

*Randal Park Community
Development District*

Agenda

February 16, 2024

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 9, 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, February 16, 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 January 19, 2024 Meeting
5. Discussion of Common Area Lighting from OUC
6. Staff Reports
 - A. Attorney
 1. CDD Ethics Training Requirement
 - B. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 - C. Field Manager's Report
 - D. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date - March 15, 2024
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, January 19, 2024 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman <i>by phone</i>	District Engineer
Jarett Wright	Field Operations
Alexandra Panagos	CALM

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Engineer's Report

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2023 Meeting

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the minutes of the December 15, 2023 meeting were approved, as presented.
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FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

Mr. Showe stated the Florida Commission on Ethics has gone to an electronic format this year for your Form 1. You go to their website, put in your email address, it will give you a login and you can fill out your Form 1 electronically this year. You will get an email that says you turned it in, so they are not to be provided to the County Supervisor of Elections any longer. They are not due until July 1st and I will send you an email with the information.

Ms. Trucco stated our office is going to send all of our boards a reminder about the ethics requirement. We will include the link and a reminder about the training and filing the form 1 as well.

Mr. Showe stated you are not required to report the ethics training until next year on your Form 1. Your Form 1 this year is for 2023.

i. Approval of Check Register

Mr. Showe presented the check register from December 6, 2023 through January 8, 2024 in the amount of \$337,865.55.

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 Lathan is unable to be here today, but we are starting to see more mole crickets in the Zoysia as well as fire ants and he provided a proposal for another top choice treatment for a year for fire ants and mole crickets that is causing a lot of turf damage. His proposal is \$6,320 and that gives you a year of coverage. Going forward we will include this is a separate budget line item.

Mr. Showe stated you have \$15,000 set aside for landscape replacement for the year and we have spent \$3,500 and this would fit into that amount, and you would still have some money left to replace plants.

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the proposal from Yellowstone in the amount of \$6,320 was approved.

Mr. Wright stated we took down the soccer goals for now because of the rain and will put them up again about March 1st. We had planned to move it to the other side but that is not going to work. Maybe in the future we can make a designated park area with a fence, but for now we are just taking it down.

1. Gym Ceiling Fan Replacement Proposals (2)

Mr. Wright presented the two options from Big Ass Fans.

2. Proposals for Gym Equipment

- i. Buy & Sell Fitness (2) - \$34,662 or \$49,279**
- ii. Fitrev**

Mr. Wright reviewed the proposals for gym equipment and a representative of Fitrev outline his proposal and each piece of equipment and will bring a formal proposal with the Board’s choices of equipment to the next meeting along with a rendering of the layout.

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor a not to exceed amount of \$50,000 was approved for all items needed for the gym renovation and Mr. Phelps was authorized to provide final signoff on the proposal.

D. Amenity Report

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

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – February 16, 2024

Mr. Showe stated the next meeting is scheduled for February 16, 2024 at 9:30 a.m. in the same location.

