

*Randal Park Community  
Development District*

*Agenda*

*August 16, 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

August 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, August 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 July 19, 2024 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Fiscal Year 2025 Contract Renewals
  - A. Pool Maintenance Agreement with Five Star Pro Services, LLC
  - B. Landscape Maintenance Services Agreement with Yellowstone Landscape, Inc.
  - C. Aquatic Vegetation Maintenance Agreement with Applied Aquatic Management, Inc.
7. Staff Reports
  - A. Attorney
  - B. District Manager's Report
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Approval of the Fiscal Year 2025 Meeting Schedule
  - C. Field Manager's Report
  - D. Amenity Report
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – September 20, 2024
11. 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", with a stylized flourish extending from 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

# SECTION IV

**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, **July 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
Sean Masherella	Assistant Secretary
Marcela Asquith	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
Jarett Wright	Field Operations
Alexandra Panagos	CALM
Lathan Smith	Yellowstone

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Engineer's Report**

There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the June 21, 2024 Meeting**

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the minutes of the June 21, 2024 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Lighting**

Mr. Showe stated OUC provided a map as well as a proposal for the extra lights for both parks and it runs about \$1,301 per month which will be about \$15,000 a year for the additional lights. If requests come up, we have a starting point.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03 Declaring Vacancies in Certain Seats**

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor Resolution 2024-03 Declaring Vacancies in Certain Seats was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Memo Regarding Recently Enacted Legislation**

Ms. Trucco stated included the agenda is a memorandum regarding a new house bill that was passed by the legislature and went into effect July 1, 2024. This house bill only impacted CDDs in two respects that are outlined in the memo. There is now a requirement for CDDs to prepare and publish a report of goals and objectives for revery activity the district undertakes as well as performance measurement standards to measure whether or not they have achieved those goals and objectives. By December 1<sup>st</sup> of the following year the CDD has to meet and decide did they meet those goals and objectives and specify the criteria they used to measure whether or not they met them and they have to publish that report on their website.

The other part of the law that impacts CDDs was it repealed a section of Chapter 190, which governs CDDs. It used to be the case that you had to hold a referendum vote before a CDD could go through the incorporation process.

**B. Manager**

**i. Approval of Check Registers**

On MOTION by Ms. Cornelius 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.

**iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2012 Bonds**

A copy of the rebate calculation report for the series 2012 bonds was included in the agenda package.

**C. Field Manager’s Report**

Mr. Wright gave an overview of the field manager’s report.

**D. Amenity Report**

Ms. Panagos gave an overview of the amenity manger’s report.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Masherella asked have we heard from the insurance on the signs around the pond?

Mr. Showe stated not yet, I will follow-up on that.

Mr. Masherella stated 4<sup>th</sup> of July was insanely busy. A lot of valve box lids were off and my son fell in one and I went around covering them. Keep an eye out to keep those closed. That happens at the park too.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – August 16, 2024**

Mr. Showe stated the next meeting is scheduled for August 16, 2024 in the same location.



**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the meeting adjourned at 10:11 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

# SECTION A

**RESOLUTION 2024-04**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Randal Park Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, attached hereto as **Exhibit “A”**, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Randal Park Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District for Fiscal Year 2025, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL CAPITAL RESERVE FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2012	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2015	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2018	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 16<sup>th</sup> DAY OF August, 2024.**

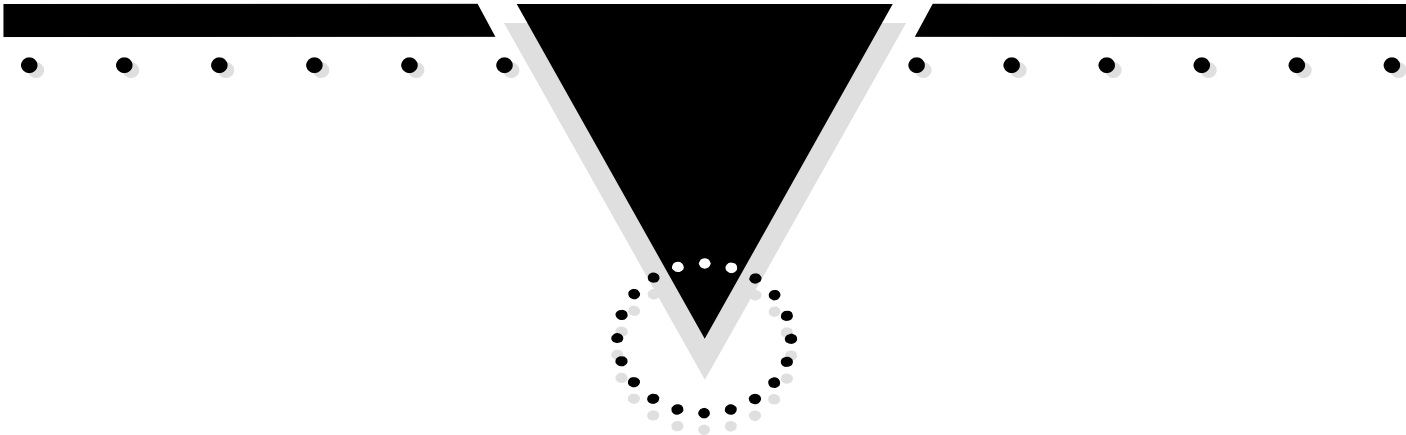
ATTEST:

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Adopted Budget



**Randal Park  
Community Development  
District**

**Proposed Budget  
FY 2025**



**Randal Park**  
**Assessments Schedule - FY2025**

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

Description	Adopted FY2024 Budget	Actual Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed FY2025 Budget
<b>Revenues</b>					
Special Assessments	\$ 1,151,680	\$ 1,155,515	\$ -	\$ 1,155,515	\$ 1,151,680
Colonial Properties Contribution	\$ 52,768	\$ 38,852	\$ 12,900	\$ 51,752	\$ 55,607
Miscellaneous Revenue	\$ 1,000	\$ 820	\$ 225	\$ 1,045	\$ 1,000
Activities	\$ 5,000	\$ 2,500	\$ 1,000	\$ 3,500	\$ 5,000
Rentals	\$ 9,000	\$ 12,550	\$ 2,250	\$ 14,800	\$ 9,000
<b>Total Revenues</b>	<b>\$ 1,219,448</b>	<b>\$ 1,210,236</b>	<b>\$ 16,375</b>	<b>\$ 1,226,611</b>	<b>\$ 1,222,287</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 6,800	\$ 3,000	\$ 9,800	\$ 12,000
FICA Expense	\$ 918	\$ 520	\$ 230	\$ 750	\$ 918
Annual Audit	\$ 4,600	\$ 4,600	\$ -	\$ 4,600	\$ 4,600
Trustee Fees	\$ 12,500	\$ 7,417	\$ -	\$ 7,417	\$ 12,500
Dissemination Agent	\$ 10,500	\$ 7,975	\$ -	\$ 7,975	\$ 11,025
Arbitrage	\$ 1,800	\$ 4,200	\$ -	\$ 4,200	\$ 1,800
Engineering	\$ 10,000	\$ 240	\$ 4,760	\$ 5,000	\$ 10,000
Attorney	\$ 20,000	\$ 7,829	\$ 7,829	\$ 15,659	\$ 20,000
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Management Fees	\$ 46,515	\$ 34,886	\$ 11,629	\$ 46,515	\$ 50,004
Information Technology	\$ 1,908	\$ 1,431	\$ 477	\$ 1,908	\$ 2,004
Website Maintenance	\$ 1,272	\$ 954	\$ 318	\$ 1,272	\$ 1,336
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ 100
Postage	\$ 1,000	\$ 532	\$ 468	\$ 1,000	\$ 1,000
Insurance	\$ 8,175	\$ 8,173	\$ -	\$ 8,173	\$ 8,094
Printing & Binding	\$ 1,500	\$ 318	\$ 382	\$ 700	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ 2,250	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,500	\$ 727	\$ 225	\$ 952	\$ 1,500
Office Supplies	\$ 200	\$ 6	\$ 15	\$ 21	\$ 200
Property Appraiser	\$ 800	\$ -	\$ -	\$ -	\$ 800
Property Taxes	\$ 300	\$ 241	\$ -	\$ 241	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 143,313</b>	<b>\$ 92,324</b>	<b>\$ 31,582</b>	<b>\$ 123,907</b>	<b>\$ 147,671</b>
<u>Maintenance</u>					
<b>Contract Services:</b>					
Field Management	\$ 19,936	\$ 14,952	\$ 4,984	\$ 19,936	\$ 20,933
Mitigation Monitoring	\$ 19,200	\$ 14,400	\$ 4,800	\$ 19,200	\$ 19,200
Landscape Maintenance	\$ 314,671	\$ 236,003	\$ 78,668	\$ 314,671	\$ 330,404
Lake Maintenance	\$ 11,640	\$ 8,010	\$ 2,670	\$ 10,680	\$ 11,640
Security Patrol	\$ 41,250	\$ 19,881	\$ 10,119	\$ 30,000	\$ 41,250
<b>Repairs &amp; Maintenance</b>					
Facility Maintenance	\$ 32,411	\$ 24,308	\$ 8,103	\$ 32,411	\$ 34,031
Repairs & Maintenance	\$ 30,000	\$ 9,747	\$ 20,253	\$ 30,000	\$ 30,000
Operating Supplies	\$ 9,800	\$ 6,436	\$ 3,364	\$ 9,800	\$ 9,800
Landscape Replacement	\$ 15,000	\$ 11,427	\$ 3,573	\$ 15,000	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ 7,319	\$ 2,681	\$ 10,000	\$ 10,000
Fountain Repairs	\$ 3,000	\$ 2,405	\$ 595	\$ 3,000	\$ 3,000
Pressure Washing	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ 9,000
<b>Subtotal Maintenance</b>	<b>\$ 515,908</b>	<b>\$ 363,889</b>	<b>\$ 139,809</b>	<b>\$ 503,698</b>	<b>\$ 534,259</b>

