

*Randal Park Community  
Development District*

*Agenda*

*March 15, 2024*

# AGENDA

# *Randal Park*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

March 8, 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, March 15, 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 February 16, 2024 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
  - D. Amenity Report
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date - April 19, 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,



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, February 16, 2024 at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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
Magaly Velazquez	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 we submitted the closeout documentation to South Florida Water Management District for the pond modification adjacent to Brightline. They accepted the certification of completion and we worked with staff to get the transfer to operations phase documentation submitted back to the District as well. That formally closes out the construction permit, puts it back into the CDD's operation and maintenance as the CDD has been maintaining since the pond was completed originally.

*Mr. Hoffman left the telephone conference at this time.*

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the January 19, 2024 Meeting**

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor the minutes of the January 19, 2024 meeting were approved, as presented.

**FIFTH ORDER OF BUSINESS**

**Discussion of Common Area Lighting from OUC**

Mr. Showe stated I spent several months trying to get answers from OUC on additional lights. Before they give you a price, they have to do the design and we have to approve the design before they will give you the price. You have two maps in front of you; everywhere there is a red dot is where they would add lights. At the park on Gamemaster they would take the single lights and make them double lights, with lights on the field side. On the Randal Park and Lovett they are adding a lot of lights and making some of those double lights. I think that is what you were looking for in terms of additional lighting at those parks.

Ms. Steuck stated we have three parks total but without starting over from scratch we can get a quote on these because if it is outrageous, it is irrelevant. I thought when OUC did lighting they installed the light pole and we paid the electricity.

Mr. Showe stated they do that on the initial; when we add or have a different scope they charge for upgrades and installation.

Ms. Steuck asked have you added lighting anywhere else? Do you know a ballpark figure?

Mr. Showe stated we haven't done it with OUC recently, so I don't know what their pricing is. If you are comfortable, we can go back to them and get prices.

Ms. Asquith asked would the lights turn off at a certain time or stay on until daylight?

Mr. Showe stated I think they would be like all the streetlights, but I will check on that.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. CDD Ethics Training Requirement**

Ms. Trucco gave an overview of the new ethics training requirements for all public officers as outlined in the memorandum that have links to the training videos and stated that the form 1 will now be filed electronically.

**B. Manager**

Mr. Showe stated I distributed an email received from a resident who would like to hold a workshop here for September 20 through 22 from 8 a.m. to 6:30 p.m. It is not in line with our rules. The rules state that you can only book the room for a four-hour block once per day.

After discussion it was the consensus of the Board for staff to reach out to the resident for more details to bring back to the Board for consideration.

**i. Approval of Check Register**

Mr. Showe presented the check register from February 3, 2024 through March 5, 2024 in the amount of \$103,464.99.

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

**ii. Balance Sheet and Income Statement**

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

**C. Field Manager’s Report**

Mr. Wright updated the Board on the status of the gym improvements.

**D. Amenity Report**

Ms. Velazquez gave an overview of the amenity center report.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Ms. Steuck stated I tried to log in to file my Form 1 but it said my filer account does not exist.

Mr. Showe stated you have to create an account first and they will send you a link. I will have Stacie check that for you.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – March 15, 2024**

Mr. Showe stated the next meeting will be held March 15, 2024.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor the meeting adjourned at 10:07 a.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# SECTION V