NINTH ORDER OF BUSINESS

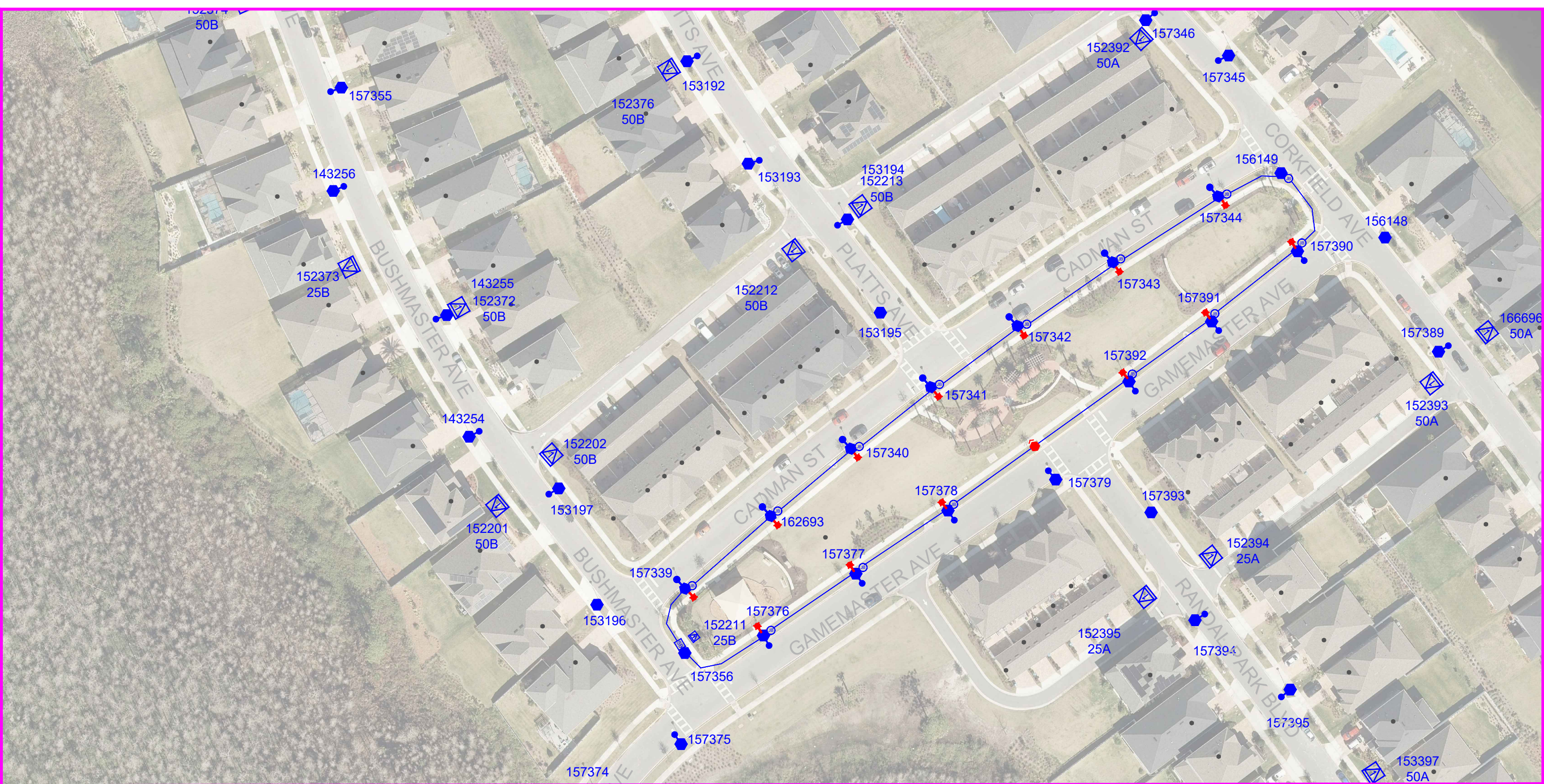
Adjournment

On MOTION by Mr. Masherella seconded by Ms. Steuck with all in favor the meeting adjourned at 10:42 a.m.




Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



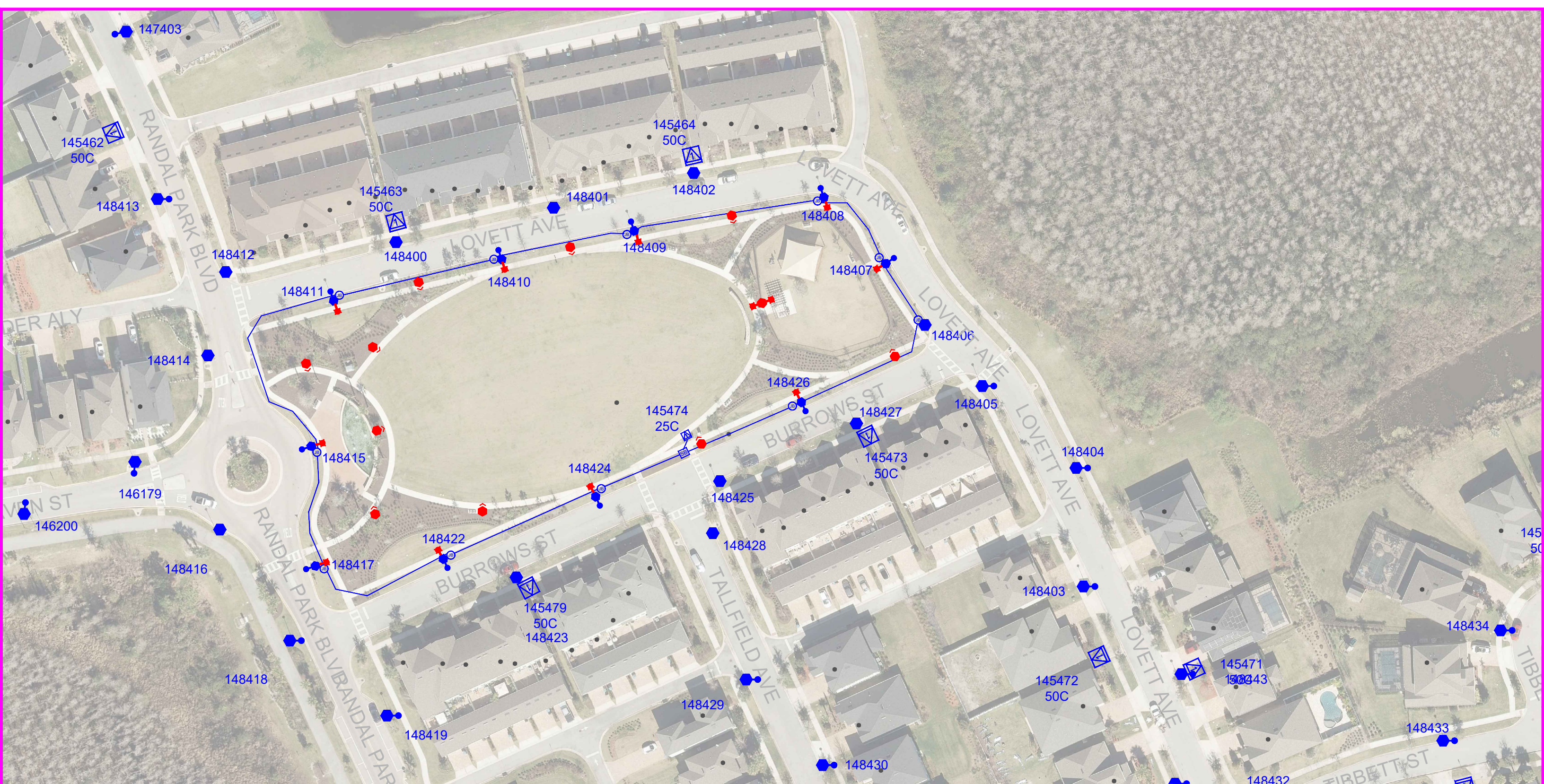
NOTES:

