbps minimum. Live 1:1 Training Sessions: We require upload and download speeds of at least 10 Mbps for the best Live Personal Training Experience. To test your network connection strength in the room where you wish to place your FORME, open your smartphone or tablet and visit <https://www.testmyspeed.com/>. Tap “Go” and wait for the download and upload tests to complete.

SECTION D

Randal Park
December 2023

RANDAL



PARK

Randal Park
Amenity Report
December 2023

Pool, Gym and Randal House Clubhouse

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

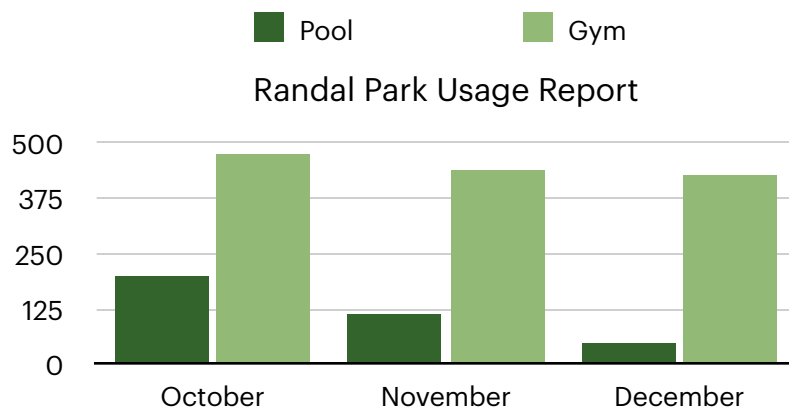
December Randal House Rentals: 7

December Events:

- * Pizza Night: Cancelled until further notice
- * Holiday Mix, Saturday, December 2nd
- * Fire Department Christmas Parade, Saturday, December 9th
- * It's Coffee Time: Saturday, December 16th

Events scheduled for January :

- * It's Coffee Time: January 20th



Holiday Mix
Saturday, December 2nd
6:00pm- 9:00pm
Total RSVP: 85

Randal Park
December 2023



Fire Department Christmas Parade
Saturday, December 9th
3:00pm- 5:00pm

