

*Randal Park Community
Development District*

Agenda

December 20, 2024

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

December 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, December 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. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Board Member
 - B. Review of Letter(s) of Interest/Resume(s) for Board Vacancy in Seat #3
 - C. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
 - D. Administration of Oath of Office to Newly Appointed Board Member
 - E. Election of Officers
 - F. Consideration of Resolution 2025-01 Electing Officers
4. Engineer's Report
5. Approval of Minutes of the November 15, 2024 Board of Supervisors Meeting
6. **Presentation on Strategic Plan – ADDED**
7. Discussion of Proposal for Randal House Furniture
8. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 - C. Field Manager's Report
 - D. Amenity Report
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date - January 17, 2024
12. Adjournment

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

Sincerely,

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Showe". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
James Hoffman, District Engineer
Marcia Calleja, Amenity Manager
Alexandra Penagos, Community Manager
Darrin Mossing, GMS

Enclosures

SECTION III

SECTION B

Christopher "Brandon" Swendsen
8985 Randal Park Blvd
Orlando, FL, 32832
bswendsen@spotlight-energy.com
352-278-6791
November 15, 2024

Jason M. Showe
Senior District Manager
Governmental Management Services, Central Florida
219 E. Livingston St
Orlando, FL 32801


Dear Jason,

I am writing to formally express my interest in Seat 3 on the Randal Park Community Development District board.

As a resident of Randal Park for over 4 years, I have an appreciation for the challenges and opportunities we face. I'm excited to contribute to the future development and success of our neighborhood. I believe my experience in project management, finance, and analytics would make me an asset to the board. I'm committed to working alongside fellow board members to meet the needs of our neighbors.

Thank you for the consideration of my candidacy. I hope to work with you, and the board members, to make a meaningful difference in our truly special community.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon", with a long horizontal flourish extending to the right.

Christopher "Brandon" Swendsen

SECTION F

RESOLUTION 2025-01

**A RESOLUTION ELECTING OFFICERS OF THE
RANDAL PARK COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the **Randal Park Community Development District** at a regular business meeting held on **December 20, 2024** desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Treasurer

PASSED AND ADOPTED THIS 20th DAY OF DECEMBER 2024.

ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chairperson/Vice-Chairperson

SECTION V

**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, **November 15, 2024** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Engineer's Report

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 18, 2024 Meeting

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the minutes of the October 18, 2024 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated with regard to the swim instructor, I spoke with Jan and we reviewed Florida Statutes, Florida Administrative Code and did see some language in here that is going to prompt our recommendation to have an approved vendor list. If residents want to have swim instruction, we will have an approved vendor list that the board selects. We will have them sign a one-page document that they have complied with all Florida Law as it relates to swim instruction at public swimming pools. If a resident wants to hire one of the approved swim instructors they would just need to utilize the guest policy that is already set up at the pool.

Ms. Cornelius asked can we limit the hours of instruction on the waiver?

Ms. Trucco stated we can do that. I will bring the waiver and the resident communication draft to the next meeting.

Ms. Cornelius asked is there a way to regulate how many can take lessons at the same time?

Ms. Trucco stated you can if Alex is able to have documentation of when they are scheduled. It will help us monitor this.

Mr. Showe stated we can make that part of the application, that they must communicate lesson times with staff.

Ms. Steuck stated make it as simple as possible and add that it can be amended at any time by the board or staff.

B. Manager

i. Approval of Check Registers

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

ii. Balance Sheet and Income Statement

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

C. Field Manager’s Report

Mr. Wright gave an overview of the field management report, a copy of which is included in the agenda package.

D. Amenity Report

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

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – December 20, 2024

Mr. Showe stated the next meeting is December 20, 2024.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the meeting adjourned at 9:49 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI



This 2024 - 2029 strategic plan for Randal Park Community Development District (CDD) was developed by Dominic DiMartino, Natalya Sangster, and Lauren Taylor, graduate students at the University of Central Florida. The document provides a comprehensive framework for the CDD's future direction, including an organizational summary, stakeholders and mandates analysis, a mission and vision statement, a SWOT and TOWS analysis, and issues, goals, objectives, and strategies. This plan serves as a roadmap for Randal Park CDD's growth and development over the next five years.



UNIVERSITY OF
CENTRAL FLORIDA

Dominic DiMartino, Natalya Sangster, Lauren Taylor
School of Public Administration, University of Central Florida
PAD6335: Strategic Planning and Management
Professor Terry N. Henley, Ph.D.
Organization: Governmental Management Services Central Florida LLC - Randal Park
Community Development District (CDD)

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Executive Summary

This report provides an in-depth strategic analysis of Randal Park Community Development District (CDD), managed by Government Management Services (GMS), focusing on key challenges, goals, and the development of strategies to improve the organization's future. This analysis, prepared by University of Central Florida (UCF) consultants, aims to assess the organization's current state and recommend actionable strategies for enhancing overall performance. CDDs were established statewide under Chapter 190 of the Florida Statutes to address the needs of specific communities. The Randal Park Community Development District was formed through an ordinance enacted in 2007 by the City of Orlando, adhering to the framework outlined in Chapter 190. The report identifies formal and informal mandates that guide the organization's operations.

A key component of this strategic analysis includes a SWOT analysis identifying the organization's strengths, weaknesses, opportunities, and threats. Three primary strategic issues are identified during this process: communication and online presence, environmental factors and sustainability, and board cycle challenges. The UCF consultants conducted their primary research by gathering data from the GMS and CDD websites. This primary research led to the first major finding that the organizational communication strategies were minimal. Secondary research consisted of virtually attending a CDD board meeting and conducting a virtual interview with GMS. After the interview with GMS, the consultants further understood that the organization's communication strategies were solely about compliance. This interview also led to two additional findings: environmental factors and board cycle challenges. GMS District management explained that environmental risk factors like natural disasters and the lack of reserve funding to address these factors may present an ongoing challenge for the community. In

addition, district management expressed that governance and priorities may vary depending on the board members, who change every two years.

Based on the three strategic issues, the UCF consultants provide strategic goals to address the CDD's challenges. Communication challenges must be addressed by working with web developers to enhance accessibility and create a routine schedule for information updates. Environmental challenges must be addressed by building a long-term maintenance assessment and developing a healthy fiscal reserve. Lastly, the board cycle challenges must be addressed by creating long-term initiatives that will transcend board member changes and ensuring past, current, and future board members are continuously involved throughout the decision-making process. The report concludes with an implementation and evaluation plan outlining methods to achieve the strategic goals, including budget, timeline, and performance measurements. Randal Park Community Development District (CDD), managed by Government Management Services (GMS), can position itself for improved success by focusing on enhanced communication, sustainability procedures, and governance continuity.

Organization History

Community Development Districts (CDDs) were established statewide under Chapter 190 of the Florida Statutes to address the needs of specific communities. The Randal Park Community Development District was formed through an ordinance enacted in 2007 by the City of Orlando, adhering to the framework outlined in Chapter 190 (Randal Park Community Development District, n.d.). This special district is designed to provide essential services that enhance its residents' overall quality of life while effectively managing community development. The CDDs aim to finance, construct, operate, and maintain critical infrastructure for the Randal Park community in Orlando (Randal Park Community Development District, n.d.). It was created in partnership with the local government to ensure the necessary public services were provided without overburdening the county's resources. Unlike private homeowner's associations, CDDs are governmental entities with public accountability and tax-exempt financing. Its primary purpose is to manage infrastructure such as roads, stormwater management, landscaping, parks, and recreational facilities—all critical to the well-being of the community's residents. These projects are financed through tax-exempt bonds structured over a 30-year repayment period. The funding was secured through multiple bond series, including Series 2012, Series 2015, and Series 2018, ensuring the phased completion of the community's infrastructure needs.

Governmental Management Services (GMS) is the largest CDD management company in Florida and provides management services for the Randal Park Community Development District, with twenty more CDDs managed by GMS. GMS handles several key responsibilities (Government Management Services, n.d.). These include organizing and recording all regularly scheduled board of supervisors and landowner meetings. GMS also ensures the presentation of the district's annual budget in compliance with Chapter 190 and maintains adherence to

administrative and financial reporting requirements for community development districts. Additionally, GMS facilitates communication between the board of supervisors and staff to address the district's and the community's needs. Their responsibilities include preparing agendas for board meetings, drafting the annual budget and financial reports, managing monthly disbursements, and reviewing the annual insurance policy to ensure adequate coverage for the district.

Formal and Informal Mandates

Community Development Districts (CDDs) were established statewide under Chapter 190 of the Florida Statutes. These governmental agencies, such as the Randal Park Community Development District, must adhere to numerous formal mandates at the local, state, and federal levels. Chapter 190 provides detailed guidelines for the operations of these special districts, including how to manage special assessments and the issuance of bonds (Florida Senate, 2012). These regulations are essential for ensuring transparency and accountability within these organizations. Additionally, CDDs are held to a strict code of ethics, which mandates public access to records and requires regular financial auditing. In addition to these formal requirements, CDDs must consider informal mandates, such as community input and engagement. While not legally required, addressing the needs and concerns of the community is essential to maintaining public trust. GMS, which provides management services to these special districts, must comply with the same regulations.