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

Description	Adopted FY2024 Budget	Actual Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed FY2025 Budget
<b>Utilities</b>					
Utilities - Common Area	\$ 30,000	\$ 16,883	\$ 6,900	\$ 23,783	\$ 26,162
Streetlighting	\$ 110,000	\$ 77,157	\$ 25,800	\$ 102,957	\$ 113,253
<b>Amenity Center</b>					
Amenity Management	\$ 96,124	\$ 72,093	\$ 24,031	\$ 96,124	\$ 100,930
Pool Attendants	\$ 15,500	\$ 3,413	\$ 9,088	\$ 12,500	\$ 15,500
Pool Permit	\$ 550	\$ 545	\$ 545	\$ 1,090	\$ 550
Cable TV/Internet/Telephone	\$ 4,415	\$ 2,799	\$ 1,201	\$ 4,000	\$ 4,857
Utilities - Amenity Center	\$ 23,310	\$ 15,102	\$ 5,550	\$ 20,652	\$ 25,641
Refuse Service	\$ 2,880	\$ 2,060	\$ 2,060	\$ 4,121	\$ 3,168
Amenity Center Access Cards	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
HVAC Maintenance	\$ 574	\$ 223	\$ 351	\$ 574	\$ 574
Special Events	\$ 15,000	\$ 19,995	\$ 2,945	\$ 22,940	\$ 15,000
Holiday Decorations	\$ 9,500	\$ 9,720	\$ -	\$ 9,720	\$ 9,500
Security Monitoring	\$ 1,953	\$ 1,719	\$ 627	\$ 2,345	\$ 2,345
Janitorial Services	\$ 25,000	\$ 20,626	\$ 4,374	\$ 25,000	\$ 26,250
Pool Maintenance	\$ 28,800	\$ 20,250	\$ 7,950	\$ 28,200	\$ 30,240
Pool Chemicals & Repairs	\$ 19,450	\$ 13,651	\$ 5,799	\$ 19,450	\$ 19,450
Fitness Repairs & Maintenance	\$ 5,000	\$ 22,376	\$ 3,000	\$ 25,376	\$ -
Amenity Repairs & Maintenance	\$ 5,000	\$ 8,262	\$ 2,500	\$ 10,762	\$ 5,000
Pest Control	\$ 11,500	\$ 504	\$ 5,246	\$ 5,750	\$ 11,500
<b>Other</b>					
Property Insurance	\$ 50,747	\$ 47,874	\$ -	\$ 47,874	\$ 55,019
Contingency	\$ 10,000	\$ 2,265	\$ 7,735	\$ 10,000	\$ 34,032
Transfer Out - Capital Reserve	\$ 93,925	\$ -	\$ 93,925	\$ 93,925	\$ 40,387
<b>Subtotal Maintenance</b>	<b>\$ 560,227</b>	<b>\$ 357,516</b>	<b>\$ 210,627</b>	<b>\$ 568,143</b>	<b>\$ 540,358</b>
<b>Total Expenditures</b>	<b>\$ 1,219,448</b>	<b>\$ 813,729</b>	<b>\$ 382,019</b>	<b>\$ 1,195,748</b>	<b>\$ 1,222,287</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 396,507</b>	<b>\$ (365,644)</b>	<b>\$ 30,864</b>	<b>\$ -</b>

	Adopted Budget FY2022	Adopted Budget FY2023	Proposed Budget FY2024	Proposed Budget FY2025	Proposed FY25 Increase/ (Decrease)
Net Assessments	\$ 963,338	\$ 963,338	\$ 1,151,680	\$ 1,151,680	\$ -
Add: Discounts & Collections 6%	\$ 61,490	\$ 61,490	\$ 73,511	\$ 73,511	\$ -
Gross Assessments	\$ 1,024,828	\$ 1,024,828	\$ 1,225,191	\$ 1,225,191	\$ -
Assessable Units	904	904	904	904	
Per Unit Assessment - Phases 1 - 5	\$ 1,191.80	\$ 1,191.80	\$ 1,431.80	\$ 1,433.42	\$ 2.00
Per Unit Assessment - Randal Walk	\$ 700.60	\$ 700.60	\$ 785.47	\$ 773.45	\$ (12.00)

**Notes:**

(1 thru 6) is shared costs with Colonial Properties

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

	Total Proposed FY2024 Budget	Shared Costs	Colonial Properties Allocation
	\$ 20,933	\$ 10,467	\$ 5,233
	\$ 330,404	\$ 87,013	\$ 43,507
	\$ 11,640	\$ 1,399	\$ 699
	\$ 10,000	\$ 2,000	\$ 1,000
	\$ 26,162	\$ 3,844	\$ 1,922
	\$ 113,253	\$ 6,492	\$ 3,246
<b>Totals:</b>	<b>\$ 111,215</b>	<b>\$ 111,215</b>	<b>\$ 55,607</b>

**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Special Assessments*

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

*Colonial Properties Contribution*

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

*Miscellaneous Revenue*

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

*Activities*

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

*Rentals*

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

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

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

*FICA Expense*

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

*Annual Audit*

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

*Trustee Fees*

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

**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

Dissemination Agent

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

Arbitrage

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

Engineering

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

Attorney

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

**Maintenance:**

**Contract Services:**

Field Management

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

# Randal Park Community Development District

GENERAL FUND BUDGET

Mitigation Monitoring

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

Landscape Maintenance

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

Description	Monthly	Annually
Landscape Maintenance	\$27,534	\$330,404
<b>TOTAL</b>		<b>\$330,404</b>

Lake Maintenance

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

Description	Monthly	Annually
Lake Maintenance	\$970	\$11,640
<b>Total</b>		<b>\$11,640</b>

Security Patrol

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

**Repairs & Maintenance:**

Facility Maintenance

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

Repairs & Maintenance

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

Operating Supplies

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

Landscape Replacement

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

# Randal Park Community Development District

GENERAL FUND BUDGET

Irrigation Repairs

To record expenses for repairs to the irrigation system.

Fountain Repairs

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

Pressure Washing

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

**Utilities:**

Utilities – Common Area

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

Streetlighting

Orlando Utilities Commission provides for the streetlights within the community.

**Amenity Center:**

Amenity Management

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

Pool Attendants

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

Pool Permit

Estimated cost for required pool permit.

Cable TV/Internet/Telephone

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

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Spectrum	\$328	\$3,934
Music Services		\$375
Contingency		\$548
<b>TOTAL</b>		<b>\$4,857</b>

**Randal Park**  
**Community Development District**  
 GENERAL FUND BUDGET

Utilities – Amenity Center

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

Refuse Service

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

Description	Monthly	Annually
Refuse Services	\$264	\$3,168
<b>TOTAL</b>		<b>\$3,168</b>

Amenity Center Access Cards

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

HVAC Maintenance

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

Special Events

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

Holiday Decorations

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

Security Monitoring

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

Description	Monthly	Annually
Synergy	\$40	\$458
Wi-Pak	\$155	\$1,860
<b>TOTAL</b>		<b>\$2,345</b>



**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

Janitorial Services

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

Description	Monthly	Annually
Rugby Commercial Cleaning, Inc.	\$1,499	\$17,988
Cintas - Mat Cleanings		\$2,379
Janitorial Supplies/Materials		\$5,883
<b>TOTAL</b>		<b>\$26,250</b>

Pool Maintenance

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

Description	Monthly	Annually
Pool Maintenance		
3x a Week Cleaning (Oct-May , Sep)	\$2,250	\$20,250
5x a Week Cleaning (Jun - Aug)	\$2,850	\$8,550
Contingency		\$1,440
<b>TOTAL</b>		<b>\$30,240</b>

Pool Chemicals & Repairs

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

Fitness Repairs & Maintenance

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

Amenity Repairs & Maintenance

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

Pest Control

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

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

**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

***Other:***

*Property Insurance*

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

*Contingency*

Represents unforeseen cost not budgeted in other line items.

*Transfer Out - Capital Reserve*

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

**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted FY2024 Budget	Actual Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed FY2025 Budget
<b>Revenues</b>					
Transfer In	\$ 93,925	\$ -	\$ 93,925	\$ 93,925	\$ 40,387
Interest	\$ 500	\$ 12,921	\$ 4,307	\$ 17,228	\$ 8,614
Carry Forward Surplus	\$ 295,740	\$ 304,239	\$ -	\$ 304,239	\$ -
<b>Total Revenues</b>	<b>\$ 390,165</b>	<b>\$ 317,160</b>	<b>\$ 98,232</b>	<b>\$ 415,392</b>	<b>\$ 49,001</b>
<b>Expenditures</b>					
Capital Outlay	\$ 25,000	\$ 30,529	\$ -	\$ 30,529	\$ 25,000
Fitness Center Repairs	\$ -	\$ -	\$ 56,000	\$ 56,000	\$ -
<b>Total Expenditures</b>	<b>\$ 25,000</b>	<b>\$ 30,529</b>	<b>\$ 56,000</b>	<b>\$ 86,529</b>	<b>\$ 25,000</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 365,165</b>	<b>\$ 286,631</b>	<b>\$ 42,232</b>	<b>\$ -</b>	<b>\$ 24,001</b>

0

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

Description	Adopted FY2024 Budget	Actual Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed FY2025 Budget
<b>Revenues</b>					
Assessments	\$ 396,407	\$ 397,728	\$ -	\$ 397,728	\$ 396,407
Interest	\$ 100	\$ 30,063	\$ 10,021	\$ 40,084	\$ 20,042
Carry Forward Surplus	\$ 444,856	\$ 448,064	\$ -	\$ 448,064	\$ 491,322
<b>Total Revenues</b>	<b>\$ 841,364</b>	<b>\$ 875,855</b>	<b>\$ 10,021</b>	<b>\$ 885,876</b>	<b>\$ 907,772</b>
<b>Expenditures</b>					
Interest Payment - 11/01	\$ 141,538	\$ 141,538	\$ -	\$ 141,538	\$ 138,016
Principal Payment - 11/01	\$ 115,000	\$ 115,000	\$ -	\$ 115,000	\$ 125,000
Interest Payment - 05/01	\$ 138,016	\$ 138,016	\$ -	\$ 138,016	\$ 134,188
<b>Total Expenditures</b>	<b>\$ 394,553</b>	<b>\$ 394,554</b>	<b>\$ -</b>	<b>\$ 394,554</b>	<b>\$ 397,203</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 446,810</b>	<b>\$ 481,301</b>	<b>\$ 10,021</b>	<b>\$ 491,322</b>	<b>\$ 510,569</b>

0	
Interest Payment 11/1/25	\$ 134,188
Principal Payment 11/1/25	\$ 125,000
	<u>\$ 259,188</u>
#	
#	
#	
Net Assessments	<u>\$ 396,407</u>
Add: Discounts & Collections 6%	<u>\$ 25,303</u>
Gross Assessments	<u>\$ 421,710</u>

**Randal Park**  
**Community Development District**  
**Assessments Schedule - FY2025**  
**Amortization Schedule**

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

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

Description	Adopted FY2024 Budget	Actual Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed FY2025 Budget
<b>Revenues</b>					
Assessments	\$ 589,600	\$ 591,570	\$ -	\$ 591,570	\$ 589,600
Interest	\$ 125	\$ 41,000	\$ 13,667	\$ 54,667	\$ 27,333
Carry Forward Surplus	\$ 585,837	\$ 574,652	\$ -	\$ 574,652	\$ 641,940
<b>Total Revenues</b>	<b>\$ 1,175,562</b>	<b>\$ 1,207,222</b>	<b>\$ 13,667</b>	<b>\$ 1,220,889</b>	<b>\$ 1,258,873</b>
<b>Expenditures</b>					
Interest Payment - 11/01	\$ 198,999	\$ 198,940	\$ -	\$ 198,940	\$ 195,068
Principal Payment - 11/01	\$ 185,000	\$ 185,000	\$ -	\$ 185,000	\$ 185,000
Interest Payment - 05/01	\$ 195,068	\$ 195,009	\$ -	\$ 195,009	\$ 191,030
<b>Total Expenditures</b>	<b>\$ 579,066</b>	<b>\$ 578,949</b>	<b>\$ -</b>	<b>\$ 578,949</b>	<b>\$ 571,098</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 596,496</b>	<b>\$ 628,273</b>	<b>\$ 13,667</b>	<b>\$ 641,940</b>	<b>\$ 687,776</b>

Interest Payment 11/1/25	\$ 191,030
Principal Payment 11/1/25	\$ 200,000
	<u>\$ 391,030</u>