# SECTION B

# SECTION 1

# Randal Park

## Community Development District

### Summary of Check Register

February 3, 2024 to March 5, 2024

Bank	Date	Check No.'s		Amount
General Fund				
	2/8/24	3061-3064	\$	1,360.25
	2/16/24	3065-3071	\$	50,831.76
	2/26/24	3072-3076	\$	45,139.06
	3/1/24	3077-3082	\$	6,133.92
<b>Total Amount</b>			<b>\$</b>	<b>103,464.99</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/08/24	00188	2/05/24	2524	202402	300	36900	10200		CLUBHOUSE DEPOSIT RETURN ANGELA PETERS	*	250.00	250.00	003061
2/08/24	00043	1/23/24	56780786	202401	320	53800	46800		PEST CONTROL - JAN 24 ARROW ENVIRONMENTAL SERVICES	*	56.00	56.00	003062
2/08/24	00128	2/01/24	I-020124	202401	320	53800	47600		SECURITY SVCS 01/22-01/28 ORLANDO POLICE DEPT.	*	549.50	549.50	003063
2/08/24	00038	1/24/24	302445	202401	320	53800	46300		GAUGES INSTALLED SPIES POOL, LLC	*	504.75	504.75	003064
2/16/24	00060	2/07/24	13698	202402	320	53800	34500		PDK CLOUD SERVICE SUB	*	54.00		
		2/07/24	13797	202402	320	53800	34500		SECURITY MONITORING ACCESS CONTROL SYSTEMS LLC	*	120.00	174.00	003065
2/16/24	00185	2/01/24	44950	202402	320	53800	46700		JANITORIAL SVCS - FEB 24	*	1,499.00		
		2/01/24	44950	202402	320	53800	46700		SPECIAL REQUEST CLEANING B&T BUILDING SERVICES, INC	*	198.00	1,697.00	003066
2/16/24	00169	2/01/24	18	202402	320	53800	12100		AMENITY MANAGEMENT FEB24	*	8,010.33		
		2/01/24	18	202402	320	53800	47300		MICHAELS - XMAS DECOR	*	39.17		
		2/01/24	18	202402	320	53800	47300		DOLLAR TREE - XMAS DECOR	*	79.61		
		2/01/24	18	202402	320	53800	47300		AMAZON - XMAS DECOR	*	54.37		
		2/01/24	18	202402	320	53800	47300		HOBBY LOBBY - XMAS DECOR	*	39.43		
		2/01/24	18	202402	320	53800	49400		HOLIDAY MIX - PHOTOBOOTH	*	345.00		
		2/01/24	18	202402	320	53800	47300		DOLLAR TREE - XMAS DECOR	*	35.03		
		2/01/24	18	202402	310	51300	42000		POSTAGE COMMUNITY ASSOCIATION AND LIFESTYLE	*	16.04	8,618.98	003067

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/16/24	00128	2/06/24	I-020624	202402	320-53800	47600	SECURITY SVCS 02/03-02/05	*	523.75		
		2/12/24	I-011224	202402	320-53800	47600	SECURITY SVCS 02/09-02/12	*	343.50		
ORLANDO POLICE DEPT.										867.25	003068
2/16/24	00033	2/08/24	2824	202402	300-20700	10300	FY24 ASSMNT TXFR S.2012	*	14,177.87		
RANDAL PARK CDD C/O WELLS FARGO										14,177.87	003069
2/16/24	00110	2/08/24	2824	202402	300-20700	10300	FY24 ASSMNT TXFR S.2015	*	21,087.78		
RANDAL PARK CDD C/O WELLS FARGO										21,087.78	003070
2/16/24	00111	2/08/24	2824	202402	300-20700	10300	FY24 ASSMNT TXFR S.2018	*	4,208.88		
RANDAL PARK CDD C/O WELLS FARGO										4,208.88	003071
2/26/24	00001	2/01/24	782	202402	310-51300	34000	MANAGEMENT FEES - FEB 24	*	3,876.25		
		2/01/24	782	202402	310-51300	35200	WEBSITE ADMIN - FEB 24	*	106.00		
		2/01/24	782	202402	310-51300	35100	INFORMATION TECH - FEB 24	*	159.00		
		2/01/24	782	202402	310-51300	31300	DISSEMINATION - FEB 24	*	875.00		
		2/01/24	782	202402	310-51300	51000	OFFICE SUPPLIES	*	1.08		
		2/01/24	782	202402	310-51300	42000	POSTAGE	*	74.69		
		2/01/24	782	202402	310-51300	42500	COPIES	*	91.80		
		2/01/24	783	202402	320-53800	12000	FIELD MANAGEMENT - FEB 24	*	1,661.33		
		2/01/24	783	202402	320-53800	46000	LIGHT FOR BOOKCASE	*	14.03		
		2/01/24	784	202402	320-53800	12300	FACILITY MAINT - FEB 24	*	2,700.92		
GOVERNMENTAL MANAGEMENT SERVICES										9,560.10	003072
2/26/24	00025	2/14/24	123574	202401	310-51300	31500	GENERAL COUNSEL - JAN 24	*	1,158.58		
LATHAM, LUNA, EDEN & BEAUDINE LLP										1,158.58	003073
2/26/24	00061	1/22/24	144813	202401	320-53800	51000	LITTER BAGS/TRASH LINERS	*	611.80		