-  EXISTING LIGHT POLE WITH PROPOSED DOUBLE ARM AND FIXTURE
-  PROPOSED SINGLE LIGHT POLE
-  EXISTING LIGHT POLE







O.U.C.
Lighting
6003 Pershing Ave.
Orlando, FL 32822
(407) 737-4234

WORK ORDER # 855724		
JOB NAME: RANDAL PARK COMMON AREA 1		
LOCATION: GAMEMASTER AVE & BUSHMASTER AVE		
JOB TYPE: X	REVISION	REVISION DATE
ENGINEER: RIC DY-LIACCO	X	00-00-00
SCALE: 1" = 80'	X	00-00-00
DATE: 1/29/24	X	00-00-00
FIXTURESTYLE: LED TEARDROP	PAGE: 1 OF 2	
JURISDICTION: CITY OF ORLANDO	LIGHTING PLAN	
COVERAGE: ROADWAY		
CONTROLLER: N		



NOTES:

-  PROPOSED DOUBLE LIGHT POLE
-  EXISTING LIGHT POLE WITH PROPOSED DOUBLE ARM AND FIXTURE
-  PROPOSED SINGLE LIGHT POLE
-  EXISTING LIGHT POLE



O.U.C.
Lighting
6003 Pershing Ave.
Orlando, FL 32822
(407) 737-4234

WORK ORDER # 855724		
JOB NAME: RANDAL PARK COMMON AREA 2		
LOCATION: BURROWS ST & RANDAL PARK BLVD		
JOB TYPE: X	REVISION	REVISION DATE
ENGINEER: RIC DY-LIACCO	X	00-00-00
SCALE: 1" = 80'	X	00-00-00
DATE: 1/29/24	X	00-00-00
FIXTURESTYLE: LED TEARDROP	PAGE: 2 OF 2	
JURISDICTION: CITY OF ORLANDO	LIGHTING PLAN	
COVERAGE: X		
CONTROLLER: N		





Bushmaster Ave

Platts Ave

Corkfield Ave

Cadman St

Cadman St

Gamemaster Ave

Cadman St

Gamemaster Ave

Randal Park Blvd

Randal Park Blvd

Corkfield Ave

Scagel St

ott Ave

Gamem

Corkfield Ave

field Ave



Randal Park Blvd

Corkfield Ave

Wetmore Aly

De Haven St

Lovett Ave

Lovett Ave

Burrows St

Randal Park Blvd

Tallfield Ave

Lovett Ave

Tibbett St

Tibbett St

Lovett Ave

Tallfield

SECTION VI

SECTION A

SECTION 1

From: Kristen Trucco ktrucco@lathamluna.com 

Subject: CDD Ethics Training Requirement

Date: January 22, 2024 at 5:14 PM

To: Stephany Cornelius stephany.cornelius@gmail.com, Katie Steuck ksteuck@s2kconsulting.com, Phelps, Matthew D. (ORL) MDPhelps@express-scripts.com, Sean.Masherella@gmail.com sean.masherella@gmail.com, Marcelaasquith18@gmail.com

Cc: Jan Carpenter JCarpenter@lathamluna.com, Audeliz Matos amatos@lathamluna.com, Stacie Vanderbilt svanderbilt@gmscfl.com, Jason Showe jshowe@gmscfl.com

Good afternoon, as requested at the last Board meeting, below is information to help you comply with the new ethics training required for all CDD Supervisors.

As a reminder, the new ethics training requirement applies to calendar year 2024. Therefore, you will need to certify that you completed this requirement on the Form 1 for calendar year 2024, due on July 1, 2025. As a second reminder, your Form 1 for calendar year 2023 is due on July 1, 2024 and, for the first time, is **required** to be submitted electronically via the Electronic Disclosure Management System at <https://disclosure.floridaethics.gov/Account/Login>.

Background:

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete four (4) hours of ethics training each calendar year. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws.

Training "hours" are permitted to be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (See CEO 13-15 and CEO 13-24).

The training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete (including dates and times) since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

Resources to complete the new requirement:

(1) Free option:

-Website of the **Florida Commission on Ethics** (<https://ethics.state.fl.us/Training/Training.aspx>) and click "Training" located at the top of the page and then click "Training Opportunities")

-Website of the **Attorney General** (<https://www.myfloridalegal.com/open-government/training>) and click "Training" located at the top of the page)

An example set to satisfy the requirement is: (a) the 58 min. "Voting Conflicts – Local Officers" video and the 50 min. "Gifts" video located on the **Florida Commission on Ethics** website to satisfy the two ethics hours needed; plus (b) the two hour "Public Meetings and Public Records Law" video located on the **Attorney General** website to satisfy the one public records hour needed and the one open meetings hour needed.

(2) FLC University (sponsored by the Florida League of Cities) offers an “On-Line Learning Library” with virtual training to fulfill the requirement. For more info., visit their website at <https://www.floridaleagueofcities.com/education-and-events/ethics-education> or contact FLC University at (407) 367-3443 or by email to university@flcities.com.