	<b>Proposed Budget FY2025</b>
Net Assessments	\$ 589,600
Add: Discounts & Collections 6%	\$ 37,634
Gross Assessments	<u>\$ 627,234</u>

**Randal Park**  
**Community Development District**  
**Assessments Schedule - FY2025**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/24	\$ 7,680,000.00	\$ 185,000.00	\$ 195,067.50	\$ 575,135.00
05/01/25	\$ 7,490,000.00	\$ -	\$ 191,030.00	\$ -
11/01/25	\$ 7,490,000.00	\$ 200,000.00	\$ 191,030.00	\$ 582,060.00
05/01/26	\$ 7,290,000.00	\$ -	\$ 186,780.00	\$ -
11/01/26	\$ 7,290,000.00	\$ 220,000.00	\$ 186,780.00	\$ 593,560.00
05/01/27	\$ 7,070,000.00	\$ -	\$ 181,280.00	\$ -
11/01/27	\$ 7,070,000.00	\$ 230,000.00	\$ 181,280.00	\$ 592,560.00
05/01/28	\$ 6,840,000.00	\$ -	\$ 175,530.00	\$ -
11/01/28	\$ 6,840,000.00	\$ 240,000.00	\$ 175,530.00	\$ 591,060.00
05/01/29	\$ 6,600,000.00	\$ -	\$ 169,530.00	\$ -
11/01/29	\$ 6,600,000.00	\$ 255,000.00	\$ 169,530.00	\$ 594,060.00
05/01/30	\$ 6,345,000.00	\$ -	\$ 163,155.00	\$ -
11/01/30	\$ 6,345,000.00	\$ 265,000.00	\$ 163,155.00	\$ 591,310.00
05/01/31	\$ 6,080,000.00	\$ -	\$ 156,530.00	\$ -
11/01/31	\$ 6,080,000.00	\$ 280,000.00	\$ 156,530.00	\$ 593,060.00
05/01/32	\$ 5,800,000.00	\$ -	\$ 149,530.00	\$ -
11/01/32	\$ 5,800,000.00	\$ 295,000.00	\$ 149,530.00	\$ 594,060.00
05/01/33	\$ 5,505,000.00	\$ -	\$ 142,155.00	\$ -
11/01/33	\$ 5,505,000.00	\$ 310,000.00	\$ 142,155.00	\$ 594,310.00
05/01/34	\$ 5,195,000.00	\$ -	\$ 134,405.00	\$ -
11/01/34	\$ 5,195,000.00	\$ 325,000.00	\$ 134,405.00	\$ 593,810.00
05/01/35	\$ 4,870,000.00	\$ -	\$ 126,280.00	\$ -
11/01/35	\$ 4,870,000.00	\$ 340,000.00	\$ 126,280.00	\$ 592,560.00
05/01/36	\$ 4,530,000.00	\$ -	\$ 117,780.00	\$ -
11/01/36	\$ 4,530,000.00	\$ 355,000.00	\$ 117,780.00	\$ 590,560.00
05/01/37	\$ 4,175,000.00	\$ -	\$ 108,550.00	\$ -
11/01/37	\$ 4,175,000.00	\$ 375,000.00	\$ 108,550.00	\$ 592,100.00
05/01/38	\$ 3,800,000.00	\$ -	\$ 98,800.00	\$ -
11/01/38	\$ 3,800,000.00	\$ 395,000.00	\$ 98,800.00	\$ 592,600.00
05/01/39	\$ 3,405,000.00	\$ -	\$ 88,530.00	\$ -
11/01/39	\$ 3,405,000.00	\$ 415,000.00	\$ 88,530.00	\$ 592,060.00
05/01/40	\$ 2,990,000.00	\$ -	\$ 77,740.00	\$ -
11/01/40	\$ 2,990,000.00	\$ 435,000.00	\$ 77,740.00	\$ 590,480.00
05/01/41	\$ 2,555,000.00	\$ -	\$ 66,430.00	\$ -
11/01/41	\$ 2,555,000.00	\$ 460,000.00	\$ 66,430.00	\$ 592,860.00
05/01/42	\$ 2,095,000.00	\$ -	\$ 54,470.00	\$ -
11/01/42	\$ 2,095,000.00	\$ 485,000.00	\$ 54,470.00	\$ 593,940.00
05/01/43	\$ 1,610,000.00	\$ -	\$ 41,860.00	\$ -
11/01/43	\$ 1,610,000.00	\$ 510,000.00	\$ 41,860.00	\$ 593,720.00
05/01/44	\$ 1,100,000.00	\$ -	\$ 28,600.00	\$ -
11/01/44	\$ 1,100,000.00	\$ 535,000.00	\$ 28,600.00	\$ 592,200.00
05/01/45	\$ 565,000.00	\$ -	\$ 14,690.00	\$ -
11/01/45	\$ 565,000.00	\$ 565,000.00	\$ 14,690.00	\$ 594,380.00
		<b>\$ 7,675,000.00</b>	<b>\$ 5,536,443.75</b>	<b>\$ 13,396,443.75</b>

**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**Debt Service - Series 2018**

Description	Adopted FY2024 Budget	Actual Thru 6/30/24	Projected Next 3 Months	Total as of 9/30/24	Proposed FY2025 Budget
<b>Revenues</b>					
Assessments	\$ 117,674	\$ 118,071	\$ -	\$ 118,071	\$ 117,674
Interest	\$ 50	\$ 4,813	\$ 178	\$ 4,991	\$ 2,496
Carry Forward Surplus	\$ 66,902	\$ 67,967	\$ -	\$ 67,967	\$ 77,664
<b>Total Revenues</b>	<b>\$ 184,626</b>	<b>\$ 190,851</b>	<b>\$ 178</b>	<b>\$ 191,029</b>	<b>\$ 197,833</b>
<b>Expenditures</b>					
Interest Payment - 11/01	\$ 41,683	\$ 41,683	\$ -	\$ 41,683	\$ 41,068
Principal Payment - 05/01	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 35,000
Interest Payment - 05/01	\$ 41,683	\$ 41,683	\$ -	\$ 41,683	\$ 41,068
<b>Total Expenditures</b>	<b>\$ 113,365</b>	<b>\$ 113,365</b>	<b>\$ -</b>	<b>\$ 113,365</b>	<b>\$ 117,135</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 71,261</b>	<b>\$ 77,486</b>	<b>\$ 178</b>	<b>\$ 77,664</b>	<b>\$ 80,698</b>

Interest Payment 11/1/25    \$ 40,280  
 \$ 40,280

	<b>Proposed Budget FY2025</b>
Net Assessments	\$ 117,674
Add: Discounts & Collections 6%	\$ 7,511
Gross Assessments	<span style="border-bottom: 3px double black; display: inline-block; width: 100px;"></span> \$ 125,185



**Randal Park**  
**Community Development District**  
**Assessments Schedule - FY2025**  
**Amortization Schedule**

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

**Randal Park**  
**Assessments Schedule - FY2025**  
**General Fund Assessment Calculation**

Description	Proposed FY2025 Budget	Randal Park	Randal Walk	Combined	Proposed FY2025 Total
<b>Revenues</b>					
Special Assessments	\$ 1,151,680	\$ 559,791	\$ 8,775	\$ 583,114	\$ 1,151,680
Colonial Properties Contribution	\$ 55,607	\$ -	\$ -	\$ 55,607	\$ 55,607
Miscellaneous Revenue	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Activities	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Rentals	\$ 9,000	\$ 9,000	\$ -	\$ -	\$ 9,000
<b>Total Revenues</b>	<b>\$ 1,222,287</b>	<b>\$ 573,791</b>	<b>\$ 8,775</b>	<b>\$ 639,722</b>	<b>\$ 1,222,287</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ -	\$ 918	\$ 918
Annual Audit	\$ 4,600	\$ -	\$ -	\$ 4,600	\$ 4,600
Trustee Fees	\$ 12,500	\$ 8,000	\$ 4,500	\$ -	\$ 12,500
Dissemination Agent	\$ 11,025	\$ 7,350	\$ 3,675	\$ -	\$ 11,025
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ -	\$ 1,800
Engineering	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Attorney	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ 5,565	\$ 5,565
Management Fees	\$ 50,004	\$ -	\$ -	\$ 50,004	\$ 50,004
Information Technology	\$ 2,004	\$ -	\$ -	\$ 2,004	\$ 2,004
Website Maintance	\$ 1,336	\$ -	\$ -	\$ 1,336	\$ 1,336
Telephone	\$ 100	\$ -	\$ -	\$ 100	\$ 100
Postage	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Insurance	\$ 8,094	\$ -	\$ -	\$ 8,094	\$ 8,094
Printing & Binding	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ -	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
Office Supplies	\$ 200	\$ -	\$ -	\$ 200	\$ 200
Property Appraiser	\$ 800	\$ -	\$ -	\$ 800	\$ 800
Property Taxes	\$ 300	\$ -	\$ -	\$ 300	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 147,671</b>	<b>\$ 16,550</b>	<b>\$ 8,775</b>	<b>\$ 122,346</b>	<b>\$ 147,671</b>
<i>Maintenance</i>					
<b>Contract Services:</b>					
Field Management	\$ 20,933	\$ -	\$ -	\$ 20,933	\$ 20,933
Mitigation Monitoring	\$ 19,200	\$ -	\$ -	\$ 19,200	\$ 19,200
Landscape Maintenance (75%/25%)	\$ 330,404	\$ 85,558	\$ -	\$ 244,846	\$ 330,404
Lake Maintenance	\$ 11,640	\$ -	\$ -	\$ 11,640	\$ 11,640
Security Patrol (75%/25%)	\$ 41,250	\$ 30,938	\$ -	\$ 10,313	\$ 41,250
<b>Repairs &amp; Maintenance</b>					
Facility Maintenance (75%/25%)	\$ 34,031	\$ 25,523	\$ -	\$ 8,508	\$ 34,031
Repairs & Maintenance (75%/25%)	\$ 30,000	\$ 22,500	\$ -	\$ 7,500	\$ 30,000
Operating Supplies (75%/25%)	\$ 9,800	\$ 7,350	\$ -	\$ 2,450	\$ 9,800
Landscape Replacement (75%/25%)	\$ 15,000	\$ 11,250	\$ -	\$ 3,750	\$ 15,000
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Fountain Maintenance	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ 3,000
Pressure Washing (20%/80%)	\$ 9,000	\$ 1,800	\$ -	\$ 7,200	\$ 9,000
<b>Subtotal Maintenance</b>	<b>\$ 534,259</b>	<b>\$ 184,919</b>	<b>\$ -</b>	<b>\$ 349,339</b>	<b>\$ 534,259</b>