RAND RANDAL PARK AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/20/24	145062	202402	320	53800	51000		LITTER BAGS	*	516.00		
									PROPET DISTRIBUTORS, INC.			1,127.80	003074
2/26/24	00038	2/18/24	20310	202402	320	53800	46300		MONTHLY CHEMICALS FEB24	*	750.00		
									SPIES POOL, LLC			750.00	003075
2/26/24	00066	2/15/24	OE 65887	202402	320	53800	46200		LANDSCAPE MAINT - FEB 24	*	26,222.58		
		2/19/24	OE 65984	202402	320	53800	47200		TOPCHOICE TREATMENT	*	6,320.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			32,542.58	003076
3/01/24	00043	2/20/24	57788759	202402	320	53800	46800		PEST CONTROL - FEB 24	*	56.00		
									ARROW ENVIRONMENTAL SERVICES			56.00	003077
3/01/24	00185	2/21/24	45014	202401	320	53800	46700		CLEANING SUPPLIES JAN24	*	432.42		
									B&T BUILDING SERVICES, INC			432.42	003078
3/01/24	00095	3/23/24	17629	202403	320	53800	49400		EASTER EVENT 2024	*	2,400.00		
									CAPTAIN CARNIVAL			2,400.00	003079
3/01/24	00176	3/01/24	10300	202403	320	53800	46400		POOL MAINTENANCE - MAR24	*	2,250.00		
									FIVE STAR PRO SERVICES			2,250.00	003080
3/01/24	00128	2/22/24	I-022224	202402	320	53800	47600		SECURITY SVCS 02/16-02/19	*	755.50		
									ORLANDO POLICE DEPT.			755.50	003081
3/01/24	00026	2/26/24	0434837	202402	310	51300	31100		CDD ASSIST 01/21-02/17	*	240.00		
									VANASSE HANGEN BRUSTLIN, INC			240.00	003082
TOTAL FOR BANK A											103,464.99		
TOTAL FOR REGISTER											103,464.99		