One of the critical challenges CDDs faces is balancing legal obligations with the evolving needs of the communities they serve. Formal mandates provide a clear framework for governance, yet informal expectations—like maintaining consistent communication with residents—demand flexibility and adaptability. Although not enforced by law, community

engagement initiatives are crucial in building rapport between the CDD and its residents. These initiatives can include hosting public forums, conducting surveys, or simply maintaining open lines of communication. In doing so, CDDs can meet their statutory requirements and foster a sense of shared responsibility and community ownership, thereby enhancing overall satisfaction and public trust.

Table 1: Stakeholders & Mandates

Stakeholder	Mandate
Regulatory Governmental Bodies	Chapter 190 of the Florida Statutes: Operational Guidelines, Public Records, Code of Ethics, Audits
Community Members	Accountability, Transparency, Satisfaction of the Community’s Needs, Community Engagement

Major External Events and Trends

The Randal Park Community Development District is influenced by several external trends that shape its operations and planning. Legislative changes often impact funding and regulatory frameworks, affecting how infrastructure projects are initiated and managed. Economic fluctuations also play a significant role, as shifts in the housing market and local employment rates influence community growth and the district’s funding capabilities. Increasing costs, which typically rise by 3-5% annually, further strain financial resources, necessitating careful management of these expenses.

Climate change and extreme weather events also substantially threaten infrastructure and community services. These environmental factors can lead to increased maintenance costs, potential damages to the community, and a need for enhanced resilience measures. Most recently,

the Randal Park CDD experienced a hurricane that heavily impacted the community's landscaping, leading to unexpected costs due to the lack of landscape insurance. Political influences, such as local and state leadership shifts, can establish new priorities and alter resource allocation, affecting ongoing and future projects.

Community demographic changes further drive the demand for new infrastructure and services. As the population grows or becomes more diverse, the need for updated amenities, such as parks or recreational facilities, becomes increasingly important. Addressing these external events and trends is critical to meeting the community's evolving needs while maintaining governmental resources. The CDD must carefully balance current demands with long-term planning to ensure sustainability and effective resource management.

In response to these external trends, the CDD must also embrace proactive strategies to remain adaptable in its planning and operations. Regular assessments of community needs and trends help identify areas where adjustments may be required. This could involve adopting new procedures to streamline operations or revising budget allocations to address fiscal priorities. Furthermore, maintaining open communication with residents and stakeholders ensures that the district remains informed about residents' concerns and priorities, fostering an inclusive approach to decision-making. By staying responsive to these external forces, the CDD can better align its resources with community expectations while navigating the complexities of long-term planning.

Mission Statement

The Randal Park Community Development District (CDD) was founded in 2006 to improve the quality of life for Orange County, Florida residents. Its mission is to deliver outstanding community services while maintaining infrastructure that sustains a vibrant

residential neighborhood. Its duties include maintaining recreational facilities, managing sustainable stormwater systems, and overseeing landscaping to ensure the community is aesthetically pleasing. It is committed to establishing a thriving community prioritizing fiscal responsibility and accountability, enabling residents to live in a welcoming, secure, and well-maintained environment. As part of this commitment, the CDD complies with Chapter 190 of the Florida Statutes, ensuring that it meets all legal requirements while upholding transparency and ethical standards.

In addition to its core responsibilities, the CDD actively seeks to engage with the community to understand better and respond to the evolving needs of residents. It regularly holds public meetings where residents are encouraged to voice their concerns and provide input on ongoing projects or proposed initiatives. The primary communication is through an active board that directly interfaces with the district management. This collaborative approach ensures that the district meets its regulatory obligations and fosters community involvement. By maintaining open lines of communication, the CDD can continuously improve its services, ensuring that the community remains a desirable place to live.

Vision Statement

The vision of Randal Park (CDD) is to improve the already well-developed neighborhood in the city of Orlando through transparency, proper budgeting, well-maintained infrastructure, and a positive community environment where residents can thrive. Over the next five years, the CDD strives to improve all community aspects through positive and negative feedback from local residents and our stakeholders. The goal is to make Randal Park (CDD) a pillar and a reference point from which future CDDs can learn.

SWOT/TOWS Analysis

Randal Park Community Development District (CDD) is a special district established under Chapter 190, Florida Statutes (Florida Senate, 2012). It was formed to manage and finance infrastructure, amenities, and services within the Randal Park development (Randal Park Community Development District, n.d.). To assess strategic priorities and areas for growth within the CDD, a SWOT and TOWS matrix was created to analyze its internal strengths and weaknesses against external opportunities and threats. A SWOT analysis examines the strengths, weaknesses, opportunities, and threats an organization faces internally and externally, allowing organizations to strategically improve their performance (Bryson, 2018). In addition, a TOWS analysis is a strategic management tool that expands on the traditional SWOT analysis by focusing on the relationships between those internal and external factors identified in the SWOT.

SWOT Analysis Process

A SWOT analysis was conducted for the Randal Park Community Development District (CDD) to evaluate its internal strengths and weaknesses and external opportunities and threats. This analysis aims to guide strategic planning and enhance the district's ability to meet resident and stakeholder needs. Initially, data was also collected from the organizational website. The data collection process improved through virtually attending a CDD board meeting and consultation with the GMS district management through a virtual Zoom meeting. This session consisted of an interview of the district management conducted by the UCF consultants. After this interview, the district management e-mailed powerpoint information that outlined the roles, responsibilities, and history of the CDD. In addition, through discussions with the GMS district management, a notable challenge was the lack of future planning and reserve funds, which made adapting to meet the residents' needs more difficult than anticipated. This was subsequently

identified as a weakness (Randal Park Community Development District, n.d.). The internal analysis focused on operational aspects such as financial management, community services, and infrastructure maintenance, while external factors like market trends and regulatory changes were assessed to determine potential opportunities and threats. The findings were organized into a four-quadrant SWOT matrix.

Table 2: SWOT Matrix

Strengths	Weaknesses
<p>Financing tool: assists in the development of the Randal Park community</p> <p>Transparency: Up-to-date Agendas Positive Resident Feedback Transparent Board Meetings</p>	<p>Future planning: Lack of a clear plan for long-term maintenance of the development</p> <p>Reserve Funds: Lacking reserve funds leads to the inability to fix issues when they arise.</p> <p>Insurance: Unable to obtain landscaping insurance due to high cost on residents</p> <p>Website: The CDD website is purposefully broad due to not wanting to overcomplicate the website; less is better</p>
Opportunities	Threats
<p>Increase digital presence: website update, use of social media, potential e-mail marketing</p> <p>Community Engagement: The board is very involved with the residents, gets along, listens to recommendations, and keeps up with the needs of residents</p>	<p>Board Vacancy: Vacant Assistant Secretary Seat (#3), not advertised on site</p> <p>Community Disconnect: Potential Decline in Resident Engagement</p> <p>Increasing Costs: The recent rise in Inflation could affect the cost of maintaining the property</p> <p>Environmental factors: Climate change, rising development and maintenance costs</p>

SWOT Summary

The Randal Park Community Development District (CDD) 's SWOT analysis identified key internal strengths, such as well-maintained infrastructure and a solid financial position, which create opportunities for expanding community amenities and enhancing residents' quality of life. However, weaknesses, as indicated in **Table 2**, including occasional communication gaps and a lack of comprehensive long-term maintenance planning, could hinder community engagement and expose the district to unexpected costs or service disruptions.

Externally, there are opportunities for the CDD to improve resident engagement through better communication and collaboration, allowing for the introduction of new programs that address evolving community needs. However, threats from regulatory changes and environmental factors, like weather events and rising maintenance costs, require proactive management. Additionally, while the CDD maintains transparency on its website, it needs to be updated and easier to navigate, with minimal and outdated resident feedback. A vacant board seat and an outdated FAQ page exacerbate this disconnect (Randal Park Community Development District, n.d.). Nevertheless, the goals set for 2025 present an opportunity to enhance the website with more detailed and organized information for residents.

The SWOT analysis provides a strategic direction for the Randal Park CDD. By leveraging its strengths and addressing its weaknesses, the district can effectively manage external threats and capitalize on growth opportunities (Bryson, 2018).

TOWS Analysis Process

The TOWS matrix, below in **Table 3**, for the Randal Park CDD was developed using a collaborative process. UCF consultants included the GMS district management in this analysis, which began with an in-depth SWOT analysis. The first step was identifying internal strengths

and weaknesses. This involved reviewing the district's infrastructure management, financial standing, and community engagement. Next, external opportunities and threats were mapped out by assessing environmental factors. UCF consultants organized the data collection into a four-quadrant TOWS matrix, where each quadrant represented a specific strategy combination of internal and external factors.

Table 3: TOWS Matrix

Internal/External	Opportunities (O)	Threats(T)
Strengths (S)	SO: Leverage strong infrastructure to expand community services.	ST: Use solid financial standing to buffer against potential budget cuts.
Weaknesses (W)	WO: Improve community engagement by addressing communication gaps.	WT: Address weaknesses in infrastructure maintenance to avoid increased vulnerability to regulatory changes.

Summary of Findings

The TOWS analysis provided critical insights into the Randal Park CDD’s strategic positioning. One of the district's main strengths is its well-maintained infrastructure, which can be leveraged to introduce new community services and attract further investment. Additionally, its strong financial position protects against external threats, such as budgetary constraints caused by changes in government funding or economic downturns.