**Randal Park**  
**Assessments Schedule - FY2025**  
**General Fund Assessment Calculation**

Description	Proposed FY2025 Budget	Randal Park	Randal Walk	Combined	Proposed FY2025 Total
<b>Utilities</b>					
Utilities - Common Area	\$ 26,162	\$ -	\$ -	\$ 26,162	\$ 26,162
Streetlighting	\$ 113,253	\$ -	\$ -	\$ 113,253	\$ 113,253
<b>Amenity Center</b>					
Amenity Management	\$ 100,930	\$ 100,930	\$ -	\$ -	\$ 100,930
Pool Attendants	\$ 15,500	\$ 15,500	\$ -	\$ -	\$ 15,500
Pool Permit	\$ 550	\$ 550	\$ -	\$ -	\$ 550
Cable TV/Internet/Telephone	\$ 4,857	\$ 4,857	\$ -	\$ -	\$ 4,857
Utilities - Amenity Center	\$ 25,641	\$ 25,641	\$ -	\$ -	\$ 25,641
Refuse Service	\$ 3,168	\$ 3,168	\$ -	\$ -	\$ 3,168
Amenity Center Access Cards	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
HVAC Maintenance	\$ 574	\$ 574	\$ -	\$ -	\$ 574
Special Events	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
Holiday Decorations	\$ 9,500	\$ 9,500	\$ -	\$ -	\$ 9,500
Security Monitoring	\$ 2,345	\$ 2,345	\$ -	\$ -	\$ 2,345
Janitorial Services	\$ 26,250	\$ 26,250	\$ -	\$ -	\$ 26,250
Pool Maintenance	\$ 30,240	\$ 30,240	\$ -	\$ -	\$ 30,240
Pool Chemicals & Repairs	\$ 19,450	\$ 19,450	\$ -	\$ -	\$ 19,450
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Pest Control	\$ 11,500	\$ 11,500	\$ -	\$ -	\$ 11,500
<b>Other</b>					
Property Insurance (70%/30%)	\$ 55,019	\$ 38,513	\$ -	\$ 16,506	\$ 55,019
Contingency	\$ 34,032	\$ 34,032	\$ -	\$ -	\$ 34,032
Transfer Out - Capital Reserve (70%/30%)	\$ 40,387	\$ 28,271	\$ -	\$ 12,116	\$ 40,387
<b>Subtotal Maintenance</b>	<b>\$ 540,358</b>	<b>\$ 372,321</b>	<b>\$ -</b>	<b>\$ 168,036</b>	<b>\$ 540,358</b>
<b>Total Expenditures</b>	<b>\$ 1,222,287</b>	<b>\$ 573,791</b>	<b>\$ 8,775</b>	<b>\$ 639,722</b>	<b>\$ 1,222,287</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Assessments		\$ 559,791	\$ 8,775	\$ 583,114	\$ 1,151,680
Add: Discounts and Collections (6%)		\$ 35,731	\$ 560	\$ 37,220	\$ 73,511
<b>Gross Assesment</b>		<b>\$ 595,522</b>	<b>\$ 9,335</b>	<b>\$ 620,334</b>	<b>\$ 1,225,191</b>
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5		\$ 747.20	\$ -	\$ 686.21	\$ 1,433.42
Per Unit Assessments - Randal Walk		\$ -	\$ 87.24	\$ 686.21	\$ 773.45

**Randal Park**  
**Community Development District**  
**Assessments Schedule - FY2025**

<b>Phase 1A and 1B</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	83	\$ 1,433	\$ 1,072	\$ -	\$ -	\$ 2,506
Single Family 50'	106	\$ 1,433	\$ 1,126	\$ -	\$ -	\$ 2,559
Single Family 60'	50	\$ 1,433	\$ 1,179	\$ -	\$ -	\$ 2,613
Townhome	0	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Phase 2 &amp; 3</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	27	\$ 1,433	\$ 1,072	\$ 301	\$ -	\$ 2,806
Single Family 50'	27	\$ 1,433	\$ 1,126	\$ 251	\$ -	\$ 2,811
Single Family 60'	24	\$ 1,433	\$ 1,179	\$ 202	\$ -	\$ 2,815
Townhome	83	\$ 1,433	\$ 805	\$ 314	\$ -	\$ 2,552
Townhome	5	\$ 1,433	\$ -	\$ 1,117	\$ -	\$ 2,550

<b>Phase 4 &amp; 5</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	33	\$ 1,433	\$ -	\$ 1,551	\$ -	\$ 2,985
Single Family 50'	119	\$ 1,433	\$ -	\$ 1,631	\$ -	\$ 3,064
Single Family 60'	105	\$ 1,433	\$ -	\$ 1,705	\$ -	\$ 3,138
Townhome	135	\$ 1,433	\$ -	\$ 1,165	\$ -	\$ 2,598

<b>Randal Walk</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 60'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome	107	\$ 773	\$ -	\$ -	\$ 1,170	\$ 1,943

Total Units 904

# SECTION B

## RESOLUTION 2024-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Randal Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Orange County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Randal Park Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B”**. Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2025 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District’s discretion, collected

pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of August, 2024.

ATTEST:

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Adopted Budget  
**Exhibit B:** Assessment Roll



# Exhibit B

<b>Randal Park CDD FY 25 Assessment Roll</b>
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Parcel	Units	FY 24 O&M	Series 2012	Series 2015	Series 2018	Total
312332194900010	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900020	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900030	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900040	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900050	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900060	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900070	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900080	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900090	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900100	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900110	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900120	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900130	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900140	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900150	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900160	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900170	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900180	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900190	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900200	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900210	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900220	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900230	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900240	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900250	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900260	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900270	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900280	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900290	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900300	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900310	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900320	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900330	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900340	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900350	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900360	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900370	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900380	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900390	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900400	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900410	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900420	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900430	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900440	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900450	1	\$1,431.80	\$1,179.35			\$2,611.15
312332194900460	1	\$1,431.80	\$1,072.15			\$2,503.95
312332194900470	1	\$1,431.80	\$1,072.15			\$2,503.95
312332194900480	1	\$1,431.80	\$1,072.15			\$2,503.95
312332194900490	1	\$1,431.80	\$1,072.15			\$2,503.95
312332194900500	1	\$1,431.80	\$1,072.15			\$2,503.95
312332194900510	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900520	1	\$1,431.80	\$1,125.75			\$2,557.55
312332194900530	1	\$1,431.80	\$1,072.15			\$2,503.95
312332194900540	1	\$1,431.80	\$1,072.15			\$2,503.95
312332194900550	1	\$1,431.80	\$1,072.15			\$2,503.95
312332194900560	1	\$1,431.80	\$1,072.15			\$2,503.95











Parcel	Units	FY 24 O&M	Series 2012	Series 2015	Series 2018	Total
312332195201620	1	\$1,431.80		\$1,118.37		\$2,550.17
312332195201630	1	\$1,431.80		\$1,118.37		\$2,550.17
312332195201640	1	\$1,431.80		\$1,118.37		\$2,550.17
312332195201650	1	\$1,431.80	\$1,125.75	\$251.42		\$2,808.97
312332195201660	1	\$1,431.80	\$1,179.35	\$202.25		\$2,813.40
312332195401670	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195401680	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195401690	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195401700	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195401710	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195401720	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195401730	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195401740	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195401750	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401760	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401770	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401780	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401790	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401800	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401810	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401820	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401830	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401840	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401850	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401860	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401870	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401880	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401890	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401900	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401910	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401920	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195401930	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195401940	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195401950	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195401960	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195401970	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195401980	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195401990	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195402000	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195402010	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195402020	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195402030	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195402040	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195402050	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402060	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402070	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402080	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195402090	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195402100	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195402110	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402120	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402130	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402140	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402150	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402160	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402170	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402180	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402190	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195402200	1	\$1,431.80		\$1,704.62		\$3,136.42













Parcel	Units	FY 24 O&M	Series 2012	Series 2015	Series 2018	Total
312332195505160	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505170	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505180	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505190	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505200	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505210	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505220	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505230	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505240	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505250	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505260	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505270	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505280	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505290	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505300	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505310	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505320	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505330	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505340	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505350	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505360	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505370	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505380	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505390	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505400	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505410	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505420	1	\$1,431.80		\$1,704.62		\$3,136.42
312332195505430	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195505440	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195505450	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195505460	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195505470	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195505480	1	\$1,431.80		\$1,551.10		\$2,982.90
312332195505490	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195505500	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195505510	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195505520	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195505530	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195505540	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195505550	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195505560	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195505570	1	\$1,431.80		\$1,630.50		\$3,062.30
312332195505580	1	\$1,431.80		\$1,630.50		\$3,062.30
312405801800010	1	\$1,431.80	\$1,072.15	\$300.59		\$2,804.54
312405801800020	1	\$1,431.80	\$1,072.15	\$300.59		\$2,804.54
312405801800030	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17
312405801800040	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17
312405801800050	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17
312405801800060	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17
312405801800070	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17
312405801800080	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17
312405801800090	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17
312405801800100	1	\$1,431.80	\$1,179.35	\$202.25		\$2,813.40
312405801800110	1	\$1,431.80	\$1,179.35	\$202.25		\$2,813.40
312405801800120	1	\$1,431.80	\$1,125.75	\$251.42		\$2,808.97
312405801800130	1	\$1,431.80	\$1,125.75	\$251.42		\$2,808.97
312405801800140	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17
312405801800150	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17
312405801800160	1	\$1,431.80	\$804.54	\$313.83		\$2,550.17





Parcel	Units	FY 24 O&M	Series 2012	Series 2015	Series 2018	Total
312405803000860	1	\$785.47			\$1,170.00	\$1,955.47
312405803000870	1	\$785.47			\$1,170.00	\$1,955.47
312405803000880	1	\$785.47			\$1,170.00	\$1,955.47
312405803000890	1	\$785.47			\$1,170.00	\$1,955.47
312405803000900	1	\$785.47			\$1,170.00	\$1,955.47
312405803000910	1	\$785.47			\$1,170.00	\$1,955.47
312405803000920	1	\$785.47			\$1,170.00	\$1,955.47
312405803000930	1	\$785.47			\$1,170.00	\$1,955.47
312405803000940	1	\$785.47			\$1,170.00	\$1,955.47
312405803000950	1	\$785.47			\$1,170.00	\$1,955.47
312405803000960	1	\$785.47			\$1,170.00	\$1,955.47
312405803000970	1	\$785.47			\$1,170.00	\$1,955.47
312405803000980	1	\$785.47			\$1,170.00	\$1,955.47
312405803000990	1	\$785.47			\$1,170.00	\$1,955.47
312405803001000	1	\$785.47			\$1,170.00	\$1,955.47
312405803001010	1	\$785.47			\$1,170.00	\$1,955.47
312405803001020	1	\$785.47			\$1,170.00	\$1,955.47
312405803001030	1	\$785.47			\$1,170.00	\$1,955.47
312405803001040	1	\$785.47			\$1,170.00	\$1,955.47
312405803001050	1	\$785.47			\$1,170.00	\$1,955.47
312405803001060	1	\$785.47			\$1,170.00	\$1,955.47
312405803001070	1	\$785.47			\$1,170.00	\$1,955.47
<b>Total Gross</b>	<b>904</b>	<b>\$1,225,189.89</b>	<b>\$421,709.97</b>	<b>\$627,240.31</b>	<b>\$125,190.00</b>	<b>\$2,399,330.17</b>
<b>Total Net</b>		<b>\$1,151,678.50</b>	<b>\$396,407.37</b>	<b>\$589,605.89</b>	<b>\$117,678.60</b>	<b>\$2,255,370.36</b>



# SECTION VI

# SECTION A



**FIVE STAR PRO SERVICES LLC**

8/13/2024

RE: Pool CPO Service Price Changes for 2025 +

Dear Mgmt.

