

*Randal Park Community  
Development District*

*Agenda*

*September 20, 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

September 13, 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, September 20, 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 August 16, 2024 Meeting
5. Consideration of Swim Lesson Proposals
  - A. PoolSkool USA
  - B. SwimKids USA
6. Consideration of Annual Pressure Washing Services Agreement with Pressure Wash This
7. Consideration of Service-Learning Agreement with University of Central Florida
8. Ratification of Non-Ad Valorem Agreement with Orange County Property Appraiser
9. Staff Reports
  - A. Attorney
  - B. District Manager's Report
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
  - C. Field Manager's Report
    1. Consideration of Tree Pruning Proposal from Yellowstone Landscape
    2. Consideration of Pool Resurfacing Proposal from Spies Pool
    3. Consideration of Acid Wash Proposal from Spies Pool
    4. Consideration of Proposals for Clubhouse Column and Roof Repairs from M.E.S. Professional, Inc.
  - D. Amenity Report
10. Supervisor's Requests
11. Other Business
12. Next Meeting Date - October 18, 2024
13. 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



# MINUTES

**MINUTES OF MEETING  
RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **August 16, 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
Jan Carpenter	District Counsel
Jarett Wright	Field Operations
Ashley Hilyard	GMS
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 July 19, 2024 Meeting**

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

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the public hearing was opened.

**A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Mr. Showe stated Resolution 2024-04 approves the budget for Fiscal Year 2025, there is no assessment increase.

Ms. Steuck asked did we take the money for the gym out of reserves?

Mr. Showe responded yes.

Ms. Steuck asked are there major projects this year that we expect to take out reserves?

Mr. Wright stated at the moment there are no plans.

On MOTION by Ms. Steuck seconded by Mr. Masherella with all in favor Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

**B. Consideration of Resolution 2024-05 Imposing Specia Assessments and Certifying an Assessment Roll**

Mr. Showe stated this is the resolution that levies the assessments on your tax bill and the adopted budget will be attached as Exhibit A to the resolution and the assessment roll be attached as Exhibit B.

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor Resolution 2024-05 Imposing Specia Assessments and Certifying an Assessment Roll was approved.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the public hearing was closed.

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2025 Contract Renewals**

**A. Pool Maintenance Agreement with Five Star Pro Services, LLC**

Mr. Showe stated there was no increase in the pool maintenance for next year.

**B. Landscape Maintenance Services Agreement with Yellowstone Landscape, Inc.**

Mr. Showe stated there was a 3% increase in the landscape maintenance agreement.

**C. Aquatic Vegetation Maintenance Agreement with Applied Aquatics Management, Inc.**

Mr. Showe stated there was a 3% increase in the aquatic vegetation maintenance agreement.

Yesterday we received the annual renewal from the Orange County property appraiser. They require an annual agreement be approved each year.

Mr. Wright stated I recommend approval of the agreements.

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor the agreements with Five Start Pro Services, LC, Yellowstone Landscape, Applied Aquatics and the Orange County Property Appraiser were approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. CDD Ethics Training Requirement**

Ms. Carpenter stated a new law became effective in July that human trafficking is a criminal offense if a government has a contract with a non-governmental entity and doesn't get an affidavit from that contractor saying they are not coercing anyone to work for them. We are going to have to have affidavits from all our contractors.

**B. Manager**

**i. Approval of Check Registers**

On MOTION by Ms. Cornelius seconded by Mr. Masherella 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.

**ii. Approval of the Fiscal Year 2025 Meeting Schedule**

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the fiscal year 2025 meeting schedule reflecting meetings on the third Friday of the month was approved.

Mr. Showe stated I did reach out to the insurance carrier on the signage for the lakes and they are okay with some kind of signage if you want to allow fishing in your ponds. We probably need a change in your amenity policies to allow fishing. Their concern is that the signage needs to reflect caution to people about the wildlife. They suggested some signs such as Florida is a natural wildlife habitat; do not feed or go near gators; no swimming or wading; Florida wildlife may be present; beware of alligators and snakes; fishing at your own risk within designated areas only. If that is something the board would like to proceed with in the future we can look at those rules.

Ms. Carpenter asked did the engineer check the permits?

Mr. Showe stated not yet.

Ms. Carpenter stated occasionally water management permits don't allow recreational use.

Mr. Showe stated we will verify that if the board wants to pursue this. You would have to do a rulemaking hearing and that takes a 30-day notice.

**C. Field Manager's Report**

Mr. Wright stated we followed up with Andrew Spies today because we have been trying to get concrete updates about the staining. They have submitted the scope of work to their

billing department to generate the invoices, but we have not gotten those yet. I have asked them to get one for doing just the acid wash to clean the stains and a separate one to resurface the pool as well as replacing those water returns. We should have the proposals for the next meeting.

Additional items discussed, pressure washing and repairing fences, placement of mulch, location of new bike racks, closing dog park to replace sod and rearrange walkway pavers, find new area for soccer field.

**D. Amenity Report**

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

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – September 20, 2024**

Mr. Showe stated the next meeting is scheduled for September 20, 2024.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the meeting adjourned at 10:03 a.m.

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

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

# SECTION V

# SECTION A



**SWIM LESSON SERVICE AGREEMENT**

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

**THIS SWIM LESSON SERVICE AGREEMENT** (“Agreement”) is made and entered into effective as of the 12<sup>th</sup> day of October, 2024 (the “Effective Date”), between the **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT** (the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and **POOLSKOOL USA INC.**, a Florida corporation (the “Instructor”), whose address is 10601 Lake Louisa Road, Clermont, Florida 34711.

**WITNESSETH:**

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

1. DEFINITIONS.

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

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

2. SCOPE OF SERVICE.

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

3. COMMENCEMENT OF SERVICES AND TERM. Instructor shall commence the Services on October 12, 2024, pursuant to the Proposal. The term of this Agreement is October 12, 2024 to September 30, 2025.

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



(a) Hours and Area of Use.

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

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

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

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

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

5. DISTRICT MANAGER.

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

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



6. PAYMENTS.

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

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

7. REPRESENTATIONS, WARRANTIES AND COVENANTS.

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

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

8. EMPLOYEES; INDEPENDENT INSTRUCTOR STATUS.

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

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



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

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

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

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

10. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY

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

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

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

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

11. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

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



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

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

12. COMPLIANCE WITH E-VERIFY SYSTEM.

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

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

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



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

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

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

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

16. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

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

17. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

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



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

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

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

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

18. SUSPENSION OR TERMINATION.

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

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



19. NOTICE.

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

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

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

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

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

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

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



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

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

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

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

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

**[SIGNATURE ON FOLLOWING PAGE]**



**SIGNATURE PAGE TO  
SWIM LESSON SERVICE AGREEMENT**

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

WITNESSES:

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

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

**DISTRICT:**

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

WITNESSES:

Print: Ryan Albert

Print: Meagan Cooke

**INSTRUCTOR:**

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

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

Print: Kimberly Albert

Title: President

**EXHIBIT "A"**

**Proposal**

*[See attached.]*



## PoolSkool USA's Proposal

To: Randal Park CDD

From: Kim Albert  
President, PoolSkool USA Inc.  
352-394-3040  
[www.PoolSkoolUSA.com](http://www.PoolSkoolUSA.com)  
PoolSkoolUSA@yahoo.com

### **Objective:**

To renew our agreement with Randal Park CDD and continue to provide swim lessons at Randal Park community pool.

### **History:**

We have been contracting with communities throughout the Central Florida area to provide the amenity of swim lessons for 15 years. We have provided swim lessons at Randal Park for a combined 6 total summers!

(We taught at Randal Park 2015-2017, I believe there was a different swim lesson provider for a few years, and then you invited us back in 2022 and we taught 2022-2024)

With drownings being the leading cause of death for children under the age of five, it has always been our goal to make it as convenient and affordable as possible for parents to teach their children to swim. And the most convenient way, is to have swim lessons within their own community.

### **Compensation:**

Option #1:

In our current agreement, we offering a 10% discount for the residents. We can continue to do this or we could change to a flat fee where we pay Randal Park CDD for pool usage.