However, the analysis also highlighted several weaknesses, particularly in community engagement. Although the district is effective in its operational management, communication with residents could be enhanced to foster greater involvement. This weakness presents both an

opportunity and a threat. While improving communication could strengthen the community's sense of ownership and satisfaction, failing to do so might leave the district more vulnerable to external regulatory pressures or reputational risks. Regarding threats, upcoming changes to state regulations were identified as a potential challenge, especially maintaining the CDD's infrastructure if proactive measures are not taken to remain compliant. By completing the TOWS analysis, the Randal Park CDD is better positioned to strategically address its strengths and weaknesses while proactively responding to external opportunities and threats. This strategic tool will guide future planning and operational decisions to ensure the continued growth and sustainability of the community.

Issues, Goals, Objectives, and Strategies

The Randal Park Community Development District (CDD), managed by Governmental Management Services Central Florida LLC, seeks to become a more efficient, resident-focused organization that promotes sustainable development and enhances quality of life. The district management aims to streamline operations, improve infrastructure, and strengthen communication with residents, fostering a thriving community supported by transparent governance and responsible financial stewardship. However, challenges remain, including the need for a more substantial online presence for transparency, a long-term maintenance strategy to protect community assets, and disruptions from the two-year election cycle. Addressing these issues is essential for enhancing community engagement and ensuring organizational resilience.

When discussing opportunities for improvement, the district management noted that although the CDD has websites for compliance, the maintenance workload can be tedious for staff. They also emphasized the need to build more reserves for future projects and the lack of landscaping insurance, which presents additional risk. Additionally, they mentioned that the

board election cycle every two years may create instability and represent a weakness in terms of continuity. This analysis outlines the necessary strategic issues, goals, objectives, and strategies to tackle these challenges.

Strategic Issue 1—Communication and Online Presence

How can the Randal Park CDD improve its compliance-related websites to enhance communication and transparency for residents and non-residents while allowing staff to focus on more strategic initiatives?

One significant challenge faced by the Randal Park CDD is maintaining compliance-related websites, which can be tedious for staff and detract from their ability to focus on more strategic tasks. The organization’s outdated website and limited engagement features create significant barriers to effective communication and transparency. Though the CDD actively meets with the board monthly, increasing resources online could benefit less involved residents within the community and encourage openness for the public. Since the CDD is a public asset, non-residents should have an equal opportunity to engage.

Goal 1: Elevate the organization’s online presence to foster greater accessibility and promote transparency.

Objectives:

1. **Website Redesign:** By May 2025, redesign and launch a new user-friendly website where the public can access information about the Randal Park CDD.
2. **Mobile Device Friendly:** Ensure the website is mobile-friendly; by April 2025, most users will access this information via mobile devices.
3. **Scheduled Updates:** Create an internal schedule to ensure current information by April 2025.

Strategies:

1. **Website Redesign:** Contract with a web developer to execute the initial website design, incorporating a user-friendly interface that is also ADA-compliant.
2. **Mobile Device Friendly:** Conduct mobile device testing to ensure all website functions are consistent via smart devices.
3. **Scheduled Updates:** Designate staff for manual updates and create a schedule for automatic updates when available.

Goal 2: Expand access to organizational documents and resources to empower engagement and foster inclusivity.

Objectives:

1. **Board Meeting Transparency:** Provide the public with online navigation tools for board meeting minutes, including a more advanced search tool.
2. **Document Archive:** Organize a designated archive for organizational documents.

Strategies:

1. **Board Meeting Transparency:** Implement a tagging system to highlight key themes or issues discussed, enabling users to locate relevant documents quickly.
2. **Document Archive:** Provide access to all organizational documents in a directory format and include a search tool to assist the public in navigation.

Indirect Approach: The CDD will contract with a web developer to ensure ADA compliance and enhance navigational tools. Ensuring mobile compatibility is essential since most users access information through smartphones. An internal schedule for regular updates will also be implemented to keep the site current.

Vision of Success Approach: Randal Park CDD’s website is a vibrant hub for communication and transparency—residents and non-residents quickly access information about community events, compliance updates, and resources. Enhanced features like interactive forums and real-time updates empower residents to engage with the board and contribute to discussions.

Strategic Issue 2—Environmental Factors and Sustainability

What strategies can the Randal Park CDD implement to ensure the long-term maintenance and sustainability of developments while preparing for unexpected challenges like extreme weather and minimizing potential liabilities?

The Randal Park CDD requires a clear strategy for its developments' long-term maintenance and sustainability. Without this plan, it risks declining property values, rising costs, and deteriorating community assets. Establishing financial reserves for future projects is essential to ensure funds are available for critical initiatives without burdening residents. The CDD must prepare for the unexpected, such as extreme weather and other disasters. For example, the lack of landscaping insurance complicates financial planning and increases potential liabilities. This issue was highlighted in the aftermath of the recent hurricane, which damaged vegetation throughout the community. By tackling these issues now, the Randal Park Community Development District (CDD) can enhance its resilience and better prepare for potential environmental risks.

Goal 1: Develop a visionary long-term maintenance strategy with dynamic milestone goals to ensure sustained progress and excellence.

Objective: Comprehensive Maintenance Assessment: Conduct risk assessment for environmental factors

Strategy: Comprehensive Maintenance Assessment: Utilize data from risk assessment to prioritize community maintenance based on urgency and impact.

Goal 2: Strengthen fiscal resilience by diversifying and expanding funding sources to ensure long-term financial stability.

Objectives:

1. **Fiscal Resilience:** By June 2025, design a proactive funding strategy with robust reserves to address unforeseen challenges and evolving development needs.
2. **Community Education:** Equip residents with the knowledge to make informed decisions while serving on the CDD board.

Strategies:

1. **Fiscal Resilience:** Each fiscal year, regularly assess and reallocate funding based on anticipated liabilities and emerging challenges, ensuring that resources are aligned with the community's priorities.
2. **Community Education:** Engage with local organizations to educate the community about anticipated environmental impact. Expand the community's knowledge to assist in strategic decision-making.

Indirect Approach: Conducting a risk assessment will identify vulnerabilities like flooding and extreme weather, enabling the CDD to prioritize urgent issues and enhance sustainability through long-term planning. Collaborating with local organizations can help educate residents on environmental impacts and promote eco-friendly practices via workshops and online resources. Additionally, the CDD risks declining property values and asset degradation without a long-term maintenance plan. Developing a strategic maintenance plan with clear milestones will aid in predicting needs and allocating resources effectively. A long-term funding strategy will prepare

for unforeseen challenges while maintaining stable contribution rates and avoiding financial burdens on residents.

Vision of Success Approach: Randal Park CDD leads in sustainability with a clear strategy that protects community assets and property values. With robust financial reserves and proactive planning, the CDD ensures funds are available for maintenance and emergency responses while residents engage in sustainability initiatives supported by educational programs.

Strategic Issue 3—Board Cycle Challenges

How can the Randal Park CDD maintain consistent strategic direction and effective decision-making amid the challenges of a two-year election cycle while continuing to foster strong relationships with residents?

The board is highly active and engaged with fellow residents, fostering strong relationships and collaboration while remaining receptive to recommendations and attentive to community needs. However, the two-year election cycle poses a governance challenge, as frequent changes can create inconsistencies in strategic direction and decision-making. This instability may hinder the board's ability to effectively implement long-term initiatives and respond to the community's evolving needs.

Goal: Enhance governance and board consistency

Objective: Continuity in Strategic Direction: By May 2025, maintain a consistent approach to governance to minimize disruptions caused by board member changes.

Strategy:

1. **Continuity in Strategic Direction:** Host regular strategy review sessions to keep all active community members aligned and focused on the community's priorities.

2. **Continuity in Strategic Direction:** Pair new and experienced board members through transitional periods.
3. **Continuity in Strategic Direction:** Develop a comprehensive plan that outlines long-term initiatives for the community that can transcend board changes.

Indirect Approach: To address the challenges posed by the two-year election cycle, the Randal Park CDD could implement a mentorship program for incoming board members, pairing them with experienced members to ensure continuity in strategic initiatives and decision-making.

Vision of Success Approach: Residents feel closely connected to the board, participating in shaping community priorities and fostering collaboration to meet everyone's needs, creating a vibrant and engaged community.

Strategy Overview

In summary, The Randal Park CDD could implement several strategies to address these strategic issues. First, streamlining website maintenance through dedicated personnel or outsourcing could free up staff resources for more impactful work. Establishing a clear financial reserve policy would ensure that funds are consistently set aside for future projects, promoting fiscal sustainability. The organization should also consider obtaining supplemental insurance to mitigate risks and protect against unforeseen costs. Finally, enhancing board members' onboarding and training processes could help ensure continuity and stability in governance, enabling a more cohesive approach to long-term planning and execution. With these strategies in place, the next step is a comprehensive implementation and evaluation plan to monitor progress, assess effectiveness, and adjust as needed to achieve the strategic objectives.