Thank you for chance to let us maintain your amenities certified commercial swimming pool operating needs into the year 2025 and beyond.

At this time and for the foreseeable next several years , barring any major economical shifts or resource shortages, we do not project the need to increase our service pricing.

We hope this gesture of gratitude and goodwill for the opportunity you provide to our company be directed to landscape and safety improvements as we continue to work together towards common safety and sanitation goals for your beautiful amenities.

Best Regards,

David Purser  
Owner  
Five Star Pro Services LLC  
407-970-9299

CM signature of approval \_\_\_\_\_ Date: \_\_\_\_\_

# SECTION B



August 13, 2024

Jason/ Jarett

As the current contract at Randal Park CDD for 2024 comes to a close Yellowstone would like to confirm its desire to continue service with the Randal Park CDD for the 2025 contract year. In 2022 Yellowstone presented a 3-year pricing plan to the district that outlined stable price increases for the 2023,2024 and 2025 contract years. The 2025 contract year was an option year at the CDD's discretion. Yellowstone would like to communicate to the district our desire to continue service and we also confirm that we are going to honor our pricing commitment for year 3 capping the increase at 3%. In doing so Randal Park CDD's new price for the 2025 contract year would be \$324,111.00. I have included the landscape extension agreement from 2022 and highlighted the districts option for year 3. Again, I just wanted to express Yellowstone's desire to continue servicing the Randal Park CDD per the outlined agreement.

**Lathan Smith| *Senior Account Manager***

**Yellowstone Landscape**

**2809 Forsyth Rd. Winter Park, FL 32792**

**Ph: 407.814.2400 | Cell: 407.448.3974**

# SECTION C



Renewal

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

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: August 13, 2024

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

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

The parties hereto agree as follows

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

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

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

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

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

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

The terms of this agreement shall be: 10/01/2024 thru 09/30/2025.  
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$943.00	Due	monthly as billed x 12.
Total Annual Cost	\$11,316.00		

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

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

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

Submitted: Telly R. Smith

Date: 8/13/2024

Accepted

Date:

AAM

\_\_\_\_\_  
Customer

## Terms and Conditions

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



# SECTION VII

# SECTION B

# SECTION 1

# Randal Park Community Development District

## Summary of Check Register

June 1, 2024 to July 31, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	6/1/24	3152-3154	\$ 15,582.49
	6/13/24	3155-3161	\$ 5,154.28
	6/20/24	3162-3170	\$ 76,105.85
	6/28/24	3171-3175	\$ 3,911.45
	7/12/24	3176-3185	\$ 111,515.68
	7/19/24	3186-3192	\$ 17,657.21
	7/25/24	3193-3198	\$ 36,494.98
			\$ 266,421.94
Supervisor Fee - June 2024			
	Kathryn F. Steuck	50280	\$ 184.70
	Sean D. Masherella	50281	\$ 184.70
	Stephany C. Cornelius	50282	\$ 184.70
			\$ 554.10
Supervisor Fee - July 2024			
	Kathryn F. Steuck	50283	\$ 184.70
	Marcela L. Asquith	50284	\$ 184.70
	Sean D. Masherella	50285	\$ 184.70
	Stephany C. Cornelius	50286	\$ 184.70
			\$ 738.80
<b>Total Amount</b>			<b>\$ 267,714.84</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/24	00169	6/01/24	23	202406	320-53800-12100			AMENITY MANAGEMENT JUN24	*	8,010.33		
6/01/24		23		202406	320-53800-49400			SAMS - EASTER EVENT	*	70.70		
6/01/24		23		202406	320-53800-49400			MICHAELS - EASTER SUPPLYS	*	87.95		
6/01/24		23		202406	320-53800-49000			HOMEDEPOT - MAILBOX KEY	*	21.34		
6/01/24		23		202406	320-53800-49400			AWP - MOTHERS BLISS EVENT	*	345.00		
6/01/24		23		202406	320-53800-47400			ULINE - STREET POST	*	297.17		
COMMUNITY ASSOCIATION AND LIFESTYLE											8,832.49	003152
6/07/24	00165	3/25/24	2320465	202403	300-15500-10000			FY25 TRUSTEE FEE S.2015	*	2,250.00		
		3/25/24	2320465	202403	310-51300-32300			FY24 TRUSTEE FEE S.2015	*	2,250.00		
COMPUTERSHARE TRUST COMPANY N.A.											4,500.00	003153
6/07/24	00176	6/01/24	10421	202406	320-53800-46400			POOL MAINTENANCE - JUN 24	*	2,250.00		
FIVE STAR PRO SERVICES											2,250.00	003154
6/13/24	00060	5/13/24	14368	202405	320-53800-34500			PDK CLOUD SERVICE SUB	*	54.00		
		5/13/24	14459	202405	320-53800-34500			SECURITY MONITORING	*	120.00		
ACCESS CONTROL SYSTEMS LLC											174.00	003155
6/13/24	00185	5/25/24	45756	202405	320-53800-46700			SPECIAL REQUEST CLEANING	*	398.00		
		5/25/24	45756	202405	320-53800-46700			CLEANING SUPPLIES MAY24	*	419.45		
		6/01/24	45983	202406	320-53800-46700			JANITORIAL SERVICES JUN24	*	1,499.00		
		6/01/24	45983	202406	320-53800-46700			SPECIAL REQUEST CLEANING	*	396.00		
B&T BUILDING SERVICES, INC											2,712.45	003156
6/13/24	00129	5/15/24	41926643	202405	320-53800-46700			BATHROOM MATS CLEANING	*	273.69		
		5/30/24	41941760	202405	320-53800-46700			BATHROOM MATS CLEANING	*	273.69		
CINTAS											547.38	003157

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/13/24	00046	6/10/24 33444A	202406 320-53800-46900	QUARTERLY FOUNTAIN JUN24	*	185.00	
							185.00 003158
FOUNTAIN DESIGN GROUP, INC.							
6/13/24	00128	5/31/24 I-053124	202405 320-53800-47600	SECURITY SVCS 05/25-05/26	*	343.50	
		6/06/24 I-060624	202405 320-53800-47600	SECURITY SVCS 05/31-06/01	*	343.50	
		6/10/24 I-061024	202406 320-53800-47600	SECURITY SVCS 06/08-06/10	*	343.50	
							1,030.50 003159
ORLANDO POLICE DEPT.							
6/13/24	00061	5/09/24 145906	202405 320-53800-49000	PET STATION	*	470.00	
							470.00 003160
PROPET DISTRIBUTORS, INC.							
6/13/24	00049	6/01/24 314164	202406 320-53800-34500	SECURITY SERVICES - JUN24	*	34.95	
							34.95 003161
SYNERGY FL							
6/20/24	00060	6/12/24 14570	202406 320-53800-34500	PDK CLOUD SERVICE SUB	*	54.00	
		6/12/24 14656	202406 320-53800-34500	SECURITY MONITORING	*	120.00	
							174.00 003162
ACCESS CONTROL SYSTEMS LLC							
6/20/24	00001	6/01/24 798	202406 310-51300-34000	MANAGEMENT FEES - JUN 24	*	3,876.25	
		6/01/24 798	202406 310-51300-35200	WEBSITE ADMIN - JUN 24	*	106.00	
		6/01/24 798	202406 310-51300-35100	INFORMATION TECH - JUN 24	*	159.00	
		6/01/24 798	202406 310-51300-31300	DISSEMINATION - JUN 24	*	875.00	
		6/01/24 798	202406 310-51300-51000	OFFICE SUPPLIES	*	.84	
		6/01/24 798	202406 310-51300-42000	POSTAGE	*	111.07	
		6/01/24 798	202406 310-51300-42500	COPIES	*	34.95	
		6/01/24 799	202406 320-53800-12000	FIELD MANAGEMENT - JUN 24	*	1,661.33	
		6/01/24 799	202406 320-53800-51000	HOME DEPOT - MOP & SUPPLY	*	193.72	
		6/01/24 799	202406 320-53800-47700	WALMART - GYM TV ATENNA	*	35.02	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/01/24	800	202406	320	53800	12300		FACILITY MAINT - JUN 24	*	2,700.92		
									GOVERNMENTAL MANAGEMENT SERVICES			9,754.10	003163
6/20/24	00025	6/17/24	129447	202405	310	51300	31500		GENERAL COUNSEL - MAY 24	*	622.00		
									LATHAM, LUNA, EDEN & BEAUDINE LLP			622.00	003164
6/20/24	00128	6/18/24	I-061824	202406	320	53800	47600		SECURITY SVCS 06/14-06/16	*	549.50		
									ORLANDO POLICE DEPT.			549.50	003165
6/20/24	00033	6/20/24	62024	202406	300	20700	10300		FY24 ASSMNT TXFR S.2012	*	13,660.36		
									RANDAL PARK CDD C/O WELLS FARGO			13,660.36	003166
6/20/24	00110	6/20/24	62024	202406	300	20700	10300		FY24 ASSMNT TXFR S.2015	*	20,318.05		
									RANDAL PARK CDD C/O WELLS FARGO			20,318.05	003167
6/20/24	00111	6/20/24	62024	202406	300	20700	10300		FY24 ASSMNT TXFR S.2018	*	4,055.26		
									RANDAL PARK CDD C/O WELLS FARGO			4,055.26	003168
6/20/24	00038	6/18/24	20866	202406	320	53800	46300		MONTHLY CHEMICALS JUN 24	*	750.00		
									SPIES POOL, LLC			750.00	003169
6/20/24	00066	6/15/24	OE 71813	202406	320	53800	46200		LANDSCAPE MAINT - JUN 24	*	26,222.58		
									YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			26,222.58	003170
6/28/24	00169	6/19/24	24	202406	320	53800	12200		POOL ATTENDANT - JUN 24	*	1,552.50		
									COMMUNITY ASSOCIATION AND LIFESTYLE			1,552.50	003171
6/28/24	00129	6/12/24	41955397	202406	320	53800	46700		BATHROOM MATS CLEANING	*	322.95		
									CINTAS			322.95	003172
6/28/24	00015	6/24/24	26052	202406	310	51300	31200		ARBITRAGE SERIES 2012	*	600.00		
									GRAU & ASSOCIATES			600.00	003173
6/28/24	00061	5/24/24	146038	202405	320	53800	51000		LITTER BAGS/TRASH LINERS	*	516.00		