(3) Other sources that charge a fee:

-Florida Institute of Government (\$79): <https://iog.fsu.edu/online-ethics> We understand they are going to launch a new program specifically addressed to the new requirement on February 1, 2024.

-The Florida Ethics Institute (\$75): <https://floridaethics.org/courses/florida-ethics-law-4-hour-course/>

Additionally, the Florida Association of Special Districts has announced that they will offer a 4 hour course soon. We will keep you informed if we learn of new resources to satisfy this requirement and of any additional updates to the law.

Please feel free to contact us or your District Manager if you have any questions.

As a reminder, please be careful to not "Reply All" in order to maintain compliance with the Sunshine Laws. Thank you!

Kristen E. Trucco, Esq.

Jan Albanese Carpenter, Esq.

Latham, Luna, Eden & Beaudine, LLP

201 S. Orange Avenue, Suite 1400

Orlando, Florida 32801

407-481-5800 Main

407-481-5872 Direct – Jan

407-481-5806 Direct - Kristen

407-782-9395 Cell – Jan

630-453-3871 Cell - Kristen

jcarpenter@lathamluna.com

ktrucco@lathamluna.com



SECTION B

SECTION 1

Randal Park Community Development District

Summary of Check Register

January 9, 2024 to February 2, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	1/12/24	3033-3041	\$ 28,934.54
	1/19/24	3042-3047	\$ 57,868.37
	1/26/24	3048-3051	\$ 9,404.92
	1/29/24	3052-3056	\$ 25,219.15
	2/2/24	3057-3060	\$ 7,109.95
Total Amount			\$ 128,536.93

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/24	00185	1/01/24	44720	202401 320-53800-46700	JANITORIAL SVCS - JAN 24	*	1,499.00		
		1/01/24	44720	202401 320-53800-46700	SPECIAL REQUEST CLEANINGS	*	297.00		
								1,796.00	003033
----- B&T BUILDING SERVICES, INC -----									
1/12/24	00169	1/08/24	17	202401 320-53800-12100	AMENITY MANAGEMENT -JAN24	*	8,010.33		
		1/08/24	17	202401 320-53800-49400	PHOTOBOOTH HOLIDAY PARTY	*	345.00		
		1/08/24	17	202401 320-53800-49400	CHARCUTERIE BOARD	*	483.00		
		1/08/24	17	202401 320-53800-49400	SAMS- WINE & CHEESE EVENT	*	63.69		
		1/08/24	17	202401 320-53800-49400	PBLX- WINE & CHEESE EVENT	*	23.69		
		1/08/24	17	202401 320-53800-49400	PBLX- WINE & CHEESE EVENT	*	14.70		
								8,940.41	003034
----- COMMUNITY ASSOCIATION AND LIFESTYLE -----									
1/12/24	00079	9/29/23	8	202310 310-51300-31300	AMORT SCHED S.2015	*	100.00		
								100.00	003035
----- DISCLOSURE SERVICES LLC -----									
1/12/24	00176	1/01/24	10224	202401 320-53800-46400	POOL MAINTENANCE - JAN24	*	2,250.00		
								2,250.00	003036
----- FIVE STAR PRO SERVICES -----									
1/12/24	00001	1/01/24	779	202401 310-51300-34000	MANAGEMENT FEES - JAN 24	*	3,876.25		
		1/01/24	779	202401 310-51300-35200	WEBSITE ADMIN - JAN 24	*	106.00		
		1/01/24	779	202401 310-51300-35100	INFORMATION TECH - JAN 24	*	159.00		
		1/01/24	779	202401 310-51300-31300	DISSEMINATION - JAN 24	*	875.00		
		1/01/24	779	202401 310-51300-51000	OFFICE SUPPLIES	*	.03		
		1/01/24	779	202401 310-51300-42000	POSTAGE	*	6.33		
		1/01/24	779	202401 310-51300-42500	COPIES	*	9.45		
		1/01/24	780	202401 320-53800-12300	FACILITY MAINT - JAN 24	*	2,700.92		
		1/01/24	781	202401 320-53800-12000	FIELD MANAGEMENT - JAN 24	*	1,661.33		

RAND RANDAL PARK AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/24	781		202401 320-53800-46000						HOME DEPOT - SHEET METAL	*	28.67		
									GOVERNMENTAL MANAGEMENT SERVICES			9,422.98	003037
1/12/24	00015	1/04/24	25037	202401	310	51300	31200		ARBITRAGE SERIES 2018	*	3,000.00		
									GRAU & ASSOCIATES			3,000.00	003038
1/12/24	00128	12/28/23	I-122823	202312	320	53800	47600		SECURITY SVCS 12/18-12/24	*	961.50		
		1/04/24	I-010424	202312	320	53800	47600		SECURITY SVCS 12/25-12/31	*	755.50		
		1/10/24	I-011024	202401	320	53800	47600		SECURITY SVCS 01/06-01/07	*	549.50		
		1/10/24	I-011024	202401	320	53800	47600		SECURITY SVCS 01/08	*	206.00		
									ORLANDO POLICE DEPT.			2,472.50	003039
1/12/24	00061	11/13/23	144219	202311	320	53800	51000		LITTER BAGS/TRASH LINERS	*	305.90		
		12/04/23	144384	202312	320	53800	51000		LITTER BAGS/TRASH LINERS	*	611.80		
									PROPET DISTRIBUTORS, INC.			917.70	003040
1/12/24	00049	1/01/24	295131	202401	320	53800	34500		SECURITY SERVICES- JAN 24	*	34.95		
									SYNERGY FL			34.95	003041
1/19/24	00060	1/08/24	13607	202401	320	53800	34500		SECURITY MONITORING JAN24	*	120.00		
									ACCESS CONTROL SYSTEMS LLC			120.00	003042
1/19/24	00129	12/28/23	41783628	202312	320	53800	46700		BATHROOM MATS CLEANING	*	260.66		
									CINTAS			260.66	003043
1/19/24	00186	1/10/24	28653	202401	320	53800	48000		BRASS CLIPS FOR FLAG	*	49.08		
									FLAG WORLD INC.			49.08	003044
1/19/24	00038	1/05/24	302022	202401	320	53800	46300		ACCUTABS 60LBS	*	232.00		
		1/18/24	20165	202401	320	53800	46300		MONTHLY CHEMICALS JAN 24	*	750.00		
									SPIES POOL, LLC			982.00	003045