Option #2:

We can give you a flat \$500 per month that we are utilizing the pool.

### **Other Benefits:**

- We have a long standing relationship with your residents and they are comfortable with our registration process. I speak with each family personally. They are also comfortable with our instructors and the current curriculum path they are on.

- We have been in the Central Florida area for 15 years, so we long standing relationships with our instructors. We have a full staff of teachers consisting of 18 staff members. We also have a list of back-up substitute teachers who previously taught with us who we can bring on board if needed to help cover any unexpected staffing issues such as illness or any other unforeseen circumstances that may arise.
- I myself, the owner of PoolSkool USA, am local. I live in the Central Florida area and am often out and about rotating through the pools. Checking to make sure customers are happy, kids are getting through skills, pools are happy and all is going as it should. I am also close enough, that if needed I can jump in and sub for a teacher should an emergency happen.

**Details about the Program:**

- Our season each summer is May – September. We open registration in January. At the Randal Park pool we would like to continue to offer both a weekend and weekday schedule.

	<b>STAY AT HOME PARENTS</b>	<b>WORKING FAMILIES</b>
<b>Days</b>	Monday – Thursdays	Saturday and Sunday
<b>Time</b>	8:00am – 1:30pm	8:00am – 12:00pm
	June – mid July (6 weeks)	May – September

- Our class sizes are limited to 6 children in a class.
- Each class is 30 minutes. We teach multiple classes a day to accommodate the different ages and swimming levels of the children. There is a 10 minute break in between each class so that we do not overwhelm your pool.
- We use just a small section of the pool & your pool is still open to recreational swimmers while we are conducting lessons.
- We handle all registrations and day-to-day administrations.
- We teach children starting at age 1 through adults. We teach everything from infant swimming, to survival swimming, to stroke technique.

**Conclusion:**

In conclusion, I would like to thank you for your consideration. We have so enjoyed working with Randal Park for so many years and hope that this relationship can continue. I look forward to working with you and hope to continue to have Randal Park as a part of our PoolSkool USA family!

# SECTION B



**From:** Jason Showe jshowe@gmscfl.com  
**Subject:** Fwd: SwimKids USA Swim Program (2025)  
**Date:** September 13, 2024 at 2:30 PM  
**To:** Syanne Hall shall@gmscfl.com  
**Cc:** Stacie Vanderbilt svanderbilt@gmscfl.com, Alexandra Penagos apenagos@gmscfl.com

Begin forwarded message:

**From:** SwimKids USA Swim School <swimkidsusa@aol.com>  
**Subject:** **SwimKids USA Swim Program (2025)**  
**Date:** September 13, 2024 at 1:54:07 PM EDT  
**To:** Jason Showe <jshowe@gmscfl.com>  
**Cc:** Alexandra Penagos <apenagos@gmscfl.com>

Dear Jason:



Here is the formal proposal for the Board to review for the Upcoming Board Meeting next Friday, September 20. I have put together a basic description and outline of the program for the 2025 season.

**STEP 1: ) GET TO KNOW SWIMKIDS USA**

<https://youtu.be/zJP3uJuX8q4>

**STEP 2:) WHAT ARE PARENTS SAYING?**

<https://youtu.be/U8mCBGfr2To>

**SUMMARY:**



**ABOUT US:** For the past 30 years, SwimKids USA has helped CDD and HOA communities all over Florida bring a professional, fully insured Learn-To-Swim-Program right to their facility, absolutely FREE. SwimKids USA can do this by simply charging those who participate in the program. The CDD benefits in many ways: Reducing its liability by teaching its residents to swim, providing a service at its own clubhouse so residents do not go elsewhere, and if they allow non-residents to participate in the classes that are offered, drive sales of new homes.

**HOW IT WORKS:** The lessons will be offered on Weekdays and Weekends. Class is limited to only 5 kids

per half hour. In terms of space, we will utilize a small portion of the pool, so your residents still have full access to the pool. Classes will be offered from 8am to 11:30am each day in the Summer before the pool gets busy and the chance of rain is low. Classes are 30 minutes in length.

**COMPENSATION:** SwimKids USA revenue shares with the CDD. Specifically, SwimKids USA donates **\$2000/month as Pool Rental back to** the CDD for community programs or to offset the expenses incurred to the CDD. In addition Residents will receive a 15% discount off the standard rate with a statement provided reflecting the discount to each resident.

**GETTING THE WORD OUT:** Upon approval, we will ask that you announce through your marketing channels such as your email blasts, newsletter, your Facebook, Instagram and Social Media Pages to inform the residents about the class.

**THE NEXT STEP:** Once we receive your signed approval, we will list the CDD and/or HOA as an Additional Insured on our 2,000,000 General Liability Policy, and forward a copy of the Certificate to you.

Thank you for considering SwimKids USA Family Swim School to serve Randal Park. Feel free to call me with any questions that you might have. In the meanwhile, please feel free to check out our additional links below about the program.

I look forward to talking to you soon.

Cordially,

Alan Messing  
Founder, SwimKids USA  
Mobile: (813) 991-6258  
Web: <http://www.swimkidsusa.com>

Social Media  
Facebook: swimkidsusafloida





# SECTION VI



# Pressure Wash This Inc.

**AUGUST 3RD 2024**

## **Pressure Wash This Inc.**

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

SERVICE REQUESTED: PRESSURE WASH AND TREAT

PRESSURE WASH AND TREAT: ALL CONCRETE WILL BE CLEANED USING LARGE ROTARY SURFACE CLEANERS THEN RINSED WITH CLEAN WATER. A POST TREATMENT WILL BE REQUIRED AND IS INCLUDED IN THE BID. THIS WILL KILL ALL THE MOLD/MILDEW AND SANITIZE THE CONCRETE AND SLOW DOWN THE PROCESS OF IT RETURNING.

BID FO: RANDALL PARK CDD

SCOPE OF WORK: PRESSURE WASH AND TREAT

PRESSURE WASH AND TREAT ALL SIDEWALKS, CURBS AND STORM DRAINS AT THE 5 PARKS, CLUB HOUSE AREA SIDEWALKS, CURBS AND STORM DRAINS INCLUDING MAILBOX AREA, ALL COMMON AREA SIDEWALKS IN COMMUNITY PER OUR DISCUSSION

PRICE: \$9000.00

# SECTION VII



UNIVERSITY OF CENTRAL FLORIDA

**School of Public Administration**  
528 W. Livingston St.  
Suite 400  
Orlando, FL 32816-1395

## Service-Learning Agreement

### Purpose of Agreement

Students at the University of Central Florida are required to contract with and complete service-learning project for an organization as part of a course requirement. This agreement will outline the terms and conditions under which this project will be completed. This project will be comprehensive meeting not only course requirements, but also the needs of the agency.

### Project Specific Information

Project Activity: Strategic Plan Project Due Date: 11/29/2024

Faculty Name: Terry N. Henley Course Name and Number: PAD6335

Agency Name: Government Management Services (GMS)

Agency Representative Name and Title: Jason Showe, Senior District Manager  
219 East Livingston Street

Agency Mailing Address: Orlando, Florida 32801

Agency E-mail Address: gflint@gmscfl.com Agency Telephone: (407) 841-5524

### Terms of Agreement

1. The project must be completed by the above stated Project Due Date.
2. The students will be responsible for the quality and completeness of the report being submitted. The collection of information, compilation of data and all work necessary to produce the final report will be at no expense to the agency or the university. Upon completion of the project, an electronic copy of the report/project will be submitted to the agency, so they may change and further adapt the report/project to their needs.
3. The agency will designate a contact person to coordinate the effort and provide access to the necessary information and individuals for the students to complete the project. Information that will be necessary may include, but is not limited to, budget reports, policies, procedures, regulations, program files, and meetings where future planning may be considered. Information that is deemed public sensitive or confidential shall not be requested, nor made part of the plan.
4. Permission is given to students to meet with appropriate staff members, board members, clients, and/or citizens that should be considered in planning of the agency. Appointments and interviews will be made at the convenience of the agency and will not interfere with employees completing job duties. The instructor reserves the right to e-mail the agency designee to obtain feedback on student performance.
5. The students will keep the agency designee informed of their progress to ensure that his/her input, suggestions, and recommendations are included in the completed plan and to facilitate a smooth planning process.