Implementation and Evaluation Plan

Implementation represents the critical effort to bring an organization's mission, goals, and strategies to life in strategic planning (Bryson, 2018). This process encompasses fulfilling mandates, promoting continuous organizational learning, and consistently generating public value. The key to implementation is ensuring that policy intent is translated to policy outcomes. Through analyzing the objectives of the Randal Park Community Development District (CDD), the implementation strategies identified will play a crucial role in securing future opportunities for the organization. By effectively executing these strategies, the district management can enhance its capacity to meet the Randal Park community's needs and overall sustainable growth. An established evaluation plan within the organization measures progress and ensures accountability. The evaluation process is integral and ongoing, which promotes long-term sustainability for achieving goals (Bryson, 2018).

Issue 1: Communication and Online Presence

The Randal Park Community Development District (CDD) faces a significant challenge in maintaining compliance-related websites, which can be tedious for staff and distract them from more strategic initiatives. While the CDD holds monthly board meetings, enhancing online resources could better serve less engaged residents and promote openness to the public, including non-residents. UCF consultants have outlined implementation strategies to address these issues, listed below in **Table 4 - Communication and Online Presence Implementation Plan**.

The first strategy involves a website redesign, with a target completion date of May 2, 2025, requiring \$21,000. Key steps include administering a Request for Proposals, selecting a web development company, consulting, and solidifying website tasks. The second strategy focuses on making the website mobile-friendly, with a target date of April 21, 2025, and a budget

of \$25,000. This includes designing mockups, mobile development, testing, and launching the mobile site. Lastly, the third strategy aims to establish scheduled updates, targeted for April 14, 2025, with a budget of \$10,000. This strategy entails identifying responsible staff, creating an upgrade schedule, developing update protocols, conducting internal testing, and launching the update schedule. Through these efforts, the CDD seeks to enhance its online presence and improve community engagement.

Table 4 - Communication and Online Presence Implementation Plan

Issue 1: Communication and Online Presence				
Goal 1: Enhance the organization’s website to increase accessibility and transparency.				
Objective 1: Website Redesign—Redesign and launch a new user-friendly website where the public can access information about the Randal Park CDD.				
Strategy 1 - Website Redesign	Target Date: 5/2/2025	Required Resources	\$21,000	Assigned to:
Administer Request for Proposals for Website Developers	1/6/2025	Staff/Time	\$5,000	Procurement Department
Select Web Development Company	2/3/2025	Funding	\$2,000	Internal Project Manager
Consultation with Selected Company	2/10/2025	Staff	\$1,000	Internal Project Manager
Solidify Website Tasks	3/03/2025	Staff/Equipment	\$3,000	Internal Project Manager
Website Upgrade Completion	5/02/2025	Staff/Equipment	\$10,000	Internal Project Manager
Strategy 2 - Mobile Device Friendly	Target Date: 4/21/25	Required Resources	\$25,000	Assigned to:
Design Mockups	1/13/2025	Staff/Time	\$5,000	External Developer
Mobile Development	1/27/2025	Staff/Time/Funding	\$7,500	External Developer
Testing	2/17/2025	Time	\$2,500	Internal Staff
Revisions	3/31/2025	Staff/Time	\$4,000	External Developer
Mobile Launch	4/21/2025	Equipment	\$6,000	External Developer

Strategy 3 - Scheduled Updates	Target Date: 4/14/2025	Required Resources	\$10,000	Assigned to:
Identify responsible staff	2/10/2025	Staff	\$2,000	Project Manager & IT Staff
Create upgrade schedule	2/24/2025	Time	\$1,500	Project Manager & IT Staff
Development Update Protocols	3/17/2025	Equipment	\$3,000	Project Manager & IT Staff
Internal Testing	3/31/2025	Equipment	\$2,500	All Staff
Launch Schedule	4/14/2025	Time	\$1,000	Project Manager & IT Staff

Issue 2: Environmental Factors and Sustainability

The Randal Park Community Development District (CDD) faces the strategic issue of ensuring its developments' long-term maintenance and sustainability while preparing for unexpected challenges, such as extreme weather. The goal of 122k being chosen for the reserve fund as that number is 10% of the annual budget for Randal Park since 10% is the minimum for most CDDs. Without a clear strategy, the CDD risks declining property values, rising costs, and deteriorating community assets. Establishing financial reserves for future projects is crucial to ensure funds are available for critical initiatives without burdening residents. The recent hurricane highlighted the need for better financial planning, particularly the lack of landscaping insurance, which increases potential liabilities. By addressing these issues proactively, the CDD can enhance its resilience and improve its preparedness for environmental risks.

Table 5 - Environmental Factors and Sustainability Plan

Issue 2: Environmental Factors and Sustainability				
Goal 1: Enhance development, maintenance, and sustainability long-term				
Objective 1: Plan financially for environmental factors as well as training and preparedness				
Strategy 1: Financial	Target date: 6/12/25	Required Resources:	\$129,400	Assigned to:
Build up a financial reserve fund.	6/12/25	Funding	\$122,000	Procurement Department
Landscaping insurance	2/13/25	Funding	\$7,400	Procurement Department
Re-evaluate and Adjust Financial Plans	1/9/25	Staff/Funding	No Cost	Board & Internal Staff
Strategy 2: Preparation	Target date: 6/12/25	Required Resources:	\$190,000	Assigned to:
Hurricane Preparedness Training/Community Engagement Program	3/13/25	Staff/Time/Funding/Equipment	\$100,000	All Staff
Conduct a Comprehensive Risk Assessment	5/15/25	Staff	\$70,000	Board & Internal Staff
Two Infrastructure Inspections per year	1/9/25 - 6/12/25	Time	\$20,000	Board & Internal Staff

Issue 3: Board Cycle Challenges

Strategic Issue 3 focuses on enhancing board consistency within the Randal Park CDD.

This does not create unlimited term limits but promotes continuity with past, current, and future board members by aligning the community’s priorities.

Table 6 - Board Cycle Challenges

Issue 3: Board Cycle Challenges				
Goal 1: Enhance governance and board consistency				
Objective 1: Maintain a consistent approach to governance to minimize disruptions caused by board member changes.				
Strategy 1 - Continuity in Strategic Direction	Target Date: 5/30/2025	Required Resources	\$15,000	Assigned to:
Review current term limits and policies.	1/13/2025	Time	\$2,500	Board & Internal Staff
Develop Orientation Program	2/17/2025	Time	\$4,500	Board & Internal Staff
Implement regular board training sessions.	3/24/2025	Time	\$5,000	Board & Internal Staff
Enhance board member succession plan.	4/14/2025	Staff	\$2,000	Board & Internal Staff
Evaluate board performance and feedback.	5/30/2025	Staff	\$1,000	External Consultant

Table 6 outlines the challenges associated with board cycles, focusing on enhancing governance and consistency. The primary goal is maintaining a stable governance approach to reduce disruptions from board member changes. To achieve this, the strategy includes reviewing current term limits, developing an orientation program, conducting regular training sessions, enhancing the succession plan, and evaluating board performance. Key milestones are set with specific target dates between January and May 2025, requiring a budget of \$15,000 allocated across various resources, including internal staff and an external consultant.

Table 7 -Evaluation Plan

Issue 1: Communication and Online Presence	Evaluation Interval	Achieved?	Initial Value	Current Value
Goal 1: Enhance the organization’s website to increase accessibility and transparency.				
Objective 1: Redesign and launch a new user-friendly website where the public can access information about the Randal Park CDD by May 2, 2025.	Once (on completion date)			
Strategy 1: Complete website redesign by May 2, 2025.	Track progress monthly.			
Strategy 2: Administer Request for Proposals for Website Developers by January 6, 2025.	Track progress weekly until completion.			
Strategy 3: Select a web development company by February 3, 2025.	Track completion and review progress bi-weekly.			
Objective 2: Make the website mobile-friendly by April 21, 2025.	Once (on completion date)			
Strategy 1: Design mockups by January 13, 2025.	Track progress weekly.			
Strategy 2: Develop a mobile-friendly website by January 27, 2025.	Track progress weekly.			
Strategy 3: Test mobile website by February 17, 2025.	Once at the end of the testing phase.			
Issue 2: Environmental Factors and Sustainability	Evaluation Interval	Achieved?	Initial Value	Current Value
Goal: Enhance development, maintenance, and long-term sustainability.				
Objective 1: Plan financially for environmental factors, training, and preparedness by June 12, 2025.	Once (on completion date)			
Strategy 1: Build a financial reserve fund by June 12, 2025.	Track monthly progress until completion.			
Strategy 2: Secure landscaping insurance by February 13, 2025.	Once on the completion date.			
Strategy 3: Re-evaluate and adjust financial plans by January 9, 2025.	Bi-annually (every six months).			
Objective 2: Enhance preparedness through hurricane training, risk assessments, and infrastructure inspections by June 12, 2025.	Once (on completion date)			
Strategy 1: Conduct hurricane preparedness training by March 13, 2025.	Once after training.			
Strategy 2: Complete a comprehensive risk assessment by May 15, 2025.	Once after the assessment.			