RAND RANDAL PARK AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/19/24	00066	11/10/23	OE 62173	202311	320	53800	47200		ZOYSIA SOD REPLACEMENT	*	2,284.76		
		11/10/23	OE 62173	202311	320	53800	46500		IRRIGATION REPAIRS	*	449.58		
		11/13/23	OE 62187	202311	320	53800	47200		CLUB REAR PORCH ENHNCMNT	*	1,277.13		
		11/15/23	OE 62245	202311	320	53800	46200		LANDSCAPE MAINT - NOV 23	*	26,222.58		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												30,234.05	003046
1/19/24	00066	1/15/24	OE 64685	202401	320	53800	46200		LANDSCAPE MAINT - JAN 24	*	26,222.58		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												26,222.58	003047
1/26/24	00060	1/09/24	13639	202401	320	53800	34500		PDK CLOUD SERVICE SUBS	*	54.00		
		1/12/24	S96049	202401	320	53800	48000		EMERGE REPLACEMENT	*	7,677.31		
ACCESS CONTROL SYSTEMS LLC												7,731.31	003048
1/26/24	00129	1/10/24	41797317	202401	320	53800	46700		BATHROOM MATS CLEANING	*	260.66		
		1/24/24	41811676	202401	320	53800	46700		BATHROOM MATS CLEANING	*	260.66		
CINTAS												521.32	003049
1/26/24	00025	1/22/24	123120	202312	310	51300	31500		GENERAL COUNSEL - DEC 23	*	396.79		
LATHAM, LUNA, EDEN & BEAUDINE LLP												396.79	003050
1/26/24	00128	1/24/24	I-012424	202401	320	53800	47600		SECURITY SVCS 01/15-01/21	*	755.50		
ORLANDO POLICE DEPT.												755.50	003051
1/29/24	00123	1/25/24	37309	202401	320	53800	46500		BACKFLOW TESTING 01/25/24	*	260.00		
AARON'S BACKFLOW SERVICES INC												260.00	003052
1/29/24	00031	1/15/24	216739	202401	320	53800	47000		LAKE MAINT PDS JAN24	*	302.00		
		1/15/24	216739	202401	320	53800	47000		LAKE MAINT DOWN JAN24	*	58.00		
		1/15/24	216739	202401	320	53800	47000		MAINT AC1 RETENT JAN24	*	53.00		
		1/15/24	216739	202401	320	53800	47000		MAINT AC2 RETENT JAN24	*	101.00		

RAND RANDAL PARK AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/15/24		216739	202401	320-53800-47000					MAINT 4 RET PONDS JAN24	*	376.00		
									APPLIED AQUATIC MANAGMENT, INC.			890.00	003053
1/29/24	00185	12/14/23	44556	202311	320-53800-46700				CLEANING SUPPLIES	*	387.86		
									B&T BUILDING SERVICES, INC			387.86	003054
1/29/24	00187	1/26/24	30504	202401	320-53800-47700				GYM EQUIPMENT 50% DEPOSIT	*	22,161.50		
									FITREV INC.			22,161.50	003055
1/29/24	00066	1/19/24	OE 64762	202401	320-53800-47200				LANDSCAPE ENHANCE	*	250.00		
		1/19/24	OE 64762	202401	320-53800-46500				IRRIGATION REPAIRS	*	1,269.79		
									YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			1,519.79	003056
2/02/24	00165	12/04/23	2287011	202312	310-51300-32300				TRUSTEE FEE - SERIES 2018	*	4,000.00		
									COMPUTERSHARE TRUST COMPANY N.A.			4,000.00	003057
2/02/24	00176	2/01/24	10260	202402	320-53800-46400				POOL MAINTENANCE - FEB24	*	2,250.00		
									FIVE STAR PRO SERVICES			2,250.00	003058
2/02/24	00049	2/01/24	298865	202402	320-53800-34500				SECURITY SERVICES - FEB24	*	34.95		
									SYNERGY FL			34.95	003059
2/02/24	00038	1/09/24	302061	202401	320-53800-46300				2IN CHECK VALVES INSTALL	*	825.00		
									SPIES POOL, LLC			825.00	003060
TOTAL FOR BANK A											128,536.93		
TOTAL FOR REGISTER											128,536.93		

