

*Randal Park Community
Development District*

Agenda

January 17, 2025

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

January 10, 2025

**Board of Supervisors
Randal Park Community
Development District**

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, January 17, 2025 at 9:30 AM at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the December 20, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2025-02 Setting a Public Hearing on Amendment to Amenity Facilities Policies Rule
6. Consideration of Agreement for Inclusion in the Approved Vendor List for Swimming Lessons
7. Consideration of Proposal for Replacement of Splash Pad Chairs
8. Consideration of Proposal for Replacement of Clubhouse Televisions
9. Consideration of Proposal for Replacement of Clubhouse Rugs
10. 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
11. Supervisor's Requests
12. Other Business
13. Next Meeting Date - February 21, 2025
14. Adjournment

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

MINUTES

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

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **December 20, 2024** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Katie Steuck	Vice Chairperson
Sean Masherella	Assistant Secretary
Marcela Asquith	Assistant Secretary
Brandon Swendsen	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

Organizational Matters

A. Administration of Oath of Office to Newly Elected Board Members

Mr. Showe being a notary public of the State of Florida administered the oath of office to Ms. Asquith.

B. Review of Letters of Interest/Resumes for Board Vacancy in Set #3

Mr. Showe stated we received a letter of interest from Brandon Swendsen that was included in the agenda package for your review.

C. Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2028

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor Brandon Swendsen was appointed to fill the unexpired term of office in seat 3.

D. Administration of Oath of Office to Newly Appointed Board Member

Mr. Showe being a notary public of the State of Florida administered the oath of office to Mr. Swendsen.

Mr. Showe gave an overview of the form 1 statement of financial disclosure, W-4 and I-9 forms, sunshine amendment and code of ethics for public officials.

Ms. Trucco stated I will walk through that with you after the Board meeting and my firm has a welcome package with information about the laws that now apply to you.

E. Consideration of Resolution 2025-01 Electing Officers

On MOTION by Ms. Steuck seconded by Ms. Asquith with all in favor Resolution 2025-01 retaining the same slate of officers and adding Mr. Swendsen as an assistant secretary was approved.

FOURTH ORDER OF BUSINESS

Engineer’s Report

Mr. Masherella asked is there an update on the fishing?

Mr. Hoffman stated I did talk to the compliance advisor of the district and he wasn’t aware of any prohibition on fishing. We didn’t see anything in the permit. I don’t think there are any issues with the Board to allow that within the CDD ponds.

Ms. Trucco stated if you want to do that, I recommend you check with your insurance carrier.

Mr. Showe stated we did that. They recommend some signage.

Ms. Trucco stated even if the insurance carrier says we can install signs, there is still some level of liability.

Ms. Steuck stated this is just for the pond in front.

Mr. Masherella stated people fish in all the ponds.

Mr. Hoffman stated every pond tract is in a CDD owned tract and every pond tract has fee simple legal access to it from the right of way. It is not an issue of going through someone's lot. However, if the Board chooses to promote, encourage, allow, disallow certain ponds it is up to you. Each pond has its own access, the same as is used for maintenance.

Ms. Trucco stated we could do a rule amendment you can fish in ponds but must use public access and not trespass on private property. We should also formalize the language about swimming instructors at the same time. We will bring back a resolution setting the public hearing and the proposed revision to our rules. So, do we have direction to start that process?

It was the consensus of the Board for district counsel to bring back the resolution and proposed rule change to the next meeting.

Mr. Showe stated if there is no objection from counsel or the engineer we can install the signage.

Mr. Hoffman left the telephone conference at this time.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the November 15, 2024 Meeting

On MOTION by Mr. Swendsen seconded by Ms. Asquith with all in favor the minutes of the November 15, 2024 meeting were approved.

SIXTH ORDER OF BUSINESS

Presentation on Strategic Plan

Mr. Showe stated earlier in the year the Board approved a group to do a strategic plan for the district and this is a presentation of that report. There are some things in here that we have talked about in the past such as have healthy reserves, and some of the things they identify such as community engagement is a problem in every district. Some things they recommend would be challenging to do such as plan for Board member training or mentorship.