RAND RANDAL PARK AGUZMAN

# SECTION 2



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

***Unaudited Financial Reporting***  
***February 29, 2024***



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**Randal Park**  
**Community Development District**  
**Combined Balance Sheet**  
**February 29, 2024**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 1,808,976	\$ -	\$ -	\$ -	\$ 1,808,976
<b>Investments:</b>					
State Board Administration	\$ -	\$ 311,390	\$ -	\$ -	\$ 311,390
<b>Series 2012</b>					
Reserve	\$ -	\$ -	\$ 409,904	\$ -	\$ 409,904
Revenue	\$ -	\$ -	\$ 320,553	\$ -	\$ 320,553
Interest	\$ -	\$ -	\$ 115	\$ -	\$ 115
Prepayment	\$ -	\$ -	\$ 21	\$ -	\$ 21
Sinking Fund	\$ -	\$ -	\$ 47	\$ -	\$ 47
<b>Series 2015</b>					
Reserve	\$ -	\$ -	\$ 609,256	\$ -	\$ 609,256
Revenue	\$ -	\$ -	\$ 379,079	\$ -	\$ 379,079
Interest	\$ -	\$ -	\$ 168	\$ -	\$ 168
Prepayment	\$ -	\$ -	\$ 1,554	\$ -	\$ 1,554
Construction	\$ -	\$ -	\$ -	\$ 467	\$ 467
<b>Series 2018</b>					
Reserve	\$ -	\$ -	\$ 60,139	\$ -	\$ 60,139
Revenue	\$ -	\$ -	\$ 59,275	\$ -	\$ 59,275
Interest	\$ -	\$ -	\$ 54	\$ -	\$ 54
Capital Interest	\$ -	\$ -	\$ 2,717	\$ -	\$ 2,717
Construction	\$ -	\$ -	\$ -	\$ 51	\$ 51
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Due from Colonial Properties	\$ 12,714	\$ -	\$ -	\$ -	\$ 12,714
Due from General Fund	\$ -	\$ -	\$ 702,853	\$ -	\$ 702,853
<b>Total Assets</b>	<b>\$ 1,821,690</b>	<b>\$ 311,390</b>	<b>\$ 2,545,734</b>	<b>\$ 526</b>	<b>\$ 4,679,340</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 1,484	\$ -	\$ -	\$ -	\$ 1,484
Due to Debt Service	\$ 702,853	\$ -	\$ -	\$ -	\$ 702,853
<b>Total Liabilities</b>	<b>\$ 704,337</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 704,337</b>
<b>Fund Balance:</b>					
Assigned for:					
Capital Reserves	\$ -	\$ 311,390	\$ -	\$ -	\$ 311,390
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 997,257	\$ -	\$ 997,257
Debt Service 2015	\$ -	\$ -	\$ 1,351,352	\$ -	\$ 1,351,352
Debt Service 2018	\$ -	\$ -	\$ 197,125	\$ -	\$ 197,125
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 467	\$ 467
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 59	\$ 59
Unassigned	\$ 1,117,353	\$ -	\$ -	\$ -	\$ 1,117,353
<b>Total Fund Balances</b>	<b>\$ 1,117,353</b>	<b>\$ 311,390</b>	<b>\$ 2,545,734</b>	<b>\$ 526</b>	<b>\$ 3,975,003</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,821,690</b>	<b>\$ 311,390</b>	<b>\$ 2,545,734</b>	<b>\$ 526</b>	<b>\$ 4,679,340</b>

**Randal Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 29, 2024**

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,151,680	\$ 1,058,260	\$ 1,058,260	\$ -
Colonial Properties Contribution	\$ 52,768	\$ 21,987	\$ 21,165	\$ (822)
Miscellaneous Revenue	\$ 1,000	\$ 417	\$ 415	\$ (1)
Activities	\$ 5,000	\$ 2,083	\$ 1,850	\$ (234)
Rentals	\$ 9,000	\$ 3,750	\$ 5,300	\$ 1,550
<b>Total Revenues</b>	<b>\$ 1,219,448</b>	<b>\$ 1,086,497</b>	<b>\$ 1,086,990</b>	<b>\$ 493</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,400	\$ 1,600
FICA Expense	\$ 918	\$ 383	\$ 260	\$ 122
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 12,500	\$ 4,000	\$ 4,000	\$ -
Dissemination Agent	\$ 10,500	\$ 4,375	\$ 4,475	\$ (100)
Arbitrage	\$ 1,800	\$ 1,800	\$ 3,000	\$ (1,200)
Engineering	\$ 10,000	\$ 4,167	\$ 240	\$ 3,927
Attorney	\$ 20,000	\$ 8,333	\$ 2,849	\$ 5,484
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 46,515	\$ 19,381	\$ 19,381	\$ -
Information Technology	\$ 1,908	\$ 795	\$ 795	\$ -
Website Maintenance	\$ 1,272	\$ 530	\$ 530	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 1,000	\$ 417	\$ 240	\$ 177
Insurance	\$ 8,175	\$ 8,175	\$ 8,173	\$ 2
Printing & Binding	\$ 1,500	\$ 625	\$ 176	\$ 449
Legal Advertising	\$ 2,250	\$ 938	\$ -	\$ 938
Other Current Charges	\$ 1,500	\$ 625	\$ 524	\$ 101
Office Supplies	\$ 200	\$ 83	\$ 3	\$ 81
Property Appraiser	\$ 800	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 300	\$ 241	\$ 59
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 143,313</b>	<b>\$ 65,443</b>	<b>\$ 53,762</b>	<b>\$ 11,682</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Contract Services:</b>				
Field Management	\$ 19,936	\$ 8,307	\$ 8,307	\$ -
Mitigation Monitoring	\$ 19,200	\$ 4,800	\$ 4,800	\$ -
Landscape Maintenance	\$ 314,671	\$ 131,113	\$ 131,113	\$ -
Lake Maintenance	\$ 11,640	\$ 4,850	\$ 3,560	\$ 1,290
Security Patrol	\$ 41,250	\$ 17,188	\$ 11,651	\$ 5,537
<b>Repairs &amp; Maintenance</b>				
Facility Maintenance	\$ 32,411	\$ 13,504	\$ 13,505	\$ -
Repairs & Maintenance	\$ 30,000	\$ 12,500	\$ 243	\$ 12,257
Operating Supplies	\$ 9,800	\$ 4,083	\$ 4,497	\$ (414)
Landscape Replacement	\$ 15,000	\$ 6,250	\$ 10,132	\$ (3,882)
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 4,714	\$ (547)
Fountain Repairs	\$ 3,000	\$ 1,250	\$ 2,035	\$ (785)
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 515,908</b>	<b>\$ 217,012</b>	<b>\$ 203,556</b>	<b>\$ 13,456</b>