RAND RANDAL PARK AGUZMAN

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
January 31, 2024



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
January 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 487,848	\$ -	\$ -	\$ -	\$ 487,848
Investments:					
State Board Administration	\$ -	\$ 310,024	\$ -	\$ -	\$ 310,024
Series 2012					
Reserve	\$ -	\$ -	\$ 408,099	\$ -	\$ 408,099
Revenue	\$ -	\$ -	\$ 305,240	\$ -	\$ 305,240
Interest	\$ -	\$ -	\$ 114	\$ -	\$ 114
Prepayment	\$ -	\$ -	\$ 21	\$ -	\$ 21
Sinking Fund	\$ -	\$ -	\$ 47	\$ -	\$ 47
Series 2015					
Reserve	\$ -	\$ -	\$ 606,574	\$ -	\$ 606,574
Revenue	\$ -	\$ -	\$ 356,727	\$ -	\$ 356,727
Interest	\$ -	\$ -	\$ 167	\$ -	\$ 167
Prepayment	\$ -	\$ -	\$ 1,554	\$ -	\$ 1,554
Construction	\$ -	\$ -	\$ -	\$ 465	\$ 465
Series 2018					
Reserve	\$ -	\$ -	\$ 59,874	\$ -	\$ 59,874
Revenue	\$ -	\$ -	\$ 54,888	\$ -	\$ 54,888
Interest	\$ -	\$ -	\$ 54	\$ -	\$ 54
Capital Interest	\$ -	\$ -	\$ 2,705	\$ -	\$ 2,705
Construction	\$ -	\$ -	\$ -	\$ 51	\$ 51
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Due from Colonial Properties	\$ 8,480	\$ -	\$ -	\$ -	\$ 8,480
Due from General Fund	\$ -	\$ -	\$ 39,475	\$ -	\$ 39,475
Total Assets	\$ 496,328	\$ 310,024	\$ 1,835,538	\$ 523	\$ 2,642,414
Liabilities:					
Accounts Payable	\$ 5,935	\$ -	\$ -	\$ -	\$ 5,935
Due to Debt Service	\$ 39,475	\$ -	\$ -	\$ -	\$ 39,475
Total Liabilities	\$ 45,410	\$ -	\$ -	\$ -	\$ 45,410
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 310,024	\$ -	\$ -	\$ 310,024
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 727,700	\$ -	\$ 727,700
Debt Service 2015	\$ -	\$ -	\$ 986,110	\$ -	\$ 986,110
Debt Service 2018	\$ -	\$ -	\$ 121,729	\$ -	\$ 121,729
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 465	\$ 465
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 58	\$ 58
Unassigned	\$ 450,919	\$ -	\$ -	\$ -	\$ 450,919
Total Fund Balances	\$ 450,919	\$ 310,024	\$ 1,835,538	\$ 523	\$ 2,597,005
Total Liabilities & Fund Balance	\$ 496,328	\$ 310,024	\$ 1,835,538	\$ 523	\$ 2,642,414

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Special Assessments	\$ 1,151,680	\$ 324,848	\$ 324,848	\$ -
Colonial Properties Contribution	\$ 52,768	\$ 17,589	\$ 16,931	\$ (659)
Miscellaneous Revenue	\$ 1,000	\$ 333	\$ 265	\$ (68)
Activities	\$ 5,000	\$ 1,667	\$ 1,850	\$ 183
Rentals	\$ 9,000	\$ 3,000	\$ 4,250	\$ 1,250
Total Revenues	\$ 1,219,448	\$ 347,438	\$ 348,144	\$ 706
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,400	\$ 600
FICA Expense	\$ 918	\$ 306	\$ 260	\$ 46
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 12,500	\$ 4,000	\$ 4,000	\$ -
Dissemination Agent	\$ 10,500	\$ 3,500	\$ 3,600	\$ (100)
Arbitrage	\$ 1,800	\$ 1,800	\$ 3,000	\$ (1,200)
Engineering	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Attorney	\$ 20,000	\$ 6,667	\$ 1,691	\$ 4,976
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 46,515	\$ 15,505	\$ 15,505	\$ -
Information Technology	\$ 1,908	\$ 636	\$ 636	\$ -
Website Maintenance	\$ 1,272	\$ 424	\$ 424	\$ -
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Postage	\$ 1,000	\$ 333	\$ 149	\$ 184
Insurance	\$ 8,175	\$ 8,175	\$ 8,173	\$ 2
Printing & Binding	\$ 1,500	\$ 500	\$ 84	\$ 416
Legal Advertising	\$ 2,250	\$ 750	\$ -	\$ 750
Other Current Charges	\$ 1,500	\$ 500	\$ 481	\$ 19
Office Supplies	\$ 200	\$ 67	\$ 2	\$ 65
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 143,313	\$ 56,305	\$ 47,120	\$ 9,184
<u>Operations & Maintenance</u>				
Contract Services:				
Field Management	\$ 19,936	\$ 6,645	\$ 6,645	\$ -
Mitigation Monitoring	\$ 19,200	\$ 4,800	\$ 4,800	\$ -
Landscape Maintenance	\$ 314,671	\$ 104,890	\$ 104,890	\$ -
Lake Maintenance	\$ 11,640	\$ 3,880	\$ 3,560	\$ 320
Security Patrol	\$ 41,250	\$ 13,750	\$ 10,028	\$ 3,722
Repairs & Maintenance				
Facility Maintenance	\$ 32,411	\$ 10,804	\$ 10,804	\$ -
Repairs & Maintenance	\$ 30,000	\$ 10,000	\$ 229	\$ 9,771
Operating Supplies	\$ 9,800	\$ 3,267	\$ 3,369	\$ (102)
Landscape Replacement	\$ 15,000	\$ 5,000	\$ 3,812	\$ 1,188
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ 4,714	\$ (1,380)
Fountain Repairs	\$ 3,000	\$ 1,000	\$ 2,035	\$ (1,035)
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 515,908	\$ 176,369	\$ 163,886	\$ 12,483