RAND RANDAL PARK NSOLER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/24/24 146038	202405 320-53800-49000	PET STATION PROPET DISTRIBUTORS, INC.	*	470.00	986.00 003174
6/28/24	00038	6/14/24 307279	202406 320-53800-46300	LIFT COVER SPIES POOL, LLC	*	450.00	450.00 003175
7/12/24	00043	6/19/24 62113953	202406 320-53800-46800	PEST CONTROL - JUN 24 ARROW ENVIRONMENTAL SERVICES	*	56.00	56.00 003176
7/12/24	00185	6/27/24 46059	202405 320-53800-46700	CLEANING SUPPLIES MAY24 B&T BUILDING SERVICES, INC	*	237.31	237.31 003177
7/12/24	00129	6/26/24 41969543	202406 320-53800-46700	BATHROOM MATS CLEANING CINTAS	*	322.95	322.95 003178
7/12/24	00176	7/01/24 10469	202407 320-53800-46400	POOL MAINTENANCE - JUL 24 FIVE STAR PRO SERVICES	*	2,250.00	2,250.00 003179
7/12/24	00001	5/31/24 804	202405 320-53800-48000	VALVE/UMBRELLA INSPECT	*	395.00	
		7/01/24 801	202407 310-51300-34000	MANAGEMENT FEES - JUL 24	*	3,876.25	
		7/01/24 801	202407 310-51300-35200	WEBSITE ADMIN - JUL 24	*	106.00	
		7/01/24 801	202407 310-51300-35100	INFORMATION TECH - JUL 24	*	159.00	
		7/01/24 801	202407 310-51300-31300	DISSEMINATION - JUL 24	*	875.00	
		7/01/24 801	202407 310-51300-51000	OFFICE SUPPLIES	*	.30	
		7/01/24 801	202407 310-51300-42000	POSTAGE	*	97.37	
		7/01/24 801	202407 310-51300-42500	COPIES	*	52.50	
		7/01/24 802	202407 320-53800-12000	FIELD MANAGEMENT - JUL 24	*	1,661.33	
		7/01/24 802	202407 310-51300-48000	ORLANDO SENTINEL LEGAL AD	*	193.25	
		7/01/24 803	202407 320-53800-12300	FACILITY MAINT - JUL 24	*	2,700.92	
				GOVERNMENTAL MANAGEMENT SERVICES			10,116.92 003180
				RAND RANDAL PARK NSOLER			



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/12/24	00128	6/26/24	I-062624	202406	320-53800-47600		SECURITY SVCS 06/23-6/24	*	343.50		
		7/01/24	I-070124	202406	320-53800-47600		SECURITY SVCS 06/28-07/01	*	549.50		
										893.00	003181
7/12/24	00054	7/03/24	7324	202407	320-58100-10000		2024 CAPITAL RESERVES	*	93,925.00		
										93,925.00	003182
7/12/24	00049	7/01/24	317866	202407	320-53800-34500		SECURITY SERVICES - JUL24	*	34.95		
										34.95	003183
7/12/24	00038	6/24/24	307629	202406	320-53800-46300		ACCUTABS 60LBS	*	232.00		
		6/25/24	307661	202406	320-53800-46300		MOTOR REPLACEMENT	*	1,064.45		
		6/25/24	307662	202406	320-53800-46300		NEW FLOWMETER	*	384.50		
										1,680.95	003184
7/12/24	00066	6/27/24	OE 72216	202406	320-53800-46500		IRRIGATION REPAIRS	*	1,998.60		
										1,998.60	003185
7/19/24	00031	6/30/24	220744	202406	320-53800-47000		LAKE MAINT PDS JUN 24	*	302.00		
		6/30/24	220744	202406	320-53800-47000		LAKE MAINT DOWN JUN 24	*	58.00		
		6/30/24	220744	202406	320-53800-47000		MAINT AC1 RETENT JUN 24	*	53.00		
		6/30/24	220744	202406	320-53800-47000		MAINT AC2 RETENT JUN 24	*	101.00		
		6/30/24	220744	202406	320-53800-47000		MAINT 4 RET PONDS JUN 24	*	376.00		
										890.00	003186
7/19/24	00185	7/01/24	46223	202407	320-53800-46700		JANITORIAL SVC - JUL24	*	1,499.00		
		7/01/24	46223	202407	320-53800-46700		SPECIAL REQUEST CLEANING	*	396.00		
										1,895.00	003187
7/19/24	00169	7/01/24	25	202407	320-53800-12100		AMENITY MANAGEMENT JUL 24	*	8,010.33		

RAND RANDAL PARK NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/24		25		202407 320-53800-47700		*	271.92		
				AMZN - GYM ACCESSORIES					
7/01/24		25		202407 320-53800-49400		*	18.53		
				AMZN - MOTHERS EVENT					
7/01/24		25		202407 320-53800-47700		*	258.59		
				AMZN - GYM ACCESSORIES					
7/01/24		25		202407 320-53800-47700		*	436.28		
				AMZN - GYM ACCESSORIES					
7/01/24		25		202407 320-53800-49000		*	119.61		
				SAMS - BATTERIES					
7/01/24		25		202407 320-53800-49400		*	44.31		
				PUBLIX - MOTHERS EVENT					
7/01/24		25		202407 320-53800-49400		*	171.90		
				COSTCO - MOTHERS EVENT					
7/01/24		25		202407 320-53800-49000		*	91.89		
				HOME DEPOT - TOOLS					
7/01/24		25		202407 320-53800-49400		*	345.00		
				TAWP - MOTHERS EVENT					
7/01/24		25		202407 320-53800-48000		*	365.82		
				FERGUSON - TOILET VALVE					
								10,134.18	003188
-----									
7/19/24	00165	6/24/24	2345792	202406 310-51300-32300		*	1,166.67		
				FY24 TRUSTEE FEE S.2012					
		6/24/24	2345792	202407 300-15500-10000		*	2,333.33		
				FY25 TRUSTEE FEE S.2012					
								3,500.00	003189
-----									
7/19/24	00129	7/10/24	41983765	202407 320-53800-46700		*	322.95		
				BATHROOM MATS CLEANING					
								322.95	003190
-----									
7/19/24	00025	7/16/24	129930	202406 310-51300-31500		*	571.58		
				GENERAL COUNSEL - JUN 24					
								571.58	003191
-----									
7/19/24	00128	7/08/24	I-070824	202407 320-53800-47600		*	343.50		
				SECURITY SVCS 07/05-07/06					
								343.50	003192
-----									
7/25/24	00031	7/15/24	221208	202407 320-53800-47000		*	302.00		
				LAKE MAINT PDS JUL 24					
		7/15/24	221208	202407 320-53800-47000		*	58.00		
				LAKE MAINT DOWN JUL 24					
		7/15/24	221208	202407 320-53800-47000		*	53.00		
				MAINT AC1 RETENT JUL 24					

RAND RANDAL PARK NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/15/24		221208		202407	320	53800	47000			*	101.00		
			MAINT AC2	RETENT	JUL	24							
7/15/24		221208		202407	320	53800	47000			*	376.00		
			MAINT 4	RET	PONDS	JUL	24						
APPLIED AQUATIC MANAGMENT, INC.											890.00	003193	
7/25/24	00133	7/15/24	180594	202407	320	53800	53000			*	4,800.00		
			QTRLY MAINT	MITIGATION									
BIO-TECH CONSULTING INC.											4,800.00	003194	
7/25/24	00087	7/23/24	814	202407	320	53800	46700			*	650.00		
			CLUBHOUSE	DEEP	CLEAN								
CARPET CLINIC OF ORLANDO INC.											650.00	003195	
7/25/24	00038	7/11/24	308319	202406	320	53800	46300			*	232.00		
			ACCUTABS	60LBS									
		7/12/24	308337	202407	320	53800	46300			*	232.00		
			ACCUTABS	60LBS									
		7/18/24	21003	202407	320	53800	46300			*	750.00		
			MONTHLY	CHEMICALS	JUL	24							
SPIES POOL, LLC											1,214.00	003196	
7/25/24	00048	7/22/24	74274	202407	320	53800	48000			*	720.00		
			INSTALL	OUTLET	BY	POOL							
TERRY'S ELECTRIC INCORPORATED											720.00	003197	
7/25/24	00066	7/15/24	OE 73520	202407	320	53800	46200			*	26,222.58		
			LANDSCAPE	MAINT	-	JUL	24						
		7/22/24	OE 73690	202407	320	53800	46500			*	1,998.40		
			IRRIGATION	REPAIRS									
YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC											28,220.98	003198	
TOTAL FOR BANK A											266,421.94		
TOTAL FOR REGISTER											266,421.94		

# SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2024***



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**Randal Park**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2024**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 888,350	\$ -	\$ -	\$ -	\$ 888,350
<b>Investments:</b>					
State Board Administration	\$ -	\$ 317,160	\$ -	\$ -	\$ 317,160
<b>Series 2012</b>					
Reserve	\$ -	\$ -	\$ 406,327	\$ -	\$ 406,327
Revenue	\$ -	\$ -	\$ 486,341	\$ -	\$ 486,341
Interest	\$ -	\$ -	\$ 156	\$ -	\$ 156
Prepayment	\$ -	\$ -	\$ 21	\$ -	\$ 21
Sinking Fund	\$ -	\$ -	\$ 48	\$ -	\$ 48
<b>Series 2015</b>					
Reserve	\$ -	\$ -	\$ 596,080	\$ -	\$ 596,080
Revenue	\$ -	\$ -	\$ 642,177	\$ -	\$ 642,177
Interest	\$ -	\$ -	\$ 226	\$ -	\$ 226
Prepayment	\$ -	\$ -	\$ 1,554	\$ -	\$ 1,554
Construction	\$ -	\$ -	\$ -	\$ 475	\$ 475
<b>Series 2018</b>					
Reserve	\$ -	\$ -	\$ 59,614	\$ -	\$ 59,614
Revenue	\$ -	\$ -	\$ 75,418	\$ -	\$ 75,418
Interest	\$ -	\$ -	\$ 75	\$ -	\$ 75
Capital Interest	\$ -	\$ -	\$ 2,764	\$ -	\$ 2,764
Construction	\$ -	\$ -	\$ -	\$ 52	\$ 52
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Due from Colonial Properties	\$ 8,643	\$ -	\$ -	\$ -	\$ 8,643
Due from Capital Reserve	\$ 30,529	\$ -	\$ -	\$ -	\$ 30,529
Due from General Fund	\$ -	\$ -	\$ (0)	\$ -	\$ (0)
Prepaid Expenses	\$ 2,250	\$ -	\$ -	\$ -	\$ 2,250
<b>Total Assets</b>	<b>\$ 929,771</b>	<b>\$ 317,160</b>	<b>\$ 2,270,803</b>	<b>\$ 535</b>	<b>\$ 3,518,269</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 8,444	\$ -	\$ -	\$ -	\$ 8,444
Due to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ 30,529	\$ -	\$ -	\$ 30,529
<b>Total Liabilities</b>	<b>\$ 8,444</b>	<b>\$ 30,529</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,973</b>
<b>Fund Balance:</b>					
Assigned for:					
Capital Reserves	\$ -	\$ 286,631	\$ -	\$ -	\$ 286,631
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 892,894	\$ -	\$ 892,894
Debt Service 2015	\$ -	\$ -	\$ 1,240,038	\$ -	\$ 1,240,038
Debt Service 2018	\$ -	\$ -	\$ 137,871	\$ -	\$ 137,871
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 475	\$ 475
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 60	\$ 60
Unassigned	\$ 919,077	\$ -	\$ -	\$ -	\$ 919,077
<b>Total Fund Balances</b>	<b>\$ 921,327</b>	<b>\$ 286,631</b>	<b>\$ 2,270,803</b>	<b>\$ 535</b>	<b>\$ 3,479,296</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 929,771</b>	<b>\$ 317,160</b>	<b>\$ 2,270,803</b>	<b>\$ 535</b>	<b>\$ 3,518,269</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,151,680	\$ 1,151,680	\$ 1,155,515	\$ 3,835
Colonial Properties Contribution	\$ 52,768	\$ 39,576	\$ 38,852	\$ (724)
Miscellaneous Revenue	\$ 1,000	\$ 750	\$ 820	\$ 70
Activities	\$ 5,000	\$ 3,750	\$ 2,500	\$ (1,250)
Rentals	\$ 9,000	\$ 9,000	\$ 12,550	\$ 3,550
<b>Total Revenues</b>	<b>\$ 1,219,448</b>	<b>\$ 1,204,756</b>	<b>\$ 1,210,236</b>	<b>\$ 5,480</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,800	\$ 2,200
FICA Expense	\$ 918	\$ 689	\$ 520	\$ 168
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,600	\$ -
Trustee Fees	\$ 12,500	\$ 7,417	\$ 7,417	\$ -
Dissemination Agent	\$ 10,500	\$ 7,875	\$ 7,975	\$ (100)
Arbitrage	\$ 1,800	\$ 1,800	\$ 4,200	\$ (2,400)
Engineering	\$ 10,000	\$ 7,500	\$ 240	\$ 7,260
Attorney	\$ 20,000	\$ 15,000	\$ 7,829	\$ 7,171
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 46,515	\$ 34,886	\$ 34,886	\$ -
Information Technology	\$ 1,908	\$ 1,431	\$ 1,431	\$ -
Website Maintenance	\$ 1,272	\$ 954	\$ 954	\$ -
Telephone	\$ 100	\$ 75	\$ -	\$ 75
Postage	\$ 1,000	\$ 750	\$ 532	\$ 218
Insurance	\$ 8,175	\$ 8,175	\$ 8,173	\$ 2
Printing & Binding	\$ 1,500	\$ 1,125	\$ 318	\$ 807
Legal Advertising	\$ 2,250	\$ 1,688	\$ -	\$ 1,688
Other Current Charges	\$ 1,500	\$ 1,125	\$ 727	\$ 398
Office Supplies	\$ 200	\$ 150	\$ 6	\$ 144
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>\$ 110,014</b>	<b>\$ 92,324</b>	<b>\$ 17,690</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Contract Services:</b>				
Field Management	\$ 19,936	\$ 14,952	\$ 14,952	\$ -
Mitigation Monitoring	\$ 19,200	\$ 14,400	\$ 14,400	\$ -
Landscape Maintenance	\$ 314,671	\$ 236,003	\$ 236,003	\$ -
Lake Maintenance	\$ 11,640	\$ 8,730	\$ 8,010	\$ 720
Security Patrol	\$ 41,250	\$ 30,938	\$ 19,881	\$ 11,056
<b>Repairs &amp; Maintenance</b>				
Facility Maintenance	\$ 32,411	\$ 24,308	\$ 24,308	\$ -
Repairs & Maintenance	\$ 30,000	\$ 22,500	\$ 9,747	\$ 12,753
Operating Supplies	\$ 9,800	\$ 7,350	\$ 6,436	\$ 914
Landscape Replacement	\$ 15,000	\$ 11,250	\$ 11,427	\$ (177)
Irrigation Repairs	\$ 10,000	\$ 7,500	\$ 7,319	\$ 181
Fountain Repairs	\$ 3,000	\$ 2,250	\$ 2,405	\$ (155)
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 515,908</b>	<b>\$ 389,181</b>	<b>\$ 363,889</b>	<b>\$ 25,293</b>