6. Permission is given for this report to be used by the University of Central Florida staff and students for future educational purposes. (Once document is printed, you may write in more lines as needed)

\_\_\_\_\_ Initials of Agency Representative  
DD Initials of Student  
LT Initials of Student  
NS Initials of Student  
\_\_\_\_\_ Initials of Student  
\_\_\_\_\_ Initials of Student

7. Permission is given for this report (or parts thereof) to be published either electronically or in hard copy form to promote service learning at the University of Central Florida. (Once document is printed, you may write in more lines as needed)

\_\_\_\_\_ Initials of Agency Representative  
DD Initials of Student  
LT Initials of Student  
NS Initials of Student  
\_\_\_\_\_ Initials of Student  
\_\_\_\_\_ Initials of Student

8. If upon receipt of final project, the agency does not wish to make it available to the public, a representative from the agency must contact the faculty member within one (1) month of project completion date.

Date: 12/29/24

Agency Rep. (Print): \_\_\_\_\_ Signature: \_\_\_\_\_

Student Name (Print): Dominic Di Martino Signature: 

Student Name (Print): Lauren Taylor Signature: Lauren Taylor

Student Name (Print): Natalya Sangster Signature: 

Student Name (Print): \_\_\_\_\_ Signature: \_\_\_\_\_

Student Name (Print): \_\_\_\_\_ Signature: \_\_\_\_\_

Student Name (Print): \_\_\_\_\_ Signature: \_\_\_\_\_

Copies to: Agency, Students, and Faculty Member

# SECTION VIII



## **NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT**

---

An AGREEMENT made this 1st day of October 2024 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Randal Park CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2025.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
  - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2025 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
  - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
  - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
  - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
  - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
  - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
  - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
  - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
  - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.



9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Randal Park CDD

Jason Showe  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)  
(407) 841-5524

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance  
Orange County Property Appraiser  
200 S. Orange Ave., Suite 1700  
Orlando, FL 32801  
[ccrespo@ocpaf.org](mailto:ccrespo@ocpaf.org)  
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed \_\_\_\_\_  
AMY MERCADO

Date \_\_\_\_\_

RANDAL PARK CDD

Name Stephany Cornelius

Signed [Signature]

Date 8-16-24

**CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS**

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

**June 1**

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

**July 1**

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

#### **July 15**

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

#### **August 4**

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

#### **August 24**

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

#### **September 3 – October 3**

- Taxing Authority holds initial and final public budget hearing.

#### **September 15**

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

#### **October**

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

# SECTION IX

# SECTION B

# SECTION 1

# Randal Park Community Development District

## Summary of Check Register

August 1, 2024 to August 31, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	8/1/24	3199-3206	\$ 6,527.75
	8/8/24	3207-3212	\$ 17,641.72
	8/15/24	3213-3217	\$ 4,020.16
	8/23/24	3218-3221	\$ 27,903.38
	8/30/24	3222-3224	\$ 1,252.00
			\$ 57,345.01
Supervisor Fee - August 2024			
	Kathryn F. Steuck	50287	\$ 184.70
	Marcela L. Asquith	50288	\$ 184.70
	Sean D. Masherella	50289	\$ 184.70
	Stephany C. Cornelius	50290	\$ 184.70
			\$ 738.80
<b>Total Amount</b>			<b>\$ 58,083.81</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	00043	7/19/24	63241555	202407	320	53800	46800		PEST CONTROL - JUL 24	*	56.00		
									ARROW ENVIRONMENTAL SERVICES			56.00	003199
8/01/24	00060	7/09/24	14794	202407	320	53800	34500		PDK CLOUD SERVICE SUB	*	54.00		
		7/09/24	14888	202407	320	53800	34500		SECURITY MONITORING	*	120.00		
									ACCESS CONTROL SYSTEMS LLC			174.00	003200
8/01/24	00169	7/24/24	26	202407	320	53800	12200		POOL ATTENDANT - JUL 24	*	2,190.00		
									COMMUNITY ASSOCIATION AND LIFESTYLE			2,190.00	003201
8/01/24	00191	7/22/24	2024-761	202407	310	51300	35100		IT ASSISTANCE	*	356.40		
									COMPUTECH TECHNOLOGY SERVICES			356.40	003202
8/01/24	00129	7/24/24	41997952	202407	320	53800	46700		BATHROOM MATS CLEANING	*	322.95		
									CINTAS			322.95	003203
8/01/24	00057	7/25/24	97651877	202407	320	53800	46100		MAINT OF A/C UNITS	*	803.40		
									FRANK'S AIR CONDITIONING, INC.			803.40	003204
8/01/24	00128	7/17/24	I-071720	202407	320	53800	47600		SECURITY SVCS 07/12-07/15	*	755.50		
		7/22/24	I-072224	202407	320	53800	47600		SECURITY SVCS 07/19-07/20	*	343.50		
		7/29/24	I-072924	202407	320	53800	47600		SECURITY SVCS 07/13-07/27	*	339.50		
									ORLANDO POLICE DEPT.			1,438.50	003205
8/01/24	00038	7/12/24	308345	202407	320	53800	46300		NEW FILTRATION VALVES	*	842.50		
		7/24/24	308742	202407	320	53800	46300		POOL CHEMICALS	*	344.00		
									SPIES POOL, LLC			1,186.50	003206
8/08/24	00169	8/01/24	27	202408	320	53800	12100		AMENITY MANAGEMENT AUG 24	*	8,010.33		
		8/01/24	27	202408	320	53800	51000		PAPER SUPPLIES	*	38.96		
		8/01/24	27	202408	320	53800	49000		POOL SIGNS AND PRODUCTS	*	504.95		



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/24	27	202408 320-53800-52000		*	4,610.07		
					POOL UMBRELLAS				
		8/01/24	27	202408 320-53800-52000		*	156.01		
					POOL UMBRELLAS				
		8/01/24	27	202408 320-53800-49000		*	29.18		
					MAIL BOX KEY				
								13,349.50	003207
-----									
8/08/24	00176	8/01/24	10516	202408 320-53800-46400		*	2,850.00		
					POOL MAINTENANCE - AUG 24				
								2,850.00	003208
-----									
8/08/24	00057	8/05/24	98551600	202408 320-53800-46100		*	45.47		
					MAINT OF A/C UNITS				
								45.47	003209
-----									
8/08/24	00061	6/28/24	146382	202406 320-53800-51000		*	611.80		
					LITTER BAGS/TRASH LINERS				
								611.80	003210
-----									
8/08/24	00049	8/01/24	321724	202408 320-53800-34500		*	34.95		
					SECURITY SERVICES - AUG24				
								34.95	003211
-----									
8/08/24	00038	8/18/24	21139	202408 320-53800-46300		*	750.00		
					POOL CHEMICALS				
								750.00	003212
-----									
8/15/24	00185	8/01/24	46589	202408 320-53800-46700		*	1,499.00		
					JANITORIAL SERVICES AUG24				
		8/01/24	46589	202408 320-53800-46700		*	99.00		
					SPECIAL REQUEST CLEANING				
		8/13/24	46626	202407 320-53800-46700		*	619.86		
					CLEANING SUPPLIES JUN/JUL				
								2,217.86	003213
-----									
8/15/24	00129	8/07/24	42012492	202408 320-53800-46700		*	322.95		
					BATHROOM MATS CLEANING				
								322.95	003214
-----									
8/15/24	00025	8/13/24	130444	202407 310-51300-31500		*	416.85		
					GENERAL COUNSEL - JUL 24				
								416.85	003215
-----									
8/15/24	00177	8/03/24	8-3-2024	202408 300-15500-10000		*	512.50		
					50% DEPOSIT PETTING ZOO				
								512.50	003216
-----									
					RAND RANDAL PARK	NSOLER			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/15/24	00192	8/09/24	000202	202408	300	15500	10000		SNOBALLS FALL FEST 11/26	*	550.00	550.00	003217
									BEDFORD PRODUCTIONS DBA PELICANS				
8/23/24	00060	8/14/24	15041	202408	320	53800	34500		PDK CLOUD SERVICE SUB	*	54.00		
		8/14/24	15112	202408	320	53800	34500		SECURITY MONITORING	*	120.00		
									ACCESS CONTROL SYSTEMS LLC			174.00	003218
8/23/24	00095	11/16/24	18570	202408	300	15500	10000		FALL EVENT 11/16/24	*	1,050.00		
									CAPTAIN CARNIVAL			1,050.00	003219
8/23/24	00128	8/14/24	I-081424	202408	320	53800	47600		SECURITY SVCS 08/09-08/12	*	456.80		
									ORLANDO POLICE DEPT.			456.80	003220
8/23/24	00066	8/15/24	OE 75130	202408	320	53800	46200		LANDSCAPE MAINT - AUG 24	*	26,222.58		
									YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			26,222.58	003221
8/30/24	00031	8/15/24	221996	202408	320	53800	47000		LAKE MAINT PDS AUG 24	*	302.00		
		8/15/24	221996	202408	320	53800	47000		LAKE MAINT DOWN AUG 24	*	58.00		
		8/15/24	221996	202408	320	53800	47000		MAINT AC1 RETENT AUG 24	*	53.00		
		8/15/24	221996	202408	320	53800	47000		MAINT AC2 RETENT AUG 24	*	101.00		
		8/15/24	221996	202408	320	53800	47000		MAINT 4 RET PONDS AUG 24	*	376.00		
									APPLIED AQUATIC MANAGMENT, INC.			890.00	003222
8/30/24	00193	8/12/24	81224	202408	300	36900	10200		REFUND CLUBHOUSE DEPOSIT	*	250.00		
									ROBERTINA FITZPATRICK			250.00	003223
8/30/24	00038	8/13/24	309425	202408	320	53800	46300		POOL CHEMICALS	*	112.00		
									SPIES POOL, LLC			112.00	003224