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 10,000	\$ 7,500	\$ 2,500
Streetlighting	\$ 110,000	\$ 36,667	\$ 34,192	\$ 2,475
Amenity Center				
Amenity Management	\$ 96,124	\$ 32,041	\$ 32,041	\$ -
Pool Attendants	\$ 15,500	\$ 5,167	\$ 1,268	\$ 3,899
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,415	\$ 1,472	\$ 1,508	\$ (37)
Utilities - Amenity Center	\$ 23,310	\$ 7,770	\$ 6,659	\$ 1,111
Refuse Service	\$ 2,880	\$ 960	\$ 911	\$ 49
Amenity Center Access Cards	\$ 1,000	\$ 333	\$ -	\$ 333
HVAC Maintenance	\$ 574	\$ 191	\$ 223	\$ (32)
Special Events	\$ 15,000	\$ 5,000	\$ 14,691	\$ (9,691)
Holiday Decorations	\$ 9,500	\$ 9,500	\$ 9,472	\$ 28
Security Monitoring	\$ 1,953	\$ 651	\$ 674	\$ (23)
Janitorial Services	\$ 25,000	\$ 8,333	\$ 8,365	\$ (32)
Pool Maintenance	\$ 28,800	\$ 9,600	\$ 9,000	\$ 600
Pool Chemicals & Repairs	\$ 19,450	\$ 6,483	\$ 5,689	\$ 795
Fitness Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ 22,341	\$ (20,674)
Amenity Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ 7,813	\$ (6,147)
Pest Control	\$ 11,500	\$ 3,833	\$ 224	\$ 3,609
Other				
Property Insurance	\$ 50,747	\$ 50,747	\$ 47,874	\$ 2,873
Contingency	\$ 10,000	\$ 3,333	\$ 593	\$ 2,740
Subtotal Operations & Maintenance	\$ 466,302	\$ 195,415	\$ 211,039	\$ (15,623)
Total Expenditures	\$ 1,125,523	\$ 428,089	\$ 422,045	\$ 6,044
Excess (Deficiency) of Revenues over Expenditures	\$ 93,925		\$ (73,902)	
<i>Other Financing Uses:</i>				
Transfer Out - Capital Reserve	\$ 93,925	\$ -	\$ -	\$ -
Total Other Financing Uses	\$ 93,925	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (73,902)	
Fund Balance - Beginning	\$ -		\$ 524,820	
Fund Balance - Ending	\$ -		\$ 450,919	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues				
Interest	\$ 500	\$ 500	\$ 5,786	\$ 5,286
Total Revenues	\$ 500	\$ 500	\$ 5,786	\$ 5,286
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	-
Total Expenditures	\$ 25,000	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ (24,500)		\$ 5,786	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 93,925	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ 93,925	\$ -	\$ -	-
Net Change in Fund Balance	\$ 69,425		\$ 5,786	
Fund Balance - Beginning	\$ 295,740		\$ 304,239	
Fund Balance - Ending	\$ 365,165		\$ 310,024	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments	\$ 396,407	\$ 111,813	\$ 111,813	\$ -
Interest	\$ 100	\$ 100	\$ 12,769	\$ 12,669
Total Revenues	\$ 396,507	\$ 111,913	\$ 124,581	\$ 12,669
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		\$ (131,956)	
Fund Balance - Beginning	\$ 440,856		\$ 859,656	
Fund Balance - Ending	\$ 442,810		\$ 727,700	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments	\$ 589,600	\$ 166,307	\$ 166,307	\$ -
Interest	\$ 125	\$ 125	\$ 17,326	\$ 17,201
Total Revenues	\$ 589,725	\$ 166,432	\$ 183,633	\$ 17,201
Expenditures:				
Interest Payment - 11/01	\$ 198,999	\$ 198,940	\$ 198,940	\$ -
Principal Payment - 11/01	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Interest Payment - 05/01	\$ 195,068	\$ -	\$ -	\$ -
Total Expenditures	\$ 579,066	\$ 383,940	\$ 383,940	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,659		\$ (200,307)	
Fund Balance - Beginning	\$ 577,837		\$ 1,186,417	
Fund Balance - Ending	\$ 588,496		\$ 986,110	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments	\$ 117,674	\$ 33,193	\$ 33,193	\$ -
Interest	\$ 50	\$ 50	\$ 1,866	\$ 1,816
Total Revenues	\$ 117,724	\$ 33,243	\$ 35,059	\$ 1,816
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		\$ (6,624)	
Fund Balance - Beginning	\$ 66,102		\$ 128,353	
Fund Balance - Ending	\$ 70,461		\$ 121,729	