Strategy 3: Perform two yearly infrastructure inspections, starting January 9, 2025, and continuing through June 12, 2025.	Twice per year (January and June).			
Issue 3: Board Cycle Challenges	Evaluation Interval	Achieved?	Initial Value	Current Value
Goal: Enhance governance and board consistency.				
Objective 1: Maintain a consistent approach to governance to minimize disruptions caused by board member changes by May 30, 2025.	Once (on completion date)			
Strategy 1: Review current term limits and policies by January 13, 2025.	Once (on completion date)			
Strategy 2: Develop a board orientation program by February 17, 2025.	Track progress bi-weekly.			
Strategy 3: Implement regular board training sessions starting March 24, 2025.	Quarterly review (every 3 months).			
Objective 2: Enhance the board member succession plan and evaluate board performance by May 30, 2025.	Once (on completion date)			
Strategy 1: Enhance the board member succession plan by April 14, 2025.	Track progress monthly until completion.			
Strategy 2: Implement board performance evaluation by May 30, 2025	Once (on completion date)			
Strategy 3: Collect board feedback by May 30, 2025.	Once after evaluation.			

Conclusion

In conclusion, the Randal Park Community Development District (CDD) is strategically positioned to address its challenges through comprehensive implementation plans focused on enhancing communication, sustainability, and governance. By redesigning its website and improving online accessibility, the CDD aims to engage residents more effectively and promote transparency. Addressing environmental factors with a solid financial strategy and preparedness training will bolster the district's resilience against unforeseen challenges. Finally, fostering continuity and consistency within the board through structured training and evaluation will ensure that governance remains stable and aligned with community priorities. These initiatives aim to fulfill the CDD's immediate goals and lay the groundwork for sustainable growth and long-term success.

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Acknowledgments

We thank Randal Park Community Development District (CDD) and Government Management Services (GMS) for their willingness to participate in developing this strategic plan.

A special thank you to Mr. Jason Showe, GMS, for providing guidance and insight.

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Lauren Taylor, la684645@ucf.edu

SECTION VII

OUTDOOR



\$649 ea.



\$559



RP OUTDOOR CHAIR OPTIONS



CHAIR \$2388



SOFA BROWN OR CREAM FABRIC \$4959

Outdoor entry area
OPTIONS



SWIVEL CHAIR
\$2788

GATHERING AREA



\$399



\$7397

\$2394 (2 rugs)



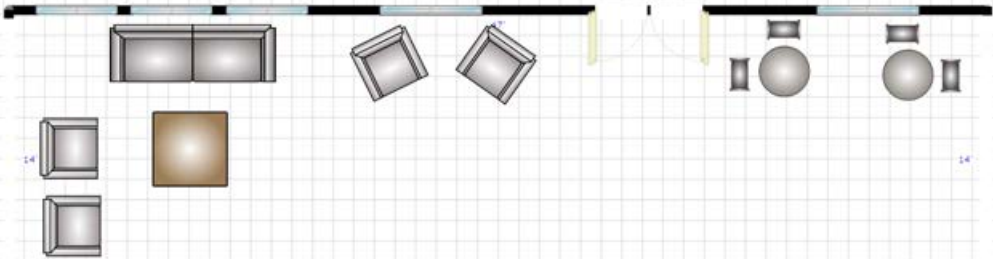
Air hockey table
\$1499



\$449



\$3590 (both chairs)



SECTION VIII

SECTION B

SECTION 1

Randal Park Community Development District

Summary of Check Register

November 1, 2024 to November 30, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	11/7/24	3280-3286	\$ 4,816.39
	11/12/24	3287	\$ 512.50
	11/14/24	3288-3292	\$ 29,481.61
	11/19/24	3294-3298	\$ 29,202.25
			\$ 64,012.75
Supervisor Fee - November 2024			
	Kathryn F. Steuck	50299	\$ 184.70
	Marcela L. Asquith	50300	\$ 184.70
	Sean D. Masherella	50301	\$ 184.70
	Stephany C. Cornelius	50302	\$ 184.70
			\$ 738.80
Total Amount			\$ 64,751.55

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/07/24	00043	10/15/24 69100856	202410 320-53800-46800	PEST CONTROL OCT 24 ARROW ENVIRONMENTAL SERVICES	*	60.48	60.48 003280
11/07/24	00185	11/01/24 47594	202411 320-53800-46700	JANITORIAL SERVICES NOV24 B&T BUILDING SERVICES, INC	*	1,573.00	1,573.00 003281
11/07/24	00095	11/16/24 18570(2)	202411 320-53800-49400	FALL EVENT CAPTAIN CARNIVAL	*	250.00	250.00 003282
11/07/24	00129	10/30/24 42098748	202410 320-53800-46700	BATHROOM MATS CLEANING CINTAS	*	322.95	322.95 003283
11/07/24	00176	11/01/24 10644	202411 320-53800-46400	POOL MAINTENANCE - NOV 24 FIVE STAR PRO SERVICES	*	2,250.00	2,250.00 003284
11/07/24	00049	11/01/24 333806	202411 320-53800-34500	SECURITY SERVICES - NOV24 SYNERGY FL	*	34.95	34.95 003285
11/07/24	00036	11/01/24 0549337-	202411 310-51300-49200	STORMWTR UTILITY TAX FY25 SCOTT RANDOLPH, TAX COLLECTOR	*	325.01	325.01 003286
11/12/24	00177	11/11/24 11-11-20	202411 320-53800-49400	PETTING ZOO 11/16/24 NOAHS LANDING	*	512.50	512.50 003287
11/14/24	00169	11/01/24 33	202411 320-53800-12100	AMENITY MANAGEMENT NOV 24	*	8,410.83	
		11/01/24 33	202411 320-53800-51000	LOWES - CLEANING SUPPLYS	*	41.12	
		11/01/24 33	202411 320-53800-51000	ACE - CLEANING SUPPLYS	*	18.10	
		11/01/24 33	202411 320-53800-48000	TOLIET REPAIR PARTS	*	230.46	
		11/01/24 33	202411 320-53800-51000	LOWES - KEY AND SUPPLIES	*	167.37	
		11/01/24 33	202411 320-53800-49000	HD - MAILBOX KEYS	*	40.28	
							8,908.16 003288

RAND RANDAL PARK NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/14/24	00129	9/05/24	42043359	202409	320	53800	46700		BATHROOM MATS CLEANING	*	322.95		
									CINTAS			322.95	003289
11/14/24	00046	11/06/24	34647A	202411	320	53800	46000		CASCADES FOUNTAIN REPAIRS	*	176.15		
									FOUNTAIN DESIGN GROUP, INC.			176.15	003290
11/14/24	00001	11/01/24	817	202411	310	51300	34000		MANAGEMENT FEES - NOV 24	*	4,167.00		
		11/01/24	817	202411	310	51300	35200		WEBSITE ADMIN - NOV 24	*	111.33		
		11/01/24	817	202411	310	51300	35100		INFORMATION TECH - NOV 24	*	167.00		
		11/01/24	817	202411	310	51300	31300		DISSEMINATION - NOV 24	*	918.75		
		11/01/24	817	202411	310	51300	51000		OFFICE SUPPLIES	*	.69		
		11/01/24	817	202411	310	51300	42000		POSTAGE	*	15.45		
		11/01/24	817	202411	310	51300	42500		COPIES	*	89.85		
		11/01/24	817	202411	320	53800	46000		SIDEWALK CLEANING SUPPLYS	*	117.32		
		11/01/24	817	202411	320	53800	12000		SIDEWALK EDGING MATERIALS	*	88.14		
		11/01/24	817	202411	320	53800	12000		SUPEREDGE FOR LANDSCAPE	*	41.61		
		11/01/24	817	202411	320	53800	48000		7 LIGHT BULBS	*	72.70		
		11/01/24	818	202411	320	53800	12000		FIELD MANAGEMENT - NOV 24	*	1,744.42		
		11/01/24	819	202411	320	53800	12300		FACILITY MAINT - NOV 24	*	2,835.92		
									GOVERNMENTAL MANAGEMENT SERVICES			10,370.18	003291
11/14/24	00056	11/09/24	5219	202411	320	53800	47300		HOLIDAY LIGHTING FY25	*	9,472.17		
									JINGLE BELL LIGHTS LLC			9,472.17	003292
11/14/24	00038	11/01/24	311796	202411	320	53800	46300		ACCUTABS 60LBS	*	232.00		
									SPIES POOL, LLC			232.00	003293
11/19/24	00031	10/31/24	223450	202410	320	53800	47000		LAKE MAINT PDS OCT 24	*	319.98		

RAND RANDAL PARK NSOLER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/31/24		223450	202410 320-53800-47000	LAKE MAINT DOWN OCT 24	*	61.45	
10/31/24		223450	202410 320-53800-47000	MAINT AC1 RETENT OCT 24	*	56.16	
10/31/24		223450	202410 320-53800-47000	MAINT AC2 RETENT OCT 24	*	107.02	
10/31/24		223450	202410 320-53800-47000	MAINT 4 RET PONDS OCT 24	*	398.39	
							943.00 003294

11/19/24	00199	10/14/24 101424	202410 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00	
							250.00 003295

11/19/24	00181	10/14/24 101424	202410 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00	
							250.00 003296