SEVENTH ORDER OF BUSINESS

Discussion of Proposal for Randal House Furniture

Ms. Panagos stated we provided some furniture options to get feedback from the Board.

Mr. Masherella stated there are other things that are more important at this time. The rugs need to be replaced.

Ms. Panagos stated I will get pricing on a similar rug and bring that back to the next meeting.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated I distributed a handout to you regarding the swim instructor and at the last meeting we talked about having an approved vendor list that the Board would adopt and for a vendor to be on that list. They would have to sign an indemnification agreement with the CDD, insurance requirements, acknowledgement that they agree to comply with the requirements for swimming instructors. I recommend that we amend the rules to acknowledge that if any swimming instructors at the pool are required to comply with Florida Law. We will bring back a resolution to the next meeting that will have the actual rule in there with proposed language highlighted for you to consider.

B. Manager

i. Approval of Check Registers

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

ii. Balance Sheet and Income Statement

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

C. Field Manager’s Report

Mr. Wright stated I have proposals so that we have a path moving forward of how we want to proceed this year and plan for the next two or three years. We have a total of about \$80,000 of workable funds that shouldn’t interfere with anything going on. If we took all the proposal values for doing pool resurface and things of that nature it would be about \$186,000

and we don't have that funding, with the acid washing it is \$122,842. We will have to prioritize going forward.

On MOTION by Ms. Steuck seconded by Ms. Asquith with all in favor the proposal from Spies Pools in the amount of \$2,992.00 to acid wash the pool was approved.

Mr. Wright stated we would like the engineer to come out and do a full inspection of the building and let us know if it is just the issues that are identified or if there is anything else and we can go from there. I will also get additional quotes for repair of the items in the engineer's report.

Mr. Masherella asked will you also have the engineer tell us why this building is deteriorating as much as it has?

Mr. Wright stated that will be part of this.

Ms. Trucco stated I think he is the original engineer and should have access to the original plans.

It was the consensus of the Board to have the engineer do the inspection of the building and columns up front and to provide a report to the Board.

D. Amenity Report

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

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Masherella asked can we check the lights on the entrance on the right-hand side?

Ms. Steuck stated next year I think we should do the holiday party in January rather than in December.

Ms. Panagos stated we used to do it the first weekend in December.

Mr. Masherella stated either the first weekend in December or before Thanksgiving.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date – January 17, 2025**

Mr. Showe stated the next meeting is scheduled for January 17, 2025.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor the meeting adjourned at 10:39 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2025 AT _____ A.M./P.M. AT THE RANDAL PARK CLUBHOUSE, 8730 RANDAL PARK BOULEVARD, ORLANDO, FLORIDA, 32832, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE MODIFICATION OF THE RULE REGARDING THE "AMENITY FACILITIES POLICIES" FOR USE OF CERTAIN RANDAL PARK FACILITIES, PROPERTY AND SERVICES LOCATED IN THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, AND FOR THE ADOPTION OF THE MODIFIED RULE REGARDING THE "AMENITY FACILITIES POLICY" RULE, IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.

WHEREAS, the Randal Park Community Development District (the District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board"), is authorized by 190.011, *Florida Statutes* to adopt rules and orders pursuant to Chapter 120, *Florida Statutes* prescribing the powers, duties and functions of the officers of the District, the conduct of the business of the District, the maintenance of records and the form of certificates evidencing tax liens and all other documents and records of the District;

WHEREAS, the Board reviewed the District's Rule, titled "AMENITY FACILITIES POLICIES" regarding use of facilities, property and services in the District, and desires to hold the necessary public hearing for the adoption of amendments to such Rule, in accordance with Chapter 120 and Section 190.011, *Florida Statutes*.

NOW THEREFORE, BE IT RESOLVED BY THE DISTRICT OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, CITY OF ORLANDO, FLORIDA:

1. That there is hereby declared a public hearing to be held on _____, 2025 at _____ am/pm at the Randal Park Clubhouse, located at 8730 Randal Park Boulevard, Orlando, Florida, 32832, for the purpose of hearing comment and objection to the proposed modified Rule titled "Amenity Facilities Policies," attached hereto as **Exhibit "A"** (the "**Amended Rule**"), and the adoption of such Amended Rule. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, at 219 E. Livingston Street, Orlando, Florida, 32801 or via email to jshowe@gmscfl.com.

2. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 *Florida Statutes*, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the Orange County, Florida.

3. That this Resolution shall become effective upon its passage.

[Signatures provided on following page.]

**SIGNATURE PAGE TO RESOLUTION 2025-02
RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 17th day of January, 2025.

RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary / Assistant Secretary

Print: _____
Chairman / Vice Chairman

EXHIBIT "A"

Proposed Amended "Amenity Facilities Policy" Rule

[See attached.]



**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

**Final Approved
August 1, 2014**

Revised on January 17, 2025

**Randal House Clubhouse
8730 Randal Park Blvd.
Orlando, Florida 32832**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Randal House Clubhouse, together with its appurtenant facilities and areas and District Recreational Amenities.

“Amenity Facilities Policies” or **“Policies”** – shall mean these Amenity Facilities Policies of Randal Park Community Development District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District.

“Board of Supervisors” or **“Board”** – shall mean the Randal Park Community Development District’s Board of Supervisors.

“District” – shall mean the Randal Park Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any individual that is invited to use the Amenity Facilities with a Resident, Renter or Non-Resident Member.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or **“Patrons”** – shall mean Residents, Non-Resident Members, and Renters/Leaseholders who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or family owning property within the Randal Park Community Development District.

ACCESS CARDS

1. Access cards (or similar access devices) may be issued to members of each Resident's household, Renters or Non-Resident Members. There is a charge to replace lost or stolen cards or for additional cards.
2. Each household will be issued a maximum of two (2) access cards. The first two (2) cards will be issued at no charge to the Resident.
3. Renters will be required to purchase their own access cards.
4. All Patrons will be required to sign a waiver of liability before using the District amenities and obtaining their access card(s).
5. Patrons may be required to present access cards upon request by staff at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is \$2,000.00 per year, and this fee shall include privileges for up to four (4) people total. This payment must be paid in full at the time of completion of the Non-Resident Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

GUEST POLICIES

1. Guests must be accompanied by a Resident, Renter or Non-Resident Member at all times while using the Amenity Facilities.
2. Resident, Renter or Non-Resident Members may accompany no more than four (4) guests per registered Resident, Renter or Non-Resident Member to the Amenity Facilities.
3. Residents, Renters or Non-Resident Members are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Resident, Renter or Non-Resident Member's privileges and membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as purchase an access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Patrons may be required to present their access cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted inside of the Randal House Clubhouse, pool and pool deck, splash pad or gym. In the event a special event is held, as previously approved by the Amenity Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.

5. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Amenity Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks on a case-by-case basis.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
9. All lost or stolen access cards should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.
10. Smoking is not permitted at the Randal House Clubhouse together with its appurtenant facilities and areas and District Recreational Amenities.
11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
12. Pool and Splash Pad rules that are posted in the appropriate area must be observed.
13. Patrons and their Guests shall treat all staff members with courtesy and respect.
14. Off-road motorbikes/vehicles and golf carts are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
15. Skateboarding is not allowed on the Amenity Facilities property at any time.
16. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.

17. Except at certain functions when the clubhouse is rented, and only in the rented portion, alcoholic beverages may not be sold, served and consumed on the Amenity Facility premises in accordance with state and local laws.
18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
19. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation.
20. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.

To be added:
 25. Fishing is at your own risk and is permitted within District designated areas only. Residential/private property shall not be utilized or walked over in order to gain access to designated fishing area(s). All fishing shall comply with Florida law and all applicable permits, Ordinances and Codes. WARNING: Florida is a Natural Wildlife Habitat. DO NOT FEED OR GO NEAR THE ALLIGATORS. No swimming or wading in District ponds/water bodies. Florida Wildlife may be present. Beware of alligators and snakes.

21. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
22. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
23. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
24. There shall be no overnight parking in the Amenity Facility parking lot.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and their Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.