Randal Park

Community Development District Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Series		Series		
	2015	2018	2015	2018	Total
Revenues					
Interest	\$ 8	\$ 1	\$ 8	\$ 1	\$ 9
Total Revenues	\$ 8	\$ 1	\$ 8	\$ 1	\$ 9
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8	\$ 1	\$ 8	\$ 1	\$ 9
Fund Balance - Beginning	\$ 457	\$ 57	\$ 457	\$ 57	\$ 514
Fund Balance - Ending	\$ 465	\$ 58	\$ 465	\$ 58	\$ 523

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	\$ 41,191	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,848
Colonial Properties Contribution	\$ 4,249	\$ 4,221	\$ 4,230	\$ 4,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,931
Miscellaneous Revenue	\$ -	\$ 80	\$ 50	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265
Activities	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,850
Rentals	\$ 500	\$ 500	\$ 2,000	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,250
Total Revenues	\$ 4,749	\$ 73,855	\$ 222,732	\$ 46,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,144
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
FICA Expense	\$ 61	\$ 61	\$ 61	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Dissemination Agent	\$ 975	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Arbitrage	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 473	\$ 821	\$ 397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,691
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,876	\$ 3,876	\$ 3,876	\$ 3,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,505
Information Technology	\$ 159	\$ 159	\$ 159	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 636
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 15	\$ 77	\$ 50	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149
Insurance	\$ 8,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,173
Printing & Binding	\$ 26	\$ 29	\$ 20	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 290	\$ 76	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 20,181	\$ 7,337	\$ 10,420	\$ 9,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,120
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,661	\$ 1,661	\$ 1,661	\$ 1,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,645
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Landscape Maintenance	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,890
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,560
Security Patrol	\$ 2,748	\$ 1,443	\$ 3,778	\$ 2,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,028
Repairs & Maintenance													
Facility Maintenance	\$ 2,701	\$ 2,701	\$ 2,701	\$ 2,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,804
Repairs & Maintenance	\$ -	\$ -	\$ 201	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229
Operating Supplies	\$ 1,055	\$ 306	\$ 2,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,369
Landscape Replacement	\$ -	\$ 3,562	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,812
Irrigation Repairs	\$ 772	\$ 450	\$ 1,962	\$ 1,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,714
Fountain Repairs	\$ -	\$ 1,860	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,035
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Subtotal Operations & Maintenance	\$ 49,850	\$ 39,095	\$ 39,598	\$ 35,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,886

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	\$ 1,709	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Streetlighting	\$ 8,548	\$ 8,548	\$ 8,548	\$ 8,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,192
Amenity Center													
Amenity Management	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,041
Pool Attendants	\$ 1,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,268
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 598	\$ -	\$ 303	\$ 607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,508
Utilities - Amenity Center	\$ 1,587	\$ 1,693	\$ 1,609	\$ 1,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,659
Refuse Service	\$ 222	\$ 230	\$ 230	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 911
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 223
Special Events	\$ 389	\$ 3,205	\$ 10,168	\$ 930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,691
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,472
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 674
Janitorial Services	\$ 1,976	\$ 2,312	\$ 1,760	\$ 2,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,365
Pool Maintenance	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Pool Chemicals & Repairs	\$ 972	\$ 750	\$ 905	\$ 3,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,689
Fitness Repairs & Maintenance	\$ 179	\$ -	\$ -	\$ 22,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,341
Amenity Repairs & Maintenance	\$ 87	\$ -	\$ -	\$ 7,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,813
Pest Control	\$ 56	\$ 56	\$ 56	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224
Other													
Property Insurance	\$ 47,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,874
Contingency	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593
Subtotal Operations & Maintenance	\$ 77,146	\$ 39,171	\$ 35,135	\$ 59,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211,039
Total Expenditures	\$ 147,176	\$ 85,603	\$ 85,153	\$ 104,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422,045
Excess Revenues (Expenditures)	\$ (142,427)	\$ (11,748)	\$ 137,580	\$ (57,306)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (73,902)
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (142,427)	\$ (11,748)	\$ 137,580	\$ (57,306)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (73,902)

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 :	\$408,099
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 :	\$606,574
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)
Less : November 1, 2023 (Mandatory)	(\$185,000)
Current Bonds Outstanding	\$7,675,000

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 :	\$59,874
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	51.06%	17.58%	26.14%	5.22%	100.00%
								O&M Portion	Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service	Total
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	11/02/23-11/07/23	\$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
01/12/24	#7	11/23/23-11/28/23	\$84,026.44	\$0.00	-\$3,361.10	\$0.00	\$80,665.34	\$41,190.81	\$14,177.87	\$21,087.78	\$4,208.88	\$80,665.34
TOTAL			\$ 654,374.36	\$ -	\$ (26,175.25)	\$ 1,438.92	\$ 636,160.89	\$ 324,848.13	\$ 111,812.62	\$ 166,307.14	\$ 33,193.00	\$ 636,160.89

28%	Net Percent Collected
\$1,619,209.47	Balance Remaining to Collect

SECTION D

Randal Park
January 2024

RANDAL



PARK

Randal Park
Amenity Report
January 2024

FACILITY REPORT

Pool, Gym and Randal House Clubhouse

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

January Randal House Rentals: 4

January Events:

* It's Coffee Time: Saturday, January 16th

Events scheduled for February :

* Paint Night: Friday, February 9th

* It's Coffee Time: Saturday, February 17th