TOTAL FOR BANK A 57,345.01  
 TOTAL FOR REGISTER 57,345.01

RAND RANDAL PARK NSOLER

# SECTION 2

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

***Unaudited Financial Reporting***  
***July 31, 2024***



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11	<hr/>	Long Term Debt Report
12	<hr/>	Assessment Receipt Schedule

**Randal Park**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2024**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 722,904	\$ -	\$ -	\$ -	\$ 722,904
Debit Card	\$ 4,394	\$ -	\$ -	\$ -	\$ 4,394
<b>Investments:</b>					
State Board Administration	\$ -	\$ 412,649	\$ -	\$ -	\$ 412,649
<b>Series 2012</b>					
Reserve	\$ -	\$ -	\$ 408,056	\$ -	\$ 408,056
Revenue	\$ -	\$ -	\$ 488,343	\$ -	\$ 488,343
Interest	\$ -	\$ -	\$ 157	\$ -	\$ 157
Prepayment	\$ -	\$ -	\$ 10,845	\$ -	\$ 10,845
Sinking Fund	\$ -	\$ -	\$ 48	\$ -	\$ 48
<b>Series 2015</b>					
Reserve	\$ -	\$ -	\$ 598,639	\$ -	\$ 598,639
Revenue	\$ -	\$ -	\$ 644,794	\$ -	\$ 644,794
Interest	\$ -	\$ -	\$ 227	\$ -	\$ 227
Prepayment	\$ -	\$ -	\$ 4,315	\$ -	\$ 4,315
Construction	\$ -	\$ -	\$ -	\$ 477	\$ 477
<b>Series 2018</b>					
Reserve	\$ -	\$ -	\$ 59,868	\$ -	\$ 59,868
Revenue	\$ -	\$ -	\$ 75,719	\$ -	\$ 75,719
Interest	\$ -	\$ -	\$ 76	\$ -	\$ 76
Capital Interest	\$ -	\$ -	\$ 2,775	\$ -	\$ 2,775
Construction	\$ -	\$ -	\$ -	\$ 52	\$ 52
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Due from Colonial Properties	\$ 4,176	\$ -	\$ -	\$ -	\$ 4,176
Due from Capital Reserve	\$ 30,529	\$ -	\$ -	\$ -	\$ 30,529
Due from General Fund	\$ -	\$ -	\$ 4,387	\$ -	\$ 4,387
Prepaid Expenses	\$ 4,583	\$ -	\$ -	\$ -	\$ 4,583
<b>Total Assets</b>	<b>\$ 766,587</b>	<b>\$ 412,649</b>	<b>\$ 2,298,249</b>	<b>\$ 537</b>	<b>\$ 3,478,021</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 8,590	\$ -	\$ -	\$ -	\$ 8,590
Due to Debt Service	\$ 4,387	\$ -	\$ -	\$ -	\$ 4,387
Due to General Fund	\$ -	\$ 30,529	\$ -	\$ -	\$ 30,529
<b>Total Liabilities</b>	<b>\$ 12,977</b>	<b>\$ 30,529</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43,506</b>
<b>Fund Balance:</b>					
Assigned for:					
Capital Reserves	\$ -	\$ 382,120	\$ -	\$ -	\$ 382,120
Nonspendable:					
Deposits and Prepaid Items	\$ 4,583	\$ -	\$ -	\$ -	\$ 4,583
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 909,025	\$ -	\$ 909,025
Debt Service 2015	\$ -	\$ -	\$ 1,250,319	\$ -	\$ 1,250,319
Debt Service 2018	\$ -	\$ -	\$ 138,906	\$ -	\$ 138,906
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 477	\$ 477
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 60	\$ 60
Unassigned	\$ 749,026	\$ -	\$ -	\$ -	\$ 749,026
<b>Total Fund Balances</b>	<b>\$ 753,610</b>	<b>\$ 382,120</b>	<b>\$ 2,298,249</b>	<b>\$ 537</b>	<b>\$ 3,434,516</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 766,587</b>	<b>\$ 412,649</b>	<b>\$ 2,298,249</b>	<b>\$ 537</b>	<b>\$ 3,478,021</b>