**Randal Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Utilities</b>				
Utilities - Common Area	\$ 30,000	\$ 22,500	\$ 16,883	\$ 5,617
Streetlighting	\$ 110,000	\$ 82,500	\$ 77,157	\$ 5,343
<b>Amenity Center</b>				
Amenity Management	\$ 96,124	\$ 72,093	\$ 72,093	\$ -
Pool Attendants	\$ 15,500	\$ 11,625	\$ 3,413	\$ 8,213
Pool Permit	\$ 550	\$ 545	\$ 545	\$ -
Cable TV/Internet/Telephone	\$ 4,415	\$ 3,311	\$ 2,799	\$ 513
Utilities - Amenity Center	\$ 23,310	\$ 17,483	\$ 15,102	\$ 2,380
Refuse Service	\$ 2,880	\$ 2,160	\$ 2,060	\$ 100
Amenity Center Access Cards	\$ 1,000	\$ 750	\$ -	\$ 750
HVAC Maintenance	\$ 574	\$ 431	\$ 223	\$ 207
Special Events	\$ 15,000	\$ 15,000	\$ 19,995	\$ (4,995)
Holiday Decorations	\$ 9,500	\$ 9,500	\$ 9,720	\$ (220)
Security Monitoring	\$ 1,953	\$ 1,465	\$ 1,719	\$ (254)
Janitorial Services	\$ 25,000	\$ 18,750	\$ 20,626	\$ (1,876)
Pool Maintenance	\$ 28,800	\$ 21,600	\$ 20,250	\$ 1,350
Pool Chemicals & Repairs	\$ 19,450	\$ 14,588	\$ 13,651	\$ 937
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 22,376	\$ (17,376)
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 8,262	\$ (3,262)
Pest Control	\$ 11,500	\$ 8,625	\$ 504	\$ 8,121
<b>Other</b>				
Property Insurance	\$ 50,747	\$ 50,747	\$ 47,874	\$ 2,873
Contingency	\$ 10,000	\$ 7,500	\$ 2,265	\$ 5,235
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 466,302</b>	<b>\$ 371,171</b>	<b>\$ 357,516</b>	<b>\$ 13,655</b>
<b>Total Expenditures</b>	<b>\$ 1,125,523</b>	<b>\$ 870,366</b>	<b>\$ 813,729</b>	<b>\$ 56,637</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 93,925</b>		<b>\$ 396,507</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>\$ 396,507</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 524,820</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 921,327</b>	

**Randal Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 500	\$ 12,921	\$ 12,421
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 500</b>	<b>\$ 12,921</b>	<b>\$ 12,421</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ 25,000	\$ 30,529	\$ (5,529)
<b>Total Expenditures</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 30,529</b>	<b>\$ (5,529)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (24,500)</b>		<b>\$ (17,608)</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>\$ (17,608)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 295,740</b>		<b>\$ 304,239</b>	
<b>Fund Balance - Ending</b>	<b>\$ 365,165</b>		<b>\$ 286,631</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2012**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments	\$ 396,407	\$ 396,407	\$ 397,728	\$ 1,320
Interest	\$ 100	\$ 100	\$ 30,063	\$ 29,963
<b>Total Revenues</b>	<b>\$ 396,507</b>	<b>\$ 396,507</b>	<b>\$ 427,791</b>	<b>\$ 31,283</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	\$ 138,016	\$ 138,016	\$ -
<b>Total Expenditures</b>	<b>\$ 394,553</b>	<b>\$ 394,553</b>	<b>\$ 394,553</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,954</b>		<b>\$ 33,238</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,954</b>		<b>\$ 33,238</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 440,856</b>		<b>\$ 859,656</b>	
<b>Fund Balance - Ending</b>	<b>\$ 442,810</b>		<b>\$ 892,894</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2015**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments	\$ 589,600	\$ 589,600	\$ 591,570	\$ 1,969
Interest	\$ 125	\$ 125	\$ 41,000	\$ 40,875
<b>Total Revenues</b>	<b>\$ 589,725</b>	<b>\$ 589,725</b>	<b>\$ 632,569</b>	<b>\$ 42,844</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	\$ 195,009	\$ 195,009	\$ -
<b>Total Expenditures</b>	<b>\$ 579,066</b>	<b>\$ 578,949</b>	<b>\$ 578,949</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,659</b>		<b>\$ 53,621</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,659</b>		<b>\$ 53,621</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>\$ 1,240,038</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2024**

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments	\$ 117,674	\$ 117,674	\$ 118,071	\$ 397
Interest	\$ 50	\$ 50	\$ 4,813	\$ 4,763
<b>Total Revenues</b>	<b>\$ 117,724</b>	<b>\$ 117,724</b>	<b>\$ 122,884</b>	<b>\$ 5,160</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 41,683	\$ 41,683	\$ 41,683	\$ -
Principal Payment - 05/01	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest Payment - 05/01	\$ 41,683	\$ 41,683	\$ 41,683	\$ -
<b>Total Expenditures</b>	<b>\$ 113,365</b>	<b>\$ 113,365</b>	<b>\$ 113,365</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,359</b>		<b>\$ 9,519</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 66,102</b>		<b>\$ 128,353</b>	
<b>Fund Balance - Ending</b>	<b>\$ 70,461</b>		<b>\$ 137,871</b>	