11/19/24	00038	11/18/24 21550	202411 320-53800-46300	POOL CHEMICALS	*	750.00	
							750.00 003297

11/19/24	00066	11/15/24 804498	202411 320-53800-46200	LANDSCAPE MAINT - NOV 24	*	27,009.25	
							27,009.25 003298

						TOTAL FOR BANK A	64,012.75
						TOTAL FOR REGISTER	64,012.75

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
October 31, 2024



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6	<hr/>	Debt Service Fund Series 2015
7	<hr/>	Debt Service Fund Series 2018
8	<hr/>	Combined Capital Project Funds
9-10	<hr/>	Month to Month
11	<hr/>	Long Term Debt Report

Randal Park
Community Development District
Combined Balance Sheet
October 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Funds</i>	<i>Capital Project Funds</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 489,922	\$ -	\$ -	\$ -	\$ 489,922
Due from Colonial Properties	12,963	-	-	-	12,963
Due from General Fund	-	0	3,223	-	3,223
Investments:					
State Board of Administration (SBA)	-	387,635	-	-	387,635
Series 2012					
Reserve	-	-	402,724	-	402,724
Revenue	-	-	253,500	-	253,500
Interest	-	-	138,174	-	138,174
Prepayment	-	-	135,942	-	135,942
Sinking Fund	-	-	49	-	49
Series 2015					
Reserve	-	-	598,565	-	598,565
Revenue	-	-	292,027	-	292,027
Interest	-	-	195,239	-	195,239
Prepayment	-	-	5,000	-	5,000
Sinking Fund	-	-	190,000	-	190,000
Construction	-	-	-	483	483
Series 2018					
Reserve	-	-	59,085	-	59,085
Revenue	-	-	40,524	-	40,524
Interest	-	-	41,144	-	41,144
Cap Interest	-	-	2,811	-	2,811
Construction	-	-	-	53	53
Cost of Issuance	-	-	-	8	8
Prepaid Expenses	6,696	-	-	-	6,696
Total Assets	\$ 509,581	\$ 387,635	\$ 2,358,008	\$ 544	\$ 3,255,768
Liabilities:					
Accounts Payable	\$ 4,687	\$ -	\$ -	\$ -	\$ 4,687
Due to Debt Service	3,223	-	-	-	3,223
Total Liabilities	\$ 7,911	\$ -	\$ -	\$ -	\$ 7,911
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 6,696	-	-	-	\$ 6,696
Restricted for:					
Debt Service	-	-	2,358,008	-	2,358,008
Capital Project	-	-	-	544	544
Assigned for:					
Capital Reserve Fund	-	387,635	-	-	387,635
Unassigned	494,975	-	-	-	494,975
Total Fund Balances	\$ 501,671	\$ 387,635	\$ 2,358,008	\$ 544	\$ 3,247,858
Total Liabilities & Fund Balance	\$ 509,581	\$ 387,635	\$ 2,358,008	\$ 544	\$ 3,255,768

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ -	\$ -	\$ -
Colonial Properties Contribution	55,607	4,634	4,409	(225)
Miscellaneous Revenue	1,000	83	80	(3)
Activities	5,000	417	500	83
Rentals	9,000	750	1,250	500
Total Revenues	\$ 1,222,287	\$ 5,884	\$ 6,239	\$ 355

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 800	\$ 200
FICA Expense	918	77	61	15
Annual Audit	4,600	383	-	383
Trustee Fees	12,500	1,042	-	1,042
Dissemination Agent	11,025	919	919	-
Arbitrage	1,800	150	-	150
Engineering	10,000	833	-	833
Attorney	20,000	1,667	1,773	(106)
Assessment Administration	5,565	5,565	5,565	-
Management Fees	50,004	4,167	4,167	-
Information Technology	2,004	167	167	-
Website Maintenance	1,336	111	111	0
Telephone	100	8	-	8
Postage	1,000	83	56	27
Insurance	8,094	8,094	8,688	(594)
Printing & Binding	1,500	125	12	113
Legal Advertising	2,250	188	-	188
Other Current Charges	1,500	125	42	83
Office Supplies	200	17	1	16
Property Appraiser	800	67	-	67
Property Taxes	300	25	-	25
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 147,671	\$ 24,987	\$ 22,537	\$ 2,450

Operations & Maintenance

Contract Services:

Field Management	\$ 20,933	\$ 1,744	\$ 1,744	\$ (0)
Mitigation Monitoring	19,200	1,600	-	1,600
Landscape Maintenance	330,404	27,534	27,009	524
Lake Maintenance	11,640	970	943	27
Security Patrol	41,250	3,438	-	3,438

Repairs & Maintenance

Facility Maintenance	34,031	2,836	2,836	0
Repairs & Maintenance	30,000	2,500	-	2,500
Operating Supplies	9,800	817	668	149
Landscape Replacement	15,000	4,321	4,321	-
Irrigation Repairs	10,000	833	-	833

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Fountain Repairs	3,000	250	-	250
Pressure Washing	9,000	9,000	9,000	-
Subtotal Operations & Maintenance	\$ 534,259	\$ 55,843	\$ 46,521	\$ 9,321
Utilities				
Utilities - Common Area	\$ 33,000	\$ 2,750	\$ 3,254	\$ (504)
Streetlighting	121,000	10,083	8,586	1,497
Amenity Center				
Amenity Management	100,930	8,411	8,411	(0)
Pool Attendants	15,500	1,292	-	1,292
Pool Permit	550	46	-	46
Cable TV/Internet/Telephone	4,857	405	658	(253)
Utilities - Amenity Center	25,641	2,137	1,528	609
Refuse Service	3,168	264	223	41
Amenity Center Access Cards	1,000	83	-	83
HVAC Maintenance	574	48	-	48
Special Events	15,000	1,250	438	812
Holiday Decorations	9,500	792	-	792
Security Monitoring	2,345	195	209	(14)
Janitorial Services	26,250	2,188	2,834	(647)
Pool Maintenance	30,240	2,520	2,250	270
Pool Chemicals & Repairs	19,450	1,621	4,314	(2,694)
Amenity Repairs & Maintenance	5,000	417	-	417
Pest Control	11,500	958	60	898
Other				
Property Insurance	55,019	55,019	45,279	9,740
Contingency	34,032	2,836	514	2,322
Subtotal Amenity Center	\$ 514,556	\$ 93,314	\$ 78,559	\$ 14,755
Total Operations & Maintenance	\$ 1,048,815	\$ 149,157	\$ 125,080	\$ 24,076
Total Expenditures	\$ 1,196,486	\$ 174,144	\$ 147,617	\$ 26,526
Excess (Deficiency) of Revenues over Expenditures	\$ 25,802	\$ (168,260)	\$ (141,378)	\$ 26,881
<u>Other Financing Sources/(Uses):</u>				
Transfer Out - Capital Reserve	\$ (25,802)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (25,802)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (168,260)	\$ (141,378)	\$ 26,881
Fund Balance - Beginning	\$ -		\$ 643,049	
Fund Balance - Ending	\$ -		\$ 501,671	

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest	\$ 8,614	\$ 718	\$ 1,777	1,060
Total Revenues	\$ 8,614	\$ 718	\$ 1,777	\$ 1,060
Expenditures:				
Capital Outlay	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Total Expenditures	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Excess (Deficiency) of Revenues over Expenditures	\$ (16,386)	\$ (1,366)	\$ 1,777	\$ 3,143
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 25,802	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 25,802	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,416	\$ (1,366)	\$ 1,777	\$ 3,143
Fund Balance - Beginning	\$ 328,863		\$ 385,857	
Fund Balance - Ending	\$ 338,278		\$ 387,635	

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 396,407	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	-	-
Interest Income	20,042	1,670	3,768	2,098
Total Revenues	\$ 416,449	\$ 1,670	\$ 3,768	\$ 2,098
Expenditures:				
Interest - 11/01	\$ 138,016	\$ -	\$ -	\$ -
Principal - 11/01	125,000	-	-	-
Interest - 5/01	134,188	-	-	-
Total Expenditures	\$ 397,203	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 19,246	\$ 1,670	\$ 3,768	\$ 2,098
Net Change in Fund Balance	\$ 19,246	\$ 1,670	\$ 3,768	\$ 2,098
Fund Balance - Beginning	\$ 491,322		\$ 927,779	
Fund Balance - Ending	\$ 510,569		\$ 931,547	

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 589,600	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	-	-
Interest Income	27,333	2,278	5,182	2,905
Total Revenues	\$ 616,934	\$ 2,278	\$ 5,182	\$ 2,905
Expenditures:				
Interest - 11/01	\$ 195,068	\$ -	\$ -	\$ -
Principal Payment - 11/01	185,000	-	-	-
Interest - 05/01	191,030	-	-	-
Total Expenditures	\$ 571,098	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,836	\$ 2,278	\$ 5,182	\$ 2,905
Net Change in Fund Balance	\$ 45,836	\$ 2,278	\$ 5,182	\$ 2,905
Fund Balance - Beginning	\$ 641,940		\$ 1,277,371	
Fund Balance - Ending	\$ 687,776		\$ 1,282,553	