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

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,151,680	\$ 1,151,680	\$ 1,160,092	\$ 8,412
Colonial Properties Contribution	\$ 52,768	\$ 43,973	\$ 43,173	\$ (801)
Miscellaneous Revenue	\$ 1,000	\$ 833	\$ 1,000	\$ 167
Activities	\$ 5,000	\$ 4,167	\$ 2,620	\$ (1,547)
Rentals	\$ 9,000	\$ 9,000	\$ 14,550	\$ 5,550
<b>Total Revenues</b>	<b>\$ 1,219,448</b>	<b>\$ 1,209,653</b>	<b>\$ 1,221,435</b>	<b>\$ 11,781</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 8,200	\$ 1,800
FICA Expense	\$ 918	\$ 765	\$ 627	\$ 138
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,600	\$ -
Trustee Fees	\$ 12,500	\$ 7,417	\$ 7,417	\$ -
Dissemination Agent	\$ 10,500	\$ 10,500	\$ 8,850	\$ 1,650
Arbitrage	\$ 1,800	\$ 1,800	\$ 4,200	\$ (2,400)
Engineering	\$ 10,000	\$ 8,333	\$ 240	\$ 8,093
Attorney	\$ 20,000	\$ 16,667	\$ 8,246	\$ 8,421
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 46,515	\$ 38,762	\$ 38,763	\$ -
Information Technology	\$ 1,908	\$ 1,590	\$ 1,946	\$ (356)
Website Maintenance	\$ 1,272	\$ 1,060	\$ 1,060	\$ -
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage	\$ 1,000	\$ 833	\$ 629	\$ 204
Insurance	\$ 8,175	\$ 8,175	\$ 8,173	\$ 2
Printing & Binding	\$ 1,500	\$ 1,250	\$ 371	\$ 879
Legal Advertising	\$ 2,250	\$ 1,875	\$ 193	\$ 1,682
Other Current Charges	\$ 1,500	\$ 1,250	\$ 770	\$ 480
Office Supplies	\$ 200	\$ 167	\$ 6	\$ 160
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>\$ 120,903</b>	<b>\$ 100,007</b>	<b>\$ 20,896</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Contract Services:</b>				
Field Management	\$ 19,936	\$ 16,613	\$ 16,613	\$ -
Mitigation Monitoring	\$ 19,200	\$ 19,200	\$ 19,200	\$ -
Landscape Maintenance	\$ 314,671	\$ 262,226	\$ 262,226	\$ -
Lake Maintenance	\$ 11,640	\$ 9,700	\$ 8,900	\$ 800
Security Patrol	\$ 41,250	\$ 34,375	\$ 21,663	\$ 12,712
<b>Repairs &amp; Maintenance</b>				
Facility Maintenance	\$ 32,411	\$ 27,009	\$ 27,009	\$ -
Repairs & Maintenance	\$ 30,000	\$ 25,000	\$ 9,947	\$ 15,053
Operating Supplies	\$ 9,800	\$ 8,167	\$ 7,048	\$ 1,119
Landscape Replacement	\$ 15,000	\$ 12,500	\$ 11,427	\$ 1,073
Irrigation Repairs	\$ 10,000	\$ 8,333	\$ 9,318	\$ (984)
Fountain Repairs	\$ 3,000	\$ 2,500	\$ 2,405	\$ 95
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 515,908</b>	<b>\$ 434,623</b>	<b>\$ 404,756</b>	<b>\$ 29,868</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
<b>Utilities</b>				
Utilities - Common Area	\$ 30,000	\$ 25,000	\$ 19,733	\$ 5,267
Streetlighting	\$ 110,000	\$ 91,667	\$ 85,750	\$ 5,917
<b>Amenity Center</b>				
Amenity Management	\$ 96,124	\$ 80,103	\$ 80,103	\$ -
Pool Attendants	\$ 15,500	\$ 12,917	\$ 5,603	\$ 7,314
Pool Permit	\$ 550	\$ 550	\$ 545	\$ 5
Cable TV/Internet/Telephone	\$ 4,415	\$ 3,679	\$ 3,457	\$ 222
Utilities - Amenity Center	\$ 23,310	\$ 19,425	\$ 16,871	\$ 2,554
Refuse Service	\$ 2,880	\$ 2,400	\$ 2,290	\$ 110
Amenity Center Access Cards	\$ 1,000	\$ 833	\$ -	\$ 833
HVAC Maintenance	\$ 574	\$ 478	\$ 1,027	\$ (548)
Special Events	\$ 15,000	\$ 15,000	\$ 20,574	\$ (5,574)
Holiday Decorations	\$ 9,500	\$ 9,500	\$ 9,720	\$ (220)
Security Monitoring	\$ 1,953	\$ 1,628	\$ 1,928	\$ (300)
Janitorial Services	\$ 25,000	\$ 20,833	\$ 24,436	\$ (3,603)
Pool Maintenance	\$ 28,800	\$ 24,000	\$ 22,500	\$ 1,500
Pool Chemicals & Repairs	\$ 19,450	\$ 16,208	\$ 15,819	\$ 389
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 23,342	\$ (18,342)
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 9,348	\$ (4,348)
Pest Control	\$ 11,500	\$ 9,583	\$ 560	\$ 9,023
<b>Other</b>				
Property Insurance	\$ 50,747	\$ 50,747	\$ 47,874	\$ 2,873
Contingency	\$ 10,000	\$ 8,333	\$ 2,477	\$ 5,857
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 466,302</b>	<b>\$ 402,885</b>	<b>\$ 393,958</b>	<b>\$ 8,927</b>
<b>Total Expenditures</b>	<b>\$ 1,125,523</b>	<b>\$ 958,410</b>	<b>\$ 898,720</b>	<b>\$ 59,691</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 93,925</b>		<b>\$ 322,714</b>	
<b>Other Financing Uses:</b>				
Transfer Out - Capital Reserve	\$ 93,925	\$ 93,925	\$ 93,925	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 93,925</b>	<b>\$ 93,925</b>	<b>\$ 93,925</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 228,789</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 524,820</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 753,610</b>	



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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 500	\$ 14,485	\$ 13,985
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 500</b>	<b>\$ 14,485</b>	<b>\$ 13,985</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>\$ (16,044)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 93,925	\$ 93,925	\$ 93,925	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 93,925</b>	<b>\$ 93,925</b>	<b>\$ 93,925</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ 69,425</b>		<b>\$ 77,881</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 295,740</b>		<b>\$ 304,239</b>	
<b>Fund Balance - Ending</b>	<b>\$ 365,165</b>		<b>\$ 382,120</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments	\$ 396,407	\$ 396,407	\$ 399,303	\$ 2,896
Interest	\$ 100	\$ 100	\$ 33,795	\$ 33,695
Prepayment	\$ -	\$ -	\$ 10,824	
<b>Total Revenues</b>	<b>\$ 396,507</b>	<b>\$ 396,507</b>	<b>\$ 443,922</b>	<b>\$ 36,591</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>\$ 49,369</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>\$ 49,369</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 440,856</b>		<b>\$ 859,656</b>	
<b>Fund Balance - Ending</b>	<b>\$ 442,810</b>		<b>\$ 909,025</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments	\$ 589,600	\$ 589,600	\$ 593,913	\$ 4,313
Interest	\$ 125	\$ 125	\$ 46,176	\$ 46,051
Prepayment	\$ -	\$ -	\$ 2,761	
<b>Total Revenues</b>	<b>\$ 589,725</b>	<b>\$ 589,725</b>	<b>\$ 642,850</b>	<b>\$ 50,364</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>\$ 63,902</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>\$ 63,902</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>\$ 1,250,319</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments	\$ 117,674	\$ 117,674	\$ 118,538	\$ 865
Interest	\$ 50	\$ 50	\$ 5,380	\$ 5,330
<b>Total Revenues</b>	<b>\$ 117,724</b>	<b>\$ 117,724</b>	<b>\$ 123,918</b>	<b>\$ 6,194</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>\$ 10,553</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 66,102</b>		<b>\$ 128,353</b>	
<b>Fund Balance - Ending</b>	<b>\$ 70,461</b>		<b>\$ 138,906</b>	