2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron who in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.
4. Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

GENERAL RANDAL PARK AMENITY FACILITY USAGE POLICY

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager as listed below. The specific hours of operation will be designated by season.

Clubhouse:	10am – 6pm
Fitness Center:	6am – 10pm
Pool Area:	dawn until dusk (Specific hours set seasonally)
Splash Pad:	dawn until dusk
Dog Park:	dawn until dusk
Playground:	dawn until dusk

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Amenity Manager (phone number 407-247-0984) and to the office of the District Manager (phone number 407-841-5524).

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guest would be responsible to the District for any cost associated with repair or replacement of the equipment.

Alcoholic Beverage Policy: Except for specific exclusions identified herein, NO alcoholic beverages may be sold, served, and consumed on the premises in accordance with state and local laws.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Amenity Manager’s staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

DOG RULES

Walking Trail

1. Dogs must be on a leash at all times.
2. Aggressive dogs are not permitted on the premises. Dogs must be removed from the walking trail at the first sign of aggression.
3. Dog feces must be cleaned up by owners. Three (3) Doggie Pots are provided throughout the walking trail for proper disposal.

Dog Park

1. Dogs must be current on all vaccinations.
2. Dogs must be leashed when entering and exiting the Dog Park.
3. No Children under the age of 16 are permitted unless accompanied by an adult. Children have a tendency to scream and run when excited, which can trigger a dog's prey drive or natural instinct to chase. For this reason and for the safety of your children, we do not recommend bringing small children and infants into the dog park.

4. Aggressive dogs are not permitted on the premises. Dogs must be removed at the first sign of aggression.
5. Female dogs in heat are prohibited from entering the park.
6. Dog owners must be in the park and within view of their dogs at all times.
7. All off-leash dogs must be under voice control of their owners. If you cannot control your dog off leash, keep your pet leashed at all times.
8. Dog owners must keep their leash in hand at all times.
9. Please do not bring dog food into the park.
10. Owner must clean up dog feces. Seal waste in plastic bags before disposing in designated receptacles.
11. Fill any holes your dog digs.
12. Failure to abide by the park rules may result in loss of privileges.

PLAYGROUND RULES

1. Use playground at your own risk.
2. Playground is designed for ages twelve (12) and under.
3. Children must be accompanied by an adult.
4. No glass or alcoholic beverages allowed on the playground.
5. Proper footwear required at all times.
6. Improper use of equipment prohibited.
7. No pets on the playground.

To be added: All swimming instructions/lessons provided in the swimming pool area must be provided in accordance with Florida law, including the requirements set forth in Sections 514.071 and 514.072, Fla. Stat. (for example, Florida law requires certification by the American Red Cross, Y.M.C.A. or other nationally recognized aquatic training programs, and swimming instructors must hold current certifications in swimming instruction, first aid and cardiopulmonary resuscitation). In order to provide swimming instructions/lessons in the swimming pool area, an instructor must be included on the District's "Approved Vendor List for Swimming Lessons" (a current copy of which is available by contacting the District Manager).

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. Patrons may be required to present their access cards or verification of registration while in the swimming pool area. At any given time, a Resident, Renter or Non-Resident Member is allowed up to four (4) Guests per each registered Resident, Renter or Non-Resident Member to the swimming pool (unless a greater number of guests has been approved by the Amenity Manager).
2. Guests under eighteen (18) years of age must be accompanied at all times by a parent or Patron during usage of the pool facility.
3. No diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Amenity Manager. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.

8. Patrons and Guests may bring non-alcoholic beverages and food to the pool area and must properly dispose of all trash by utilizing the proper disposal containers upon exiting the pool. Glass containers are prohibited. The wet pool deck (the four foot wide unobstructed pool deck area around the outside of the pool water perimeter) must remain clear of all food and beverages at all times.
9. There is no consumption of food or drinks while in the pool.
10. Those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
11. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
12. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
13. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area or inside any Amenity Center gates at any time.
14. The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
15. Any person swimming during non-posted swimming hours may be suspended from using the facility.
16. Proper swim attire (no cutoffs) must be worn in the pool.
17. No chewing gum is permitted in the pool or on the pool deck area.
18. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
19. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
20. Radio controlled water craft are not allowed in the pool area.
21. Pool entrances must be kept clear at all times.
22. No swinging on ladders, fences, or railings is allowed.
23. Pool furniture is not to be removed from the pool area.
24. Loud, profane, or abusive language is absolutely prohibited.
25. No physical or verbal abuse will be tolerated.
26. Tobacco products are not allowed in the pool area.
27. Illegal drugs are not permitted.
28. The District is not responsible for lost or stolen items.
29. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
30. The Randal House Clubhouse pool, splash pad and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board.