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,674	\$ -	\$ -	\$ -
Interest Income	2,496	208	575	367
Total Revenues	\$ 120,169	\$ 208	\$ 575	\$ 367
Expenditures:				
Interest - 11/01	\$ 41,068	\$ -	\$ -	\$ -
Principal - 5/01	35,000	-	-	-
Interest - 5/01	41,068	-	-	-
Total Expenditures	\$ 117,135	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,034	\$ 208	\$ 575	\$ 367
Net Change in Fund Balance	\$ 3,034	\$ 208	\$ 575	\$ 367
Fund Balance - Beginning	\$ 77,664		\$ 143,333	
Fund Balance - Ending	\$ 80,698		\$ 143,908	

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

	Series	Series	
	2015	2018	Total
Revenues			
Interest Income	\$ 2	\$ 0	\$ 2
Total Revenues	\$ 2	\$ 0	\$ 2
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2	\$ 0	\$ 2
Fund Balance - Beginning	\$ 481	\$ 60	\$ 542
Fund Balance - Ending	\$ 483	\$ 61	\$ 544

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Colonial Properties Contribution	\$ 4,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,409
Miscellaneous Revenue	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80
Activities	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Rentals	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Total Revenues	\$ 6,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,239
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Agent	\$ 919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	919
Arbitrage	\$ 1,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,773
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,565
Management Fees	\$ 4,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,167
Information Technology	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	167
Website Maintenance	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	111
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	56
Insurance	\$ 8,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,688
Printing & Binding	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42
Office Supplies	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 22,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,537

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,744
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 27,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,009
Lake Maintenance	\$ 943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	943
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Maintenance	\$ 2,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,836
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Supplies	\$ 668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	668
Landscape Replacement	\$ 4,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,321
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
Subtotal Operations & Maintenance	\$ 46,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46,521
Utilities													
Utilities - Common Area	\$ 3,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,254
Streetlighting	\$ 8,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,586
Amenity Center													
Amenity Management	\$ 8,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,411
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	658
Utilities - Amenity Center	\$ 1,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,528
Refuse Service	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	223
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	438
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Monitoring	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	209
Janitorial Services	\$ 2,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,834
Pool Maintenance	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,250
Pool Chemicals & Repairs	\$ 4,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,314
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60
Other													
Property Insurance	\$ 45,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,279
Contingency	\$ 514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	514
Subtotal Amenity Center	\$ 78,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78,559
Total Operations & Maintenance	\$ 125,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125,080
Total Expenditures	\$ 147,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	147,617
Excess (Deficiency) of Revenues over Expenditures	\$ (141,378)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(141,378)
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (141,378)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(141,378)

Randal Park
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate:	(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	\$402,724
Bonds Outstanding - 05/17/2012	\$5,115,000
Less: November 1, 2013 (Mandatory)	(\$65,000)
Less: November 1, 2014 (Mandatory)	(\$70,000)
Less: November 1, 2015 (Mandatory)	(\$70,000)
Less: November 1, 2016 (Mandatory)	(\$75,000)
Less: November 1, 2017 (Mandatory)	(\$80,000)
Less: November 1, 2018 (Mandatory)	(\$85,000)
Less: November 1, 2019 (Mandatory)	(\$90,000)
Less: November 1, 2020 (Mandatory)	(\$95,000)
Less: November 1, 2020 (Special Call)	(\$15,000)
Less: August 1, 2021 (Special Call)	(\$5,000)
Less: November 1, 2021 (Mandatory)	(\$90,000)
Less: August 1, 2022 (Special Call)	(\$5,000)
Less: November 1, 2022 (Mandatory)	(\$90,000)
Less: November 1, 2023 (Mandatory)	(\$115,000)
Current Bonds Outstanding	\$4,165,000

Series 2015 Special Assessment Bonds	
Interest Rate:	(4.25% , 5% , 5.2%)
Maturity Date:	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement	\$596,080
Reserve Fund Balance	\$598,565
Bonds Outstanding - 03/18/2015	\$9,055,000
Less: November 1, 2016 (Mandatory)	(\$145,000)
Less: November 1, 2017 (Mandatory)	(\$150,000)
Less: February 1, 2018 (Special Call)	(\$15,000)
Less: November 1, 2018 (Mandatory)	(\$155,000)
Less: November 1, 2018 (Special Call)	(\$20,000)
Less: February 1, 2019 (Special Call)	(\$20,000)
Less: August 1, 2019 (Special Call)	(\$5,000)
Less: November 1, 2019 (Mandatory)	(\$155,000)
Less: November 1, 2020 (Mandatory)	(\$165,000)
Less: November 1, 2021 (Mandatory)	(\$170,000)
Less: February 1, 2022 (Special Call)	(\$5,000)
Less: August 1, 2022 (Special Call)	(\$5,000)
Less: November 1, 2022 (Mandatory)	(\$180,000)
Less: August 1, 2023 (Special Call)	(\$5,000)
Less: November 1, 2023 (Mandatory)	(\$185,000)
Current Bonds Outstanding	\$7,675,000

Series 2018 Special Assessment Bonds	
Interest Rate:	(4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date:	5/1/2049
Maximum Annual Debt Service :	\$117,674
Reserve Fund Requirement	\$58,837
Reserve Fund Balance	\$59,085
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)
Current Bonds Outstanding	\$1,620,000

Total Bonds Outstanding	\$13,460,000
--------------------------------	---------------------

SECTION C

FY25 Proposals Review

- Total Estimated Available FY25 Budget Available Funds - **\$80,000**
- Total Current Proposal Cost With Pool Resurface - **\$186,542**
- Total Current Proposal Cost With Pool Acid Wash - **\$122,842**

FY25 Proposals Review

- Full Pool Resurface - \$93,267 (With Extras) or \$67,692
- Pool Acid Wash - \$3,992
- Clubhouse Column Repairs - \$51,200
- Clubhouse Fascia Repairs - \$21,650
- Landscape Tree Lifting - \$36,200
- Pool Paver Installation - \$9,800

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (13.5% of the population).

There is a growing awareness of the need to address the needs of older people, and the Government has set out a strategy for the 21st century in the White Paper on *Ageing Better: The Government's Strategy for Older People* (Department of Health 1999).

The White Paper sets out a vision of older people who are able to live independently, and to participate in the life of their communities. It also sets out a number of key objectives for the Government, including:

• to improve the health and well-being of older people, and to reduce the number of people who are dependent on others;

• to ensure that older people are able to live independently, and to participate in the life of their communities;

• to ensure that older people are able to access the services and support that they need, and that these services and support are of high quality.

The White Paper also sets out a number of key actions for the Government, including:

• to improve the health and well-being of older people, and to reduce the number of people who are dependent on others;

• to ensure that older people are able to live independently, and to participate in the life of their communities;

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**Electro Mechanic Industries,
Inc. DBA Vermana**
2909 Fairgreen Street
Orlando FL 32803



Estimate

4076013943
www.vermana.com
admin@vermana.com

Name / Address
Randal Park CDD 8846 Randal Park Blvd Orlando, FL 32832 USA

Ship To
Randal Park CDD 8846 Randal Park Blvd Orlando, FL 32832 USA

Estimate #	Date	P.O Num #
915181	10/3/2024	

**YOUR APPROVAL OF THIS ESTIMATE MUST BE
FORWARDED TO THE OPERATIONS DEPARTMENT!**
operations@vermana.com
This estimate is valid for 30 days from the date listed above

Sales Rep

DBK

Activity	Qty	Rate	Amount
LAP POOL RESURFACE WITH QUARTZ	1	72,600.00	72,600.00
THIS INCLUDES 2X6 NON-SKID WATERLINE TILE, LAP LANES AND STEP TILE			
TILE REPLACEMENT:	1	11,620.00	11,620.00
6x6 FLAT BEAM TILE			
6x6 FLAT BEAM MARKERS			
LED POOL LIGHT REPLACEMENT	1	5,925.00	5,925.00
(\$1,185.00 EACH x 5)			
INSTALL NEW DECK DEPTH MARKERS	1	2,340.00	2,340.00
PAYMENT TERMS:			
50% DOWN PAYMENT			
50% AFTER COMPLETION OF THE JOB			
Non-Taxable Sales Tax		0.00%	0.00

Total

\$92,485.00

Accepted By:

Accepted Date:

the 1990s, the number of people with a disability in the United States has increased from 35 million to 45 million (U.S. Census Bureau 2000).

As a result of the increase in the number of people with disabilities, the need for accessible information has become more acute. The Americans with Disabilities Act (ADA) of 1990 has provided a legal framework for the development of accessible information. The ADA requires that information be accessible to people with disabilities. This has led to the development of accessible information technologies (AIT) such as screen readers, Braille displays, and large print displays. AIT has the potential to improve the lives of people with disabilities by providing them with the same opportunities as people without disabilities.

One of the most important areas of AIT is the development of accessible web pages. Web pages are a key source of information for many people, and it is essential that they be accessible to people with disabilities. This paper discusses the challenges of developing accessible web pages and presents a framework for the development of accessible web pages. The framework is based on the principles of universal design and the ADA. It provides a systematic approach to the development of accessible web pages that can be used by web developers and designers.

The framework is based on the following principles: (1) the need for accessible information, (2) the legal requirements of the ADA, (3) the principles of universal design, and (4) the best practices for the development of accessible web pages. The framework is presented in the form of a checklist that can be used to evaluate the accessibility of web pages. The checklist is based on the following criteria: (1) the use of accessible content, (2) the use of accessible navigation, (3) the use of accessible forms, and (4) the use of accessible links.