# Randal Park

## Community Development District

### Combined Capital Project Funds

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

For The Period Ending July 31, 2024

	Series		Series		
	2015	2018		Total	
<b>Revenues</b>					
Interest	\$ 20	\$ 2	\$	\$	23
<b>Total Revenues</b>	<b>\$ 20</b>	<b>\$ 2</b>	<b>\$</b>	<b>\$</b>	<b>23</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>\$ 20</b>	<b>\$ 2</b>	<b>\$</b>	<b>\$</b>	<b>23</b>
<b>Fund Balance - Beginning</b>	<b>\$ 457</b>	<b>\$ 57</b>	<b>\$</b>	<b>\$</b>	<b>514</b>
<b>Fund Balance - Ending</b>	<b>\$ 477</b>	<b>\$ 60</b>	<b>\$</b>	<b>\$</b>	<b>537</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	\$ 4,577	\$ -	\$ -	\$ 1,160,092
Colonial Properties Contribution	\$ 4,249	\$ 4,221	\$ 4,230	\$ 4,232	\$ 4,234	\$ 4,380	\$ 4,625	\$ 4,288	\$ 4,394	\$ 4,321	\$ -	\$ -	\$ 43,173
Miscellaneous Revenue	\$ -	\$ 80	\$ 50	\$ 135	\$ 150	\$ 75	\$ 110	\$ -	\$ 220	\$ 180	\$ -	\$ -	\$ 1,000
Activities	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ 2,620
Rentals	\$ 500	\$ 500	\$ 2,000	\$ 1,250	\$ 1,050	\$ 2,000	\$ 2,000	\$ 750	\$ 2,500	\$ 2,000	\$ -	\$ -	\$ 14,550
<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>\$ 11,198</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,221,435</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ -	\$ 800	\$ 800	\$ 1,800	\$ -	\$ 1,400	\$ -	\$ -	\$ 8,200
FICA Expense	\$ 61	\$ 61	\$ 61	\$ 77	\$ -	\$ 61	\$ 61	\$ 138	\$ -	\$ 107	\$ -	\$ -	\$ 627
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	\$ 875	\$ -	\$ -	\$ 8,850
Arbitrage	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 4,200
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Attorney	\$ 473	\$ 821	\$ 397	\$ 1,159	\$ 1,200	\$ 957	\$ 1,630	\$ 622	\$ 572	\$ 417	\$ -	\$ -	\$ 8,246
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	\$ 3,876	\$ -	\$ -	\$ 38,763
Information Technology	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 515	\$ -	\$ -	\$ 1,946
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ 1,060
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 15	\$ 77	\$ 50	\$ 6	\$ 91	\$ 38	\$ 52	\$ 92	\$ 111	\$ 97	\$ -	\$ -	\$ 629
Insurance	\$ 8,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,173
Printing & Binding	\$ 26	\$ 29	\$ 20	\$ 9	\$ 92	\$ 35	\$ 25	\$ 48	\$ 35	\$ 53	\$ -	\$ -	\$ 371
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193	\$ -	\$ -	\$ 193
Other Current Charges	\$ 40	\$ 290	\$ 76	\$ 75	\$ 43	\$ 77	\$ 42	\$ 42	\$ 42	\$ 43	\$ -	\$ -	\$ 770
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ -	\$ -	\$ 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>\$ 7,683</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,007</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	\$ 1,661	\$ -	\$ -	\$ 16,613
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ 9,600	\$ -	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 19,200
Landscape Maintenance	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ 26,223	\$ -	\$ -	\$ 262,226
Lake Maintenance	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ 890	\$ -	\$ -	\$ 8,900
Security Patrol	\$ 4,178	\$ 1,443	\$ 3,778	\$ 2,061	\$ 1,623	\$ 2,198	\$ 1,099	\$ 1,718	\$ 1,786	\$ 1,782	\$ -	\$ -	\$ 21,663
<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	\$ 2,701	\$ -	\$ -	\$ 27,009
Repairs & Maintenance	\$ -	\$ -	\$ 201	\$ 29	\$ 5,796	\$ -	\$ 549	\$ 2,875	\$ 297	\$ 200	\$ -	\$ -	\$ 9,947
Operating Supplies	\$ 1,055	\$ 306	\$ 2,008	\$ 612	\$ 516	\$ 612	\$ 264	\$ 870	\$ 806	\$ -	\$ -	\$ -	\$ 7,048
Landscape Replacement	\$ -	\$ 3,562	\$ -	\$ 250	\$ 6,320	\$ -	\$ 1,127	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ 11,427
Irrigation Repairs	\$ 772	\$ 450	\$ 1,962	\$ 1,530	\$ -	\$ -	\$ 607	\$ -	\$ 1,999	\$ 1,998	\$ -	\$ -	\$ 9,318
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>\$ 36,547</b>	<b>\$ 40,255</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 404,756</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	\$ 2,850	\$ -	\$ -	\$ 19,733
Streetlighting	\$ 8,548	\$ 8,548	\$ 8,548	\$ 8,548	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,593	\$ -	\$ -	\$ 85,750
<b>Amenity Center</b>													
Amenity Management	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ 8,010	\$ -	\$ -	\$ 80,103
Pool Attendants	\$ 1,268	\$ -	\$ -	\$ -	\$ -	\$ 390	\$ 203	\$ -	\$ 1,553	\$ 2,190	\$ -	\$ -	\$ 5,603
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545
Cable TV/Internet/Telephone	\$ 598	\$ -	\$ 303	\$ 607	\$ -	\$ 303	\$ 329	\$ 658	\$ -	\$ 658	\$ -	\$ -	\$ 3,457
Utilities - Amenity Center	\$ 1,587	\$ 1,693	\$ 1,609	\$ 1,770	\$ 1,853	\$ 1,716	\$ 1,666	\$ 1,625	\$ 1,583	\$ 1,769	\$ -	\$ -	\$ 16,871
Refuse Service	\$ 222	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ 230	\$ -	\$ -	\$ 2,290
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 803	\$ -	\$ -	\$ 1,027
Special Events	\$ 389	\$ 3,205	\$ 10,168	\$ 930	\$ 345	\$ 2,400	\$ 832	\$ 1,223	\$ 504	\$ 580	\$ -	\$ -	\$ 20,574
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,720
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ -	\$ -	\$ 1,928
Janitorial Services	\$ 1,976	\$ 2,312	\$ 1,760	\$ 2,750	\$ 1,697	\$ 1,971	\$ 2,244	\$ 3,375	\$ 2,541	\$ 3,811	\$ -	\$ -	\$ 24,436
Pool Maintenance	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ 22,500
Pool Chemicals & Repairs	\$ 972	\$ 750	\$ 905	\$ 3,062	\$ 750	\$ 750	\$ 750	\$ 2,599	\$ 3,113	\$ 2,169	\$ -	\$ -	\$ 15,819
Fitness Repairs & Maintenance	\$ 179	\$ -	\$ -	\$ 22,162	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ 967	\$ -	\$ -	\$ 23,342
Amenity Repairs & Maintenance	\$ 87	\$ -	\$ -	\$ 7,726	\$ -	\$ -	\$ 54	\$ 395	\$ -	\$ 1,086	\$ -	\$ -	\$ 9,348
Pest Control	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ -	\$ -	\$ 560
<b>Other</b>													
Property Insurance	\$ 47,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,874
Contingency	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 219	\$ 1,311	\$ 21	\$ 212	\$ -	\$ -	\$ 2,477
<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>\$ 36,442</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 393,958</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>\$ 75,291</b>	<b>\$ 84,379</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 898,720</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>\$ (42,712)</b>	<b>\$ (73,181)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 322,714</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,925	\$ -	\$ -	\$ 93,925
<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>\$ 93,925</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,925</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>\$ (42,712)</b>	<b>\$ (167,106)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 228,789</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 :	\$408,056
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 :	\$598,639
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 :	\$59,868
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	05/15/23-10/21/23	\$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	12/02/2023	\$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	12/04/23-12/08/23	\$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
07/11/24	#13	06/13/2024	\$8,702.67	\$0.00	\$0.00	\$261.08	\$8,963.75	\$4,577.24	\$1,575.48	\$2,343.32	\$467.70	\$8,963.74
<b>TOTAL</b>			<b>\$ 2,354,462.23</b>	<b>\$ -</b>	<b>\$ (92,763.72)</b>	<b>\$ 10,147.78</b>	<b>\$ 2,271,846.29</b>	<b>\$ 1,160,091.76</b>	<b>\$ 399,303.19</b>	<b>\$ 593,913.06</b>	<b>\$ 118,538.27</b>	<b>\$ 2,271,846.28</b>

101%	<b>Net Percent Collected</b>
0	<b>Balance Remaining to Collect</b>

# SECTION C

# Randal Park CDD

## Field Management Report



September 20th, 2024

Jarett Wright

Field Manager

GMS



# Site Items

## Site Maintenance

- ✚ Irrigation frequency was adjusted to account for the increased rainfall.
- ✚ Various sections of the landscape beds are overflowing onto the sidewalks. These areas have been cleaned, and we are gathering proposals to replace the dirt and mulch with sod to mitigate this issue in the future.



# Site Items

## Site Items

- ✚ Gathering additional proposals for resurfacing the pool.
- ✚ Landscape lighting inventory was taken to determine operation status. Gathering pricing to repair / replace 11 lights around Lovett / Burrows Park.
- ✚ Repairs were made to the community bridge to reduce any sagging of the floorboards.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at [JWright@gmscfl.com](mailto:JWright@gmscfl.com). Thank you.

Respectfully,  
Jarett Wright

# SECTION 1





**Proposal #: 458906**

Date: 8/23/2024

From: Lathan Smith

**Landscape Enhancement Proposal for  
Randal Park CDD**

William Viasalyers  
GMS-CF, LLC  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822  
wviasalyers@gmscfl.com

**LOCATION OF PROPERTY**

Randall Park Blvd  
Orlando, FL 32832

**Class II Pruning of Oaks Along Major Roadways**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Tree Trimming	1	\$33,600.00	\$33,600.00
Clean Up / Disposal	1	\$2,600.00	\$2,600.00

Randal Park Common area ROW and Parks- 124 Trees

-Elevation to 13' over roadways, and 10' over sidewalks. Smaller trees will be reduced away from these targets.