**Randal Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 29, 2024**

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b>Utilities</b>				
Utilities - Common Area	\$ 30,000	\$ 12,500	\$ 8,928	\$ 3,572
Streetlighting	\$ 110,000	\$ 45,833	\$ 42,785	\$ 3,048
<b>Amenity Center</b>				
Amenity Management	\$ 96,124	\$ 40,052	\$ 40,052	\$ -
Pool Attendants	\$ 15,500	\$ 6,458	\$ 1,268	\$ 5,191
Pool Permit	\$ 550	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,415	\$ 1,840	\$ 1,508	\$ 331
Utilities - Amenity Center	\$ 23,310	\$ 9,713	\$ 8,512	\$ 1,201
Refuse Service	\$ 2,880	\$ 1,200	\$ 1,141	\$ 59
Amenity Center Access Cards	\$ 1,000	\$ 417	\$ -	\$ 417
HVAC Maintenance	\$ 574	\$ 239	\$ 223	\$ 16
Special Events	\$ 15,000	\$ 15,000	\$ 15,036	\$ (36)
Holiday Decorations	\$ 9,500	\$ 9,500	\$ 9,720	\$ (220)
Security Monitoring	\$ 1,953	\$ 814	\$ 883	\$ (69)
Janitorial Services	\$ 25,000	\$ 10,417	\$ 10,495	\$ (78)
Pool Maintenance	\$ 28,800	\$ 12,000	\$ 11,250	\$ 750
Pool Chemicals & Repairs	\$ 19,450	\$ 8,104	\$ 6,439	\$ 1,666
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 22,341	\$ (17,341)
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 7,813	\$ (2,813)
Pest Control	\$ 11,500	\$ 4,792	\$ 280	\$ 4,512
<b>Other</b>				
Property Insurance	\$ 50,747	\$ 50,747	\$ 47,874	\$ 2,873
Contingency	\$ 10,000	\$ 4,167	\$ 593	\$ 3,573
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 466,302</b>	<b>\$ 243,791</b>	<b>\$ 237,140</b>	<b>\$ 6,651</b>
<b>Total Expenditures</b>	<b>\$ 1,125,523</b>	<b>\$ 526,245</b>	<b>\$ 494,457</b>	<b>\$ 31,789</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 93,925</b>		<b>\$ 592,533</b>	
<b>Other Financing Uses:</b>				
Transfer Out - Capital Reserve	\$ 93,925	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 93,925</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 592,533</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 524,820</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,117,353</b>	