# Randal Park

## Community Development District Combined Capital Project Funds

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Series		Series		
	2015	2018	2015	2018	Total
<b>Revenues</b>					
Interest	\$ 18	\$ 2	\$ 18	\$ 2	\$ 20
<b>Total Revenues</b>	<b>\$ 18</b>	<b>\$ 2</b>	<b>\$ 18</b>	<b>\$ 2</b>	<b>\$ 20</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>\$ 18</b>	<b>\$ 2</b>	<b>\$ 18</b>	<b>\$ 2</b>	<b>\$ 20</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>\$ 475</b>	<b>\$ 60</b>	<b>\$ 475</b>	<b>\$ 60</b>	<b>\$ 535</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	\$ 51,343	\$ 6,223	\$ 14,223	\$ 25,465	\$ -	\$ -	\$ -	\$ 1,155,515
Colonial Properties Contribution	\$ 4,249	\$ 4,221	\$ 4,230	\$ 4,232	\$ 4,234	\$ 4,380	\$ 4,625	\$ 4,288	\$ 4,394	\$ -	\$ -	\$ -	\$ 38,852
Miscellaneous Revenue	\$ -	\$ 80	\$ 50	\$ 135	\$ 150	\$ 75	\$ 110	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ 820
Activities	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Rentals	\$ 500	\$ 500	\$ 2,000	\$ 1,250	\$ 1,050	\$ 2,000	\$ 2,000	\$ 750	\$ 2,500	\$ -	\$ -	\$ -	\$ 12,550
<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>\$ 57,799</b>	<b>\$ 13,608</b>	<b>\$ 19,261</b>	<b>\$ 32,579</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,210,236</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ -	\$ 800	\$ 800	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 6,800
FICA Expense	\$ 61	\$ 61	\$ 61	\$ 77	\$ -	\$ 61	\$ 61	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ 520
Annual Audit	\$ -	\$ -	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 2,250	\$ -	\$ -	\$ 1,167	\$ -	\$ -	\$ -	\$ 7,417
Dissemination Agent	\$ 975	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ 7,975
Arbitrage	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 4,200
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Attorney	\$ 473	\$ 821	\$ 397	\$ 1,159	\$ 1,200	\$ 957	\$ 1,630	\$ 622	\$ 572	\$ -	\$ -	\$ -	\$ 7,829
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,876	\$ 3,876	\$ 3,876	\$ 3,876	\$ 3,876	\$ 3,876	\$ 3,876	\$ 3,876	\$ 3,876	\$ -	\$ -	\$ -	\$ 34,886
Information Technology	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ -	\$ -	\$ -	\$ 1,431
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ 954
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 15	\$ 77	\$ 50	\$ 6	\$ 91	\$ 38	\$ 52	\$ 92	\$ 111	\$ -	\$ -	\$ -	\$ 532
Insurance	\$ 8,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,173
Printing & Binding	\$ 26	\$ 29	\$ 20	\$ 9	\$ 92	\$ 35	\$ 25	\$ 48	\$ 35	\$ -	\$ -	\$ -	\$ 318
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 290	\$ 76	\$ 75	\$ 43	\$ 77	\$ 42	\$ 42	\$ 42	\$ -	\$ -	\$ -	\$ 727
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ 6
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>\$ 14,942</b>	<b>\$ 6,683</b>	<b>\$ 9,236</b>	<b>\$ 8,226</b>	<b>\$ 7,758</b>	<b>\$ 7,543</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,324</b>
<b>Operations &amp; Maintenance</b>													
<b>Contract Services:</b>													
Field Management	\$ 1,661	\$ 1,661	\$ 1,661	\$ 1,661	\$ 1,661	\$ 1,661	\$ 1,661	\$ 1,661	\$ 1,661	\$ -	\$ -	\$ -	\$ 14,952
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ 9,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,400
Landscape Maintenance	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ -	\$ -	\$ -	\$ 236,003
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ -	\$ 8,010
Security Patrol	\$ 4,178	\$ 1,443	\$ 3,778	\$ 2,061	\$ 1,623	\$ 2,198	\$ 1,099	\$ 1,718	\$ 1,786	\$ -	\$ -	\$ -	\$ 19,881
<b>Repairs &amp; Maintenance</b>													
Facility Maintenance	\$ 2,701	\$ 2,701	\$ 2,701	\$ 2,701	\$ 2,701	\$ 2,701	\$ 2,701	\$ 2,701	\$ 2,701	\$ -	\$ -	\$ -	\$ 24,308
Repairs & Maintenance	\$ -	\$ -	\$ 201	\$ 29	\$ 5,796	\$ -	\$ 549	\$ 2,875	\$ 297	\$ -	\$ -	\$ -	\$ 9,747
Operating Supplies	\$ 1,055	\$ 306	\$ 2,008	\$ 612	\$ 516	\$ 612	\$ 264	\$ 870	\$ 194	\$ -	\$ -	\$ -	\$ 6,436
Landscape Replacement	\$ -	\$ 3,562	\$ -	\$ 250	\$ 6,320	\$ -	\$ 1,127	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ 11,427
Irrigation Repairs	\$ 772	\$ 450	\$ 1,962	\$ 1,530	\$ -	\$ -	\$ 607	\$ -	\$ 1,999	\$ -	\$ -	\$ -	\$ 7,319
Fountain Repairs	\$ -	\$ 1,860	\$ 175	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ -	\$ 2,405
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 51,280</b>	<b>\$ 39,095</b>	<b>\$ 39,598</b>	<b>\$ 35,956</b>	<b>\$ 45,730</b>	<b>\$ 44,070</b>	<b>\$ 35,121</b>	<b>\$ 37,105</b>	<b>\$ 35,935</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 363,889</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	\$ 2,035	\$ 1,790	\$ 1,627	\$ 2,503	\$ -	\$ -	\$ -	\$ 16,883
Streetlighting	\$ 8,548	\$ 8,548	\$ 8,548	\$ 8,548	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,593	\$ -	\$ -	\$ -	\$ 77,157
<b>Amenity Center</b>													
Amenity Management	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ -	\$ -	\$ -	\$ 72,093
Pool Attendants	\$ 1,268	\$ -	\$ -	\$ -	\$ -	\$ 390	\$ 203	\$ -	\$ 1,553	\$ -	\$ -	\$ -	\$ 3,413
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545
Cable TV/Internet/Telephone	\$ 598	\$ -	\$ 303	\$ 607	\$ -	\$ 303	\$ 329	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ 2,799
Utilities - Amenity Center	\$ 1,587	\$ 1,693	\$ 1,609	\$ 1,770	\$ 1,853	\$ 1,716	\$ 1,666	\$ 1,625	\$ 1,583	\$ -	\$ -	\$ -	\$ 15,102
Refuse Service	\$ 222	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ -	\$ -	\$ -	\$ 2,060
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 223
Special Events	\$ 389	\$ 3,205	\$ 10,168	\$ 930	\$ 345	\$ 2,400	\$ 832	\$ 1,223	\$ 504	\$ -	\$ -	\$ -	\$ 19,995
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,720
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ -	\$ -	\$ -	\$ 1,719
Janitorial Services	\$ 1,976	\$ 2,312	\$ 1,760	\$ 2,750	\$ 1,697	\$ 1,971	\$ 2,244	\$ 3,375	\$ 2,541	\$ -	\$ -	\$ -	\$ 20,626
Pool Maintenance	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ 20,250
Pool Chemicals & Repairs	\$ 972	\$ 750	\$ 905	\$ 3,062	\$ 750	\$ 750	\$ 750	\$ 2,599	\$ 3,113	\$ -	\$ -	\$ -	\$ 13,651
Fitness Repairs & Maintenance	\$ 179	\$ -	\$ -	\$ 22,162	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ 22,376
Amenity Repairs & Maintenance	\$ 87	\$ -	\$ -	\$ 7,726	\$ -	\$ -	\$ 54	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ 8,262
Pest Control	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ -	\$ -	\$ -	\$ 504
<b>Other</b>													
Property Insurance	\$ 47,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,874
Contingency	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 219	\$ 1,311	\$ 21	\$ -	\$ -	\$ -	\$ 2,265
<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>\$ 29,034</b>	<b>\$ 27,980</b>	<b>\$ 32,162</b>	<b>\$ 31,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 357,516</b>
<b>Total Expenditures</b>	<b>\$ 148,606</b>	<b>\$ 85,603</b>	<b>\$ 85,153</b>	<b>\$ 110,917</b>	<b>\$ 78,082</b>	<b>\$ 82,339</b>	<b>\$ 71,326</b>	<b>\$ 77,025</b>	<b>\$ 74,679</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 813,729</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (143,857)</b>	<b>\$ (11,748)</b>	<b>\$ 137,580</b>	<b>\$ (64,109)</b>	<b>\$ 660,765</b>	<b>\$ (24,540)</b>	<b>\$ (57,718)</b>	<b>\$ (57,764)</b>	<b>\$ (42,101)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 396,507</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>\$ (143,857)</b>	<b>\$ (11,748)</b>	<b>\$ 137,580</b>	<b>\$ (64,109)</b>	<b>\$ 660,765</b>	<b>\$ (24,540)</b>	<b>\$ (57,718)</b>	<b>\$ (57,764)</b>	<b>\$ (42,101)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 396,507</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 :	\$406,327
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 :	\$596,080
Bonds Outstanding - 03/18/2015	\$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
Less : November 1, 2018 (Mandatory)	(\$155,000)
Less : November 1, 2018 (Special Call)	(\$20,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Less : August 1, 2019 (Special Call)	(\$5,000)
Less : November 1, 2019 (Mandatory)	(\$155,000)
Less : November 1, 2020 (Mandatory)	(\$165,000)
Less : November 1, 2021 (Mandatory)	(\$170,000)
Less : February 1, 2022 (Special Call)	(\$5,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Less : November 1, 2022 (Mandatory)	(\$180,000)
Less : August 1, 2023 (Special Call)	(\$5,000)
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 :	\$59,614
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)
Less : May 1, 2024 (Mandatory)	(\$30,000)
<b>Current Bonds Outstanding</b>	<b>\$1,620,000</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	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
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
03/15/24	#9	11/28/23-12/01/23	\$104,068.21	\$0.00	-\$3,520.63	\$0.00	\$100,547.58	\$51,343.45	\$17,672.39	\$26,285.46	\$5,246.28	\$100,547.58
04/11/24	#10	12/4/23-12/8/23	\$12,668.33	\$0.00	-\$480.77	\$0.00	\$12,187.56	\$6,223.43	\$2,142.10	\$3,186.12	\$635.91	\$12,187.56
05/15/24	#11	12/09/23-12/31/23	\$28,765.89	\$0.00	-\$913.50	\$0.00	\$27,852.39	\$14,222.50	\$4,895.38	\$7,281.25	\$1,453.26	\$27,852.39
06/12/24	#12	01/01/24-02/15/24	\$42,168.83	\$0.00	-\$748.00	\$8,447.78	\$49,868.61	\$25,464.83	\$8,764.98	\$13,036.80	\$2,602.00	\$49,868.61
<b>TOTAL</b>			<b>\$ 2,345,759.56</b>	<b>\$ -</b>	<b>\$ (92,763.72)</b>	<b>\$ 9,886.70</b>	<b>\$ 2,262,882.54</b>	<b>\$ 1,155,514.52</b>	<b>\$ 397,727.71</b>	<b>\$ 591,569.74</b>	<b>\$ 118,070.57</b>	<b>\$ 2,262,882.54</b>

100%	<b>Net Percent Collected</b>
0	<b>Balance Remaining to Collect</b>

# SECTION 3

**NOTICE OF MEETING DATES  
RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025**

The Board of Supervisors of the *Randal Park Community Development District* will hold the regularly scheduled public meetings for **Fiscal Year 2025** at **9:30 am at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**, on the third Friday of each month as follows:

**October 18, 2024  
November 15, 2024  
December 20, 2024  
January 17, 2025  
February 21, 2025  
March 21, 2025  
April 18, 2025  
May 16, 2025  
June 20, 2025  
July 18, 2025  
August 15, 2025  
September 19, 2025**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801, 407-841-5524, during normal business hours, or via the District's website at <https://randalparkcdd.com>.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason M. Showe  
Governmental Management Services – Central Florida, LLC  
District Manager

# SECTION D

Randal Park  
July 2024

RANDAL



PARK

**Randal Park**  
**Amenity Report**  
**July 2024**

## FACILITY REPORT

### Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm)
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from (9am - 5pm) Mon - Fri
- The pool attendant is on-site from (12pm - 8:30pm) Saturday, Sunday & Holidays.

The deep cleaning of the clubhouse furniture and carpet was performed on July 23rd.

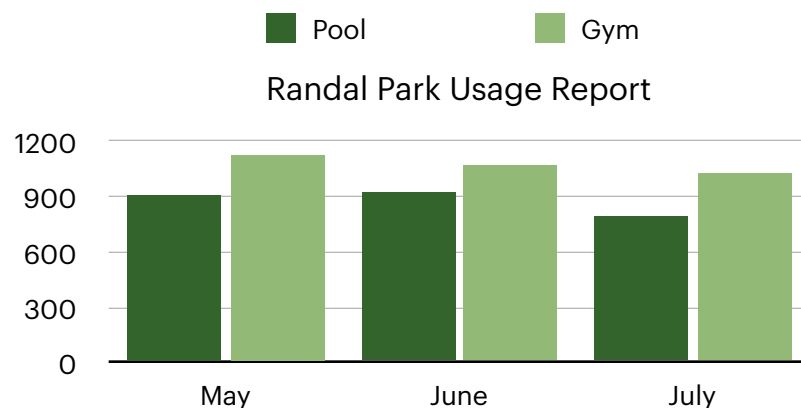
July Randal House Rentals: 5

### **July Events:**

- \* Kids Paint Workshop: Friday, July 19th

### **Events scheduled for August:**

- \* Meet your Classmates: Wednesday, August 7th



**Kids Paint Work Shop**  
**Friday, July 19th**  
**1:00pm- 2:30pm**  
**Total Participation :12 children**