-Clearance of 3'-5' from signs and streetlights. Vista pruning to allow the clear viewing of signs, and to allow street light to make it to ground level as best as possible without damaging/ disfiguring tree structure.

-Structural/ corrective pruning to promote a single dominant leader. (this work will need to be done in thoughtful doses over time as to not disfigure the upper canopies)

-Deadwood 3" and greater on larger trees, and 2" and greater on smaller trees. Smaller declining trees will be pruned of sticky deadwood in upper canopies.

-The lower 1/3 of canopies will be cleaned of crowded epicormic sprouts for a neat and clean appearance.

\*\*\*Trees in front of homes will not be included in this scope of work.\*\*\*



- Randal Park Blvd- MOT mandatory along entire blvd. 75 Oaks. ROW, medians, and main entry monuments. 75 Oaks
  - De Haven St- Trees in ROW on opposite side from homes down to the cross walk from Randal Park Blvd. 21 Oaks and Maples
  - Lovett Ave Park- ROW and inside park area. 28 Oaks
  - Burrows St Park- ROW around park along with two trees behind park on other side of the street. 17 Oaks
  - Tibbett St Park- ROW. 4 Oaks
  - Cadman St Park- ROW. 18 Oaks
  - Gamemaster Ave- Natural area ROW. 8 Oaks
  - Corkfield Ave- Natural area ROW. 5 Oaks
  - Hildreth Ave- Natural area ROW and bridge crossing section. 12 Oaks
  - Hildreth Ave park- ROW and inside the park. This will not include the oaks on the homes side of sidewalk and ROW across from the school. 11 Oaks
- \*\*\*Total of 199 trees\*\*\*

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Randal Park CDD**

<b>Subtotal</b>	<b>\$36,200.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$36,200.00</b>

**THIS IS NOT AN INVOICE**

# SECTION 2

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

**RANDAL PARK**

8730 RANDAL PARK BLVD.  
ORLANDO, FL. 32832

08/19/24

ATTN: PROPERTY MANAGER

**RESURFACE POOL** WITH EXPOSED QUARTZ FINISH OPTIONS TO INSTALL NEW TILE AND LED LIGHTS.

SCOPE OF WORK FOR POOL AREA

- DRAIN POOL
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 250 SQ. FT
- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 1/2'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO TILE PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- CHIP AND REMOVE NEEDED SURFACE FROM THE GUTTER TO ACHIEVE 2" SLOPE FROM THE FRONT TO THE BACK OF THE GUTTER
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH
- INSTALL NEW 2"x6" CONTRASTING SKID-RESISTANT TILE ON THE GUTTER LIP.
- INSTALL NEW 2"x6" CONTRASTING SKID RESISTANT STEP TILE ON STEPS (PER FBC 454)
- FLOOR RETURNS. INSTALL NEW SLOTTED GRATES ON FLOOR INLETS TO REDUCE THE CHANCES OF FUTURE STAINING AND EROSION OF THE NEW FINISH.
- CLEAN AND POLISH THE STAINLESS-STEEL HANDRAILS (RESULTS MAY VARY).
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR, GUTTER, AND WALLS)
- REPLACE THE 2 – 12"x12" MAIN DRAIN FRAMES AND GRATES WITH NEW VGBA GRATES
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO 1/2" THICK)
- REMOVE ALL WASTE FROM JOB

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

[www.spiespool.com](http://www.spiespool.com)

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

**POOL RESURFACING**

LIMITED 5YR. MANUFACTURER WARRANTY  
(POOL FINISH ONLY) ALL OTHER MATERIALS  
AND LABOR 1 YEAR WARRANTY

**TOTAL: \$67,692.00**

**OPTION #1:**

- RETILE THE INSIDE BEAM, INSTALL NEW 6"X6" TILE WITH THE DEPTH MARKERS ON THE INSIDE BEAM

**TOTAL: \$8,325.00**

**OPTION #2:**

- RETILE THE LAP LANES. INSTALL FIVE NEW DARK CONTRASTING 2"X2" TILED RACE LANES 6" WIDE WITH NEW WALL TARGETS.

**TOTAL: \$7,200.00**

**OPTION #3:**

- TOP OF THE BEAM. INSTALL NEW 6"X6" NON-SKID DEPTH AND NO DIVING MARKER TILE ON THE TOP OF THE BEAM.

**TOTAL: \$3,360.00**

**OPTION #4:**

- INSTALL 5 NEW LED LIGHTING FIXTURES IN EXISTING LIGHT NICHES. MANUFACTURER STATES AN 86% ENERGY COST SAVINGS.
- ***(ANY WORK TO THE EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE, ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.)***

**TOTAL: \$6,690.00**

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

[www.spiespool.com](http://www.spiespool.com)

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

**\*\*NOTE: THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE.**

**THE WORK WILL TAKE 3-4 WEEKS.** WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

ACCEPTED AND AGREED:

REGARDS,

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

OPTION#1 \_\_\_\_\_ OPTION #2 \_\_\_\_\_

OPTION #3 \_\_\_\_\_ OPTION #4 \_\_\_\_\_

DEREK SCHWAN  
PROJECT MANAGER  
SPIES POOL, LLC.  
CP C043205

801 Sawdust Trail  
Kissimmee, FL 34744

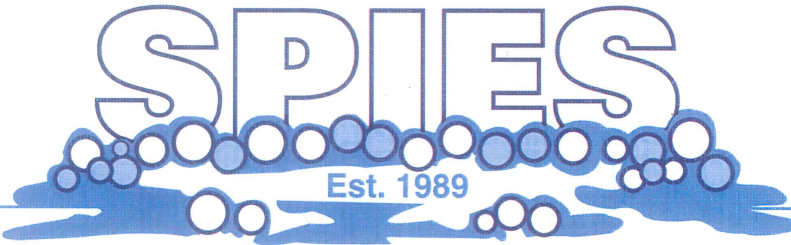


407-847-2771  
Fax 407-847-8242

[www.spiespool.com](http://www.spiespool.com)

# SECTION 3

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

RANDAL PARK  
8730 RANDAL PARK BLVD  
ORLANDO, FL 32832

8/19/2024

ATTN: MANAGER

THIS QUOTE IS FOR DRAINING AND ACID WASHING THE MAIN POOL. SPIES PROPOSES TO DRAIN, ACID AND CHLORINE WASH IF NECESSARY, YOUR SWIMMING POOL FINISH AS NEEDED TO REMOVE THE STAINS.

THE WORK WILL TAKE 2 DAYS TO COMPLETE.

NOTE: RE-FILLING YOUR POOL MAY TAKE SEVERAL DAYS DUE TO THE WATER PRESSURE. START UP & CHEMICALS NEEDED TO BALANCE THE POOL AFTER REFILLING IS NOT INCLUDED IN THIS QUOTE.

\*NOTE: WHILE WE ARE VERY CAREFUL WITH ACID WASHING THE POOL, NOT ALL OF THE STAINING MAY BE REMOVED. POOL FINISH POP-OFFS OR THIN SPOTS THAT ALREADY EXIST OR MAY OCCUR DURING CLEANING WOULD BE REPAIRED AND BILLED AT AN EXTRA COST.

TOTAL: \$3,992.00 PLUS TAX

PLEASE NOTE: PRICE IS GOOD FOR 30 DAYS FROM DATE ON BID.