**Randal Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 29, 2024**

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 500	\$ 7,152	\$ 6,652
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 500</b>	<b>\$ 7,152</b>	<b>\$ 6,652</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ -	\$ -	-
<b>Total Expenditures</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (24,500)</b>		<b>\$ 7,152</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 93,925	\$ -	\$ -	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 93,925</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ 69,425</b>		<b>\$ 7,152</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 295,740</b>		<b>\$ 304,239</b>	
<b>Fund Balance - Ending</b>	<b>\$ 365,165</b>		<b>\$ 311,390</b>	

# Randal Park

## Community Development District

### Debt Service Fund Series 2012

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

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b>Revenues:</b>				
Assessments	\$ 396,407	\$ 364,253	\$ 364,253	\$ -
Interest	\$ 100	\$ 100	\$ 15,708	\$ 15,608
<b>Total Revenues</b>	<b>\$ 396,507</b>	<b>\$ 364,353</b>	<b>\$ 379,961</b>	<b>\$ 15,608</b>
<b>Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 394,553</b>	<b>\$ 256,538</b>	<b>\$ 256,538</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,954</b>		<b>\$ 123,424</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 14,178	\$ (14,178)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,178</b>	<b>\$ (14,178)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,954</b>		<b>\$ 137,602</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 440,856</b>		<b>\$ 859,656</b>	
<b>Fund Balance - Ending</b>	<b>\$ 442,810</b>		<b>\$ 997,257</b>	

# Randal Park

## Community Development District

### Debt Service Fund Series 2015

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

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b>Revenues:</b>				
Assessments	\$ 589,600	\$ 541,780	\$ 541,780	\$ -
Interest	\$ 125	\$ 125	\$ 21,272	\$ 21,147
<b>Total Revenues</b>	<b>\$ 589,725</b>	<b>\$ 541,905</b>	<b>\$ 563,052</b>	<b>\$ 21,147</b>
<b>Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 579,066</b>	<b>\$ 383,940</b>	<b>\$ 383,940</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,659</b>		<b>\$ 179,112</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (14,178)	\$ 14,178
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (14,178)</b>	<b>\$ 14,178</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,659</b>		<b>\$ 164,935</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 577,837</b>		<b>\$ 1,186,417</b>	
<b>Fund Balance - Ending</b>	<b>\$ 588,496</b>		<b>\$ 1,351,352</b>	



# Randal Park

## Community Development District

### Debt Service Fund Series 2018

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

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b>Revenues:</b>				
Assessments	\$ 117,674	\$ 108,133	\$ 108,133	\$ -
Interest	\$ 50	\$ 50	\$ 2,321	\$ 2,271
<b>Total Revenues</b>	<b>\$ 117,724</b>	<b>\$ 108,183</b>	<b>\$ 110,454</b>	<b>\$ 2,271</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 41,683	\$ 41,683	\$ 41,683	\$ -
Principal Payment - 05/01	\$ 30,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 41,683	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 113,365</b>	<b>\$ 41,683</b>	<b>\$ 41,683</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,359</b>		<b>\$ 68,772</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 66,102</b>		<b>\$ 128,353</b>	
<b>Fund Balance - Ending</b>	<b>\$ 70,461</b>		<b>\$ 197,125</b>	