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- 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

- 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

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- Commercial Swimming Pool Chemicals & Supplies
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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: _____

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC.
CP C043205

DATE: _____

OPTION#1 _____ OPTION #2 _____

OPTION #3 _____ OPTION #4 _____

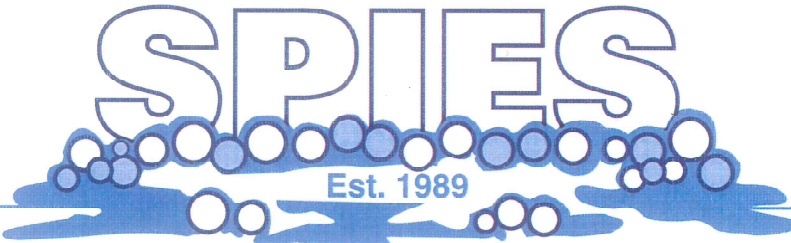
801 Sawdust Trail
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407-847-2771
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Lic # 12152

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

the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia. The World Health Organization (WHO) has developed a number of instruments to measure the quality of life of people with schizophrenia (2). The WHO Quality of Life Scale (WHOQOL) is a self-rated measure of quality of life that has been validated for use in people with schizophrenia (3). The WHOQOL is a 26-item scale that measures quality of life in terms of physical, psychological, social, and environmental domains. The WHOQOL is a self-rated measure of quality of life that has been validated for use in people with schizophrenia (3).

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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

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Work authorized by:

By: _____
Name: _____
Title: _____
Date: _____





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

Subtotal	\$36,200.00
Sales Tax	\$0.00
Proposal Total	\$36,200.00

THIS IS NOT AN INVOICE

the 1990s, the number of people who have been employed in the public sector has increased in all countries.

There are a number of reasons for the increase in public sector employment. One of the main reasons is the increasing demand for public services, such as health care, education, and social security.

Another reason is the increasing size of the public sector, which has led to a corresponding increase in the number of public employees.

Finally, the increasing demand for public services has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

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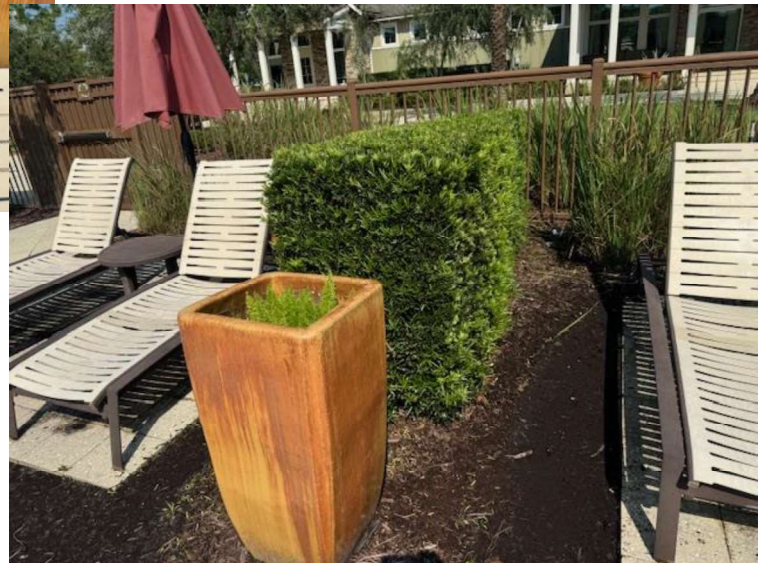
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Paver Repairs – Clubhouse Pool Area

Randal Park Townhomes Owners Association

Alexandra Penagos
6200 Lee Vista Blvd, Ste 300
Orlando, FL 32829
Phone: 407-841-5524 ext. 114
Email: apenagos@gmscfl.com

Prepared by:

Jose Pinto
President
Office: 407-852-6018
Fax: 407-852-7981
Cell: 407-468-9193
jp@prestigecontractorservices.com



1) Scope of Work

A preliminary Inspection of this project has been completed on the existing surfaces and conditions by a Prestige Contractor Services, Inc. representative listed on the cover page. The areas have been evaluated and the scope of work within this specification has been provided. The scope is an important key to a successful job and describes the tasks to be completed by the contract between contractor and owner. This specification covers the details of the surface preparation and application. The scope and the specifications become part of the requirements for the job and are measured against which satisfactory completion of the project is evaluated. Close adherence to all instructions and conditions is required.

Warranty:

Prestige Contractor Services, Inc. will honor a full 1-year labor warranty.

2) General

A. The Written Specifications contained herein are freely submitted as a courtesy of Prestige Contractor Services, Inc. and are designed for use to coordinate the work being conducted on the project for the specified product to be offered. Complying with the products specified will provide the maximum beauty, performance, and protection required. The written specification herein is final, and any changes must be submitted in writing and approved by Prestige Contractor Services, Inc.

3) Included in the scope of work

- a. Removal of landscaping around the paved area where work is to be complete
- b. Remove existing pavers
- c. Grade the area for installation
- d. Install approximately 600 sq. ft of new pavers to match existing pavers previously installed (total area paved is about 1200 sq. ft)
- e. Spread a light layer of paver sand where pavers were installed
- f. Spread sand using a push broom into the gaps between the pavers
- g. Run a plate compactor across the surface
- h. Add another layer of sand
- i. Spread sand using a push broom
- j. Run plate compactor one last time

4) Excluded in the scope of work

- a. Anything not mentioned above in the scope of work. Additional items will be considered a change order and will have an additional cost.



5) Notes

- a. These pavers are a special order and come from Miami. It will take 4-6 weeks to receive the items once ordered.

6) Project Completion Time (Note: A project schedule can be provided after the signed contract is received)

- a. 3-4 days for total completion

7) Deposit Terms

- a. Please be advised that an exceptionally high demand for materials may necessitate a deposit.
- b. The deposit is not to be greater than 40% of the contract amount.

8) Payment Schedule (Note: A payment schedule can be provided after a signed contract is received)

- a. An invoice will be sent upon completion.



Randall Park – Paver Repairs

September 19th, 2024

Contract

Randal Park Townhomes Owners Association

Alexandra Penagos
6200 Lee Vista Blvd, Ste 300
Orlando, FL 32829
Phone: 407-841-5524 ext. 114
Email: apenagos@gmscfl.com

Prepared by:

Jose Pinto
President
Office: 407-852-6018
Fax: 407-852-7981
Cell: 407-468-9193
jp@prestigecontractorservices.com

We are pleased to submit our proposal for the mentioned scope of work at 8730 Randal Park Blvd, Orlando, FL:

- Remove and Install Pavers _____ \$9,800.00

All materials will be supplied by Prestige Contractor Services, Inc.

Payment Schedule: Invoiced upon completion

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Owners will be responsible for any equipment cost associated with work delays due to the approval of colors, samples, mockups, etc.... After payment terms have been negotiated, the payment schedule will follow and become part of this contract. We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents, or any other cause beyond our control. We are not responsible for damage due to following our scope of work. Owner to carry fire, tornado, and any other necessary insurance coverage. Prestige Contractor Services, Inc. to carry General Liability and Workman's Compensation Insurance coverage. **This proposal and contract are valid for 30 days.**

Prestige Contractor Services, Inc.

By: Jose Pinto
Jose Pinto / President

The enclosed prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____
Acceptance Date: _____

Print Name: _____
Title: _____

SECTION D

RANDAL



PARK

Randal Park
Amenity Report
November 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 last day was October 27th.

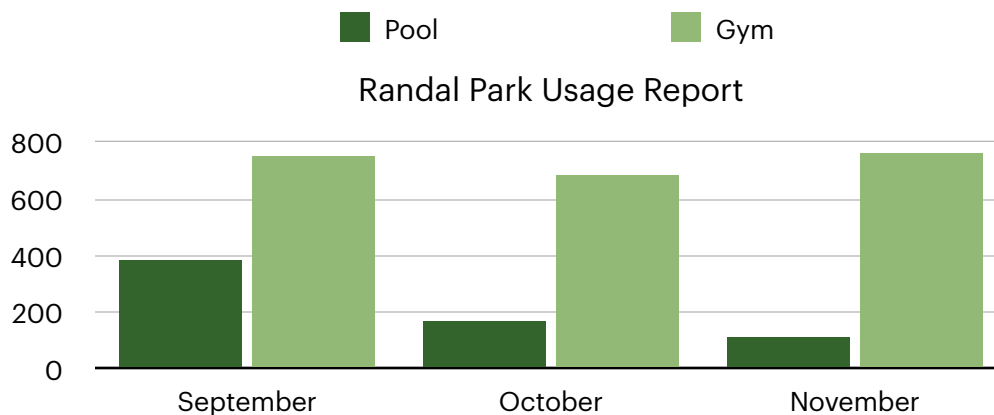
November Randal House Rentals: 5

November Events:

- * Fall Festival, Saturday, November 16th

Events scheduled for December:

- * Fire Department Christmas Parade: Wednesday, December 4th
- * Holiday Mix: Friday, December 13th



Fall Festival
Saturday, November 16th
2:00pm- 4:00pm
Total children: 118
Total adults: 96
Total Guest Participation: 217