ACCEPTED AND AGREED:

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

REGARDS,

KEN SOUKUP  
SERVICE MANAGER  
SPIES POOL INC.  
CP C043205

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

www.spiespool.com

# SECTION 4





**M.E.S. PROFESSIONAL, INC.**

10700 Fairhaven Way ~ Orlando, FL 32825

Phone 407-307-5592 ~ Email mesprofessional@hotmail.com

September 6, 2024

**Via Email – apenagos@gmscfl.com**

Ms. Alexandra Penagos  
Randal Park CDD  
9145 Narcoossee Road  
Suite A-206  
Orlando, FL 32827

***Re: Exterior Work at Randal Park Clubhouse Areas, 8730 Randal Park Blvd., Orlando***

Dear Alex:

This is a proposal for performing the following scopes of work at the above-referenced property, consisting of:

- Removing the 6x6x12 columns damaged by water and discarding, in the following areas:
  1. Exercise and bathroom building:
    - 4 columns at the front;
    - 16 in between bathrooms and exercise room;
  2. Clubhouse (office and banquet area):
    - 4 columns at the front;
    - 4 at rear of office;
    - 12 in front of banquet area;
    - 12 at rear of banquet area;
  3. Mailbox building:
    - 12 columns all around;

The work will consist of:

1. Removal of the trim and designs;
2. Support the header;
3. Removal of the column;
4. Fill in with concrete the area to make it level with the tiles to prevent accumulation of water;
5. Install Strong-tie Adjustable Post Base where the column will be mounted to;
6. Install column and seal each to 12" high with Tremco's Vulkem 346;
7. Redress each column with the trim and design;
8. Seal with Tremco's Dymonic 100 Sealant;

Ms. Alexandra Penagos  
Randal Park CDD  
September 6, 2024  
Page 2

9. Paint with Sherwin Williams Latitude satin.

Our cost to perform this scope of work, consisting of labor and materials, will be \$51,200.00. Please note that the columns, bottom trim and metals will be replaced.

Please let me know if you have any questions. Please note that this proposal is valid for thirty (30) days.

Very truly yours,

**M.E.S. PROFESSIONAL, INC.**

*/s/ Enrique Sierra*

Enrique Sierra

**Work Authorization**

The following is to obtain written authorization to perform the scope of services proposed above and provide terms and conditions for completion of those services and submittal of payment. Payment of services rendered will be based on the stated proposal above and made a part of this authorization. If M.E.S. is required to modify the scope of services, either by request or by our determination that additional services are required, we will provide you with a "Change Order" for the scope and cost revision.

**Work authorized by:**

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

Name: \_\_\_\_\_

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

Date: \_\_\_\_\_





**M.E.S.**

**M.E.S. PROFESSIONAL, INC.**

10700 Fairhaven Way ~ Orlando, FL 32825

Phone 407-307-5592 ~ Email mesprofessional@hotmail.com

September 6, 2024

**Via Email** – apenagos@gmscfl.com

Ms. Alexandra Penagos  
Randal Park CDD  
9145 Narcoossee Road  
Suite A-206  
Orlando, FL 32827

***Re: Exterior Work at Randal Park Clubhouse Areas, 8730 Randal Park Blvd., Orlando***

Dear Alex:

This is a proposal for performing the following scopes of work at the above-referenced property, consisting of:

- Replacing the drip edge and fascia board to the four buildings (the Clubhouse, the pool area rec building, the exercise/bathroom building, and the mailbox building) comprising the Randal Park Clubhouse, as follows:
  1. Remove the gutters;
  2. Remove the entire fascia board and drip edge; discard same;
  3. Install new fascia board with 1x6 PT wood;
  4. Install on the top of the fascia board 1x2 PT wood to separate the drip edge from the fascia board;
  5. Install drip edge;
  6. Paint the fascia board with Sherwin Williams Latitude satin.

Our cost to perform this scope of work, consisting of labor and materials, will be \$21,650.00. If the fascia board replacement is done with AZEK pvc planks (1x6 and 1x2), the cost, consisting of labor and materials, will be \$23,400.00.

Please let me know if you have any questions. Please note that this proposal is valid for thirty (30) days.

Very truly yours,

**M.E.S. PROFESSIONAL, INC.**

*/s/ Enrique Sierra*

Enrique Sierra

Ms. Alexandra Penagos  
Randal Park CDD  
September 6, 2024  
Page 2

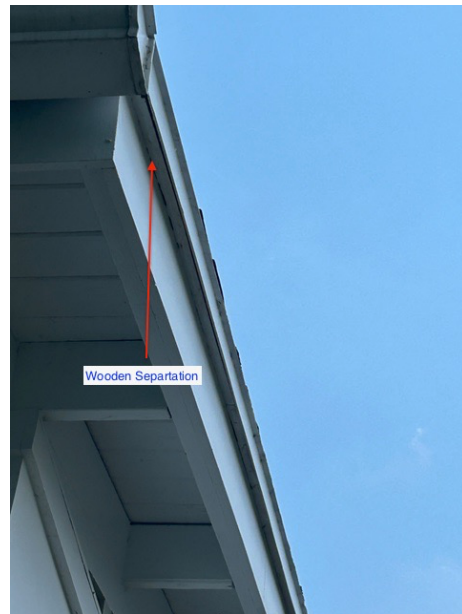
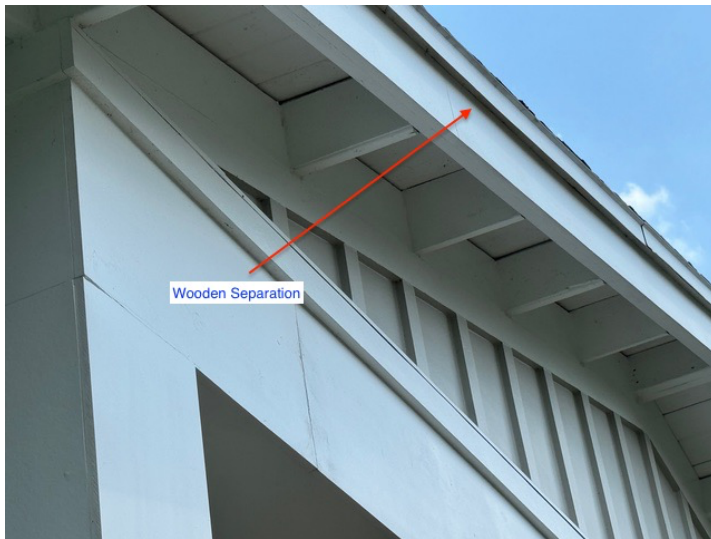
**Work Authorization**

The following is to obtain written authorization to perform the scope of services proposed above and provide terms and conditions for completion of those services and submittal of payment. Payment of services rendered will be based on the stated proposal above and made a part of this authorization. If M.E.S. is required to modify the scope of services, either by request or by our determination that additional services are required, we will provide you with a "Change Order" for the scope and cost revision.

**Work authorized by:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_





# SECTION D



Randal Park  
August 2024

RANDAL



PARK

**Randal Park**  
**Amenity Report**  
**August 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.

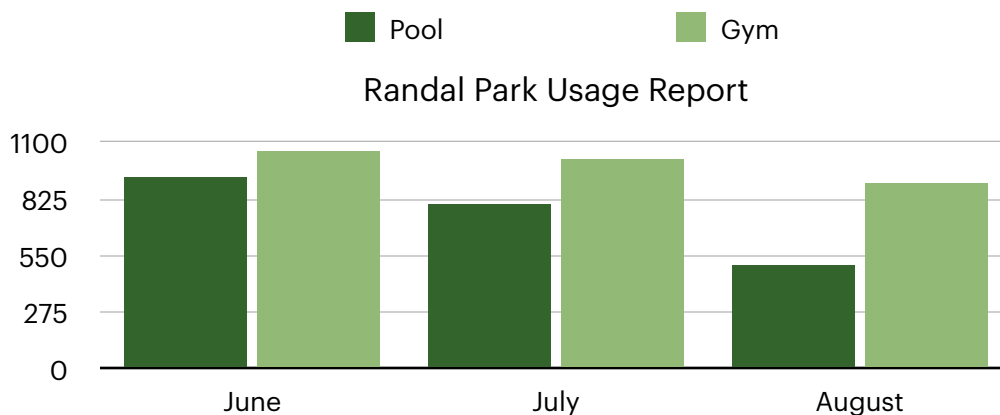
August Randal House Rentals: 8

### **August Events:**

\* Meet your Classmates: Wednesday, August 7th

### **Events scheduled for September:**

\* Wine & Cheese: Thursday, September 12th



**Meet your Classmates**  
**Wednesday, August 7th**  
**4:00pm- 6:00pm**  
**Icee: 30**  
**Pizza pies: 15**  
**We had over 20 families on the event.**