# Randal Park

## Community Development District

### Combined Capital Project Funds

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

For The Period Ending February 29, 2024

	Series		Series		
	2015	2018	2015	2018	Total
<b>Revenues</b>					
Interest	\$ 10	\$ 1	\$ 10	\$ 1	\$ 11
<b>Total Revenues</b>	<b>\$ 10</b>	<b>\$ 1</b>	<b>\$ 10</b>	<b>\$ 1</b>	<b>\$ 11</b>
<b>Expenditures:</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10</b>	<b>\$ 1</b>	<b>\$ 10</b>	<b>\$ 1</b>	<b>\$ 11</b>
<b>Fund Balance - Beginning</b>	<b>\$ 457</b>	<b>\$ 57</b>	<b>\$ 457</b>	<b>\$ 57</b>	<b>\$ 514</b>
<b>Fund Balance - Ending</b>	<b>\$ 467</b>	<b>\$ 59</b>	<b>\$ 467</b>	<b>\$ 59</b>	<b>\$ 526</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 69,054	\$ 214,603	\$ 41,191	\$ 733,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,058,260
Colonial Properties Contribution	\$ 4,249	\$ 4,221	\$ 4,230	\$ 4,232	\$ 4,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,165
Miscellaneous Revenue	\$ -	\$ 80	\$ 50	\$ 135	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 415
Activities	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,850
Rentals	\$ 500	\$ 500	\$ 2,000	\$ 1,250	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
<b>Total Revenues</b>	<b>\$ 4,749</b>	<b>\$ 73,855</b>	<b>\$ 222,732</b>	<b>\$ 46,807</b>	<b>\$ 738,846</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,086,990</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
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	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,475
Arbitrage	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Attorney	\$ 473	\$ 821	\$ 397	\$ 1,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,849
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,876	\$ 3,876	\$ 3,876	\$ 3,876	\$ 3,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,381
Information Technology	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 15	\$ 77	\$ 50	\$ 6	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Insurance	\$ 8,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,173
Printing & Binding	\$ 26	\$ 29	\$ 20	\$ 9	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 290	\$ 76	\$ 75	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 524
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 20,181</b>	<b>\$ 7,337</b>	<b>\$ 10,420</b>	<b>\$ 10,342</b>	<b>\$ 5,483</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,762</b>
<b>Operations &amp; Maintenance</b>													
<b>Contract Services:</b>													
Field Management	\$ 1,661	\$ 1,661	\$ 1,661	\$ 1,661	\$ 1,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,307
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Landscape Maintenance	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,113
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,560
Security Patrol	\$ 2,748	\$ 1,443	\$ 3,778	\$ 2,061	\$ 1,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,651
<b>Repairs &amp; Maintenance</b>													
Facility Maintenance	\$ 2,701	\$ 2,701	\$ 2,701	\$ 2,701	\$ 2,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,505
Repairs & Maintenance	\$ -	\$ -	\$ 201	\$ 29	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243
Operating Supplies	\$ 1,055	\$ 306	\$ 2,008	\$ 612	\$ 516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,497
Landscape Replacement	\$ -	\$ 3,562	\$ -	\$ 250	\$ 6,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,132
Irrigation Repairs	\$ 772	\$ 450	\$ 1,962	\$ 1,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,714
Fountain Repairs	\$ -	\$ 1,860	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,035
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 49,850</b>	<b>\$ 39,095</b>	<b>\$ 39,598</b>	<b>\$ 35,956</b>	<b>\$ 39,058</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,556</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Utilities</b>													
Utilities - Common Area	\$ 2,382	\$ 2,267	\$ 1,141	\$ 1,709	\$ 1,428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,928
Streetlighting	\$ 8,548	\$ 8,548	\$ 8,548	\$ 8,548	\$ 8,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,785
<b>Amenity Center</b>													
Amenity Management	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,052
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	\$ 1,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,512
Refuse Service	\$ 222	\$ 230	\$ 230	\$ 230	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,141
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 223
Special Events	\$ 389	\$ 3,205	\$ 10,168	\$ 930	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,036
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,720
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 209	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 883
Janitorial Services	\$ 1,976	\$ 2,312	\$ 1,760	\$ 2,750	\$ 1,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,495
Pool Maintenance	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,250
Pool Chemicals & Repairs	\$ 972	\$ 750	\$ 905	\$ 3,062	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,439
Fitness Repairs & Maintenance	\$ 179	\$ -	\$ -	\$ 22,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,341
Amenity Repairs & Maintenance	\$ 87	\$ -	\$ -	\$ 7,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,813
Pest Control	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280
<b>Other</b>													
Property Insurance	\$ 47,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,874
Contingency	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 77,146</b>	<b>\$ 39,171</b>	<b>\$ 35,135</b>	<b>\$ 60,019</b>	<b>\$ 25,669</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 237,140</b>
<b>Total Expenditures</b>	<b>\$ 147,176</b>	<b>\$ 85,603</b>	<b>\$ 85,153</b>	<b>\$ 106,317</b>	<b>\$ 70,209</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 494,457</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (142,427)</b>	<b>\$ (11,748)</b>	<b>\$ 137,580</b>	<b>\$ (59,509)</b>	<b>\$ 668,637</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 592,533</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (142,427)</b>	<b>\$ (11,748)</b>	<b>\$ 137,580</b>	<b>\$ (59,509)</b>	<b>\$ 668,637</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 592,533</b>

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

<b>Series 2012 Special Assessment Bonds</b>	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$409,904
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)
<b>Current Bonds Outstanding</b>	<b>\$4,165,000</b>

<b>Series 2015 Special Assessment Bonds</b>	
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 :	\$609,256
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)
<b>Current Bonds Outstanding</b>	<b>\$7,675,000</b>

<b>Series 2018 Special Assessment Bonds</b>	
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 :	\$60,139
Bonds Outstanding - 11/30/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
Less : May 1, 2022 (Mandatory)	(\$30,000)
Less : May 1, 2023 (Mandatory)	(\$30,000)
<b>Current Bonds Outstanding</b>	<b>\$1,650,000</b>

**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%	
								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	11/02/23-11/07/23	\$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
02/16/24	#8	12/2/2023	\$1,496,829.65	\$0.00	-\$60,564.14	\$0.00	\$1,436,265.51	\$733,412.18	\$252,440.24	\$375,472.97	\$74,940.12	\$1,436,265.51
<b>TOTAL</b>			<b>\$ 2,151,204.01</b>	<b>\$ -</b>	<b>\$ (86,739.39)</b>	<b>\$ 1,438.92</b>	<b>\$ 2,072,426.40</b>	<b>\$ 1,058,260.31</b>	<b>\$ 364,252.86</b>	<b>\$ 541,780.11</b>	<b>\$ 108,133.12</b>	<b>\$ 2,072,426.40</b>

92%	Net Percent Collected
\$182,943.96	Balance Remaining to Collect

# SECTION D

Randal Park  
February 2024

RANDAL



PARK

**Randal Park**  
**Amenity Report**  
**February 2024**



# FACILITY REPORT

Randal Park  
February 2024

## 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

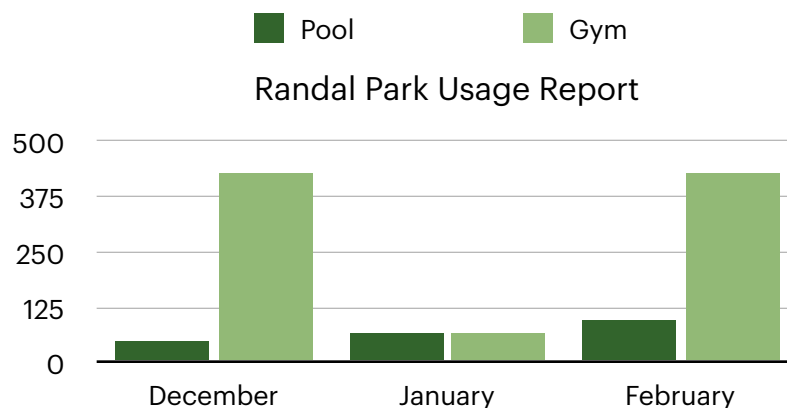
February Randal House Rentals: 5

## February Events:

- \* Paint Night: February 9th
- \* It's Coffee Time: February 17th

## Events scheduled for March :

- \* Happy Hoppy Easter: March 23th



**Paint Night**  
**Friday, February 9th**  
**6:00pm- 8:00pm**  
**Total RSVP: 17**

Randal Park  
February 2024