SPASH PAD RULES

NO LIFEGUARD ON DUTY -- USE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply.
2. Those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste at the splash pad.
3. No running on the splash pad.
4. No food or drinks are allowed to be consumed while on the splash pad.
5. No smoking.

SWIMMING POOL: THUNDERSTORM POLICY

The Amenity Manager may control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at their discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests eighteen (18) years of age and older are permitted to use the District fitness centers during designated operating hours.

Food and Beverage: Food is not permitted within the District fitness centers. Beverages, however, are permitted in the District fitness centers if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the District fitness centers.

1. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District fitness centers. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use.
3. Hand chalk is not permitted to be used in the District fitness centers.
4. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
5. No bags, gear, or jackets are permitted on the floor of the District Fitness Centers or on the fitness equipment.
6. Weights or other fitness equipment may not be removed from the District fitness centers.
7. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
8. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.

9. Please replace weights to their proper location after use.
10. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
11. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District fitness centers.

RANDAL HOUSE CLUBHOUSE: RESERVATION POLICY

Patrons, upon payment of applicable fees, may reserve the Randal House Clubhouse through the Amenity Manager's office for various meetings, classes, events, etc. for a maximum of four (4) hours per event. Patron may only hold one four (4) hour event block per day. Reservation of the Randal House Clubhouse is on a first come, first serve basis and is subject to approval by the Amenity Manager. Refer to the Rules of the Randal Park Community Development District, Chapter III - "Rental Fees For Use of Certain Randal Park Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits. Please contact the Amenity Manager to make the proper arrangements regarding availability.

It is District policy that no alcohol of any kind is to be brought into, or taken away from, the facility without the District's approval.

Below are the policies and guidelines set forth and agreed upon by the Board and Amenity Manager regarding events in the Randal House Clubhouse:

Policies

1. Applicants for rental of the Randal House Clubhouse may only be a Resident, Renter or Non-Resident Member wishing to rent the Randal House Clubhouse. Refer to the Rules – Chapter III for more information.
2. Applicants may rent the Randal House Clubhouse designated rental room only, as certain amenities may not be reserved for private use.
3. Facilities will be reserved on a first-come, first-served basis.
4. Applicant may reserve the Randal House Clubhouse for up to four (4) hours only; one (4) hour reservation per day. (You are required to provide a minimum **30 day notice** before your event in order to make a reservation)
5. All applicants will be required to fill out and sign the District Facility Use Application Agreement at the Randal House Clubhouse office.
6. Staff will not accept voice messages left with the Randal House Clubhouse as a reservation. You must speak with to a staff member either on the phone, in person or by e-mail to confirm your reservations. Staff will provide a written authorization.
7. Please call the Randal House Clubhouse if you cannot make your scheduled reservation.
8. There are no personal "standing" weekly reservations allowed for the facilities listed in the reservation policy.
9. Applicants are responsible for ensuring that their Guests adhere to the policies set forth herein.

10. The volume of live or recorded music must not violate applicable City of Orlando noise ordinances.
11. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service may be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
12. Patrons are not allowed to bring and utilize their own personal grills or smokers at the Randal House Clubhouse. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service and the location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
13. These policies are subject to change at any time pursuant to action by the Board of Supervisors as a duly noticed District Board Meeting.

Schedule of Fees and Deposits

1. Refer to the Rules of the Randal Park Community Development District, Chapter III - "Rental Fees For Use of Certain Randal Park Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits.
2. If required by the Rules – Chapter III, a security deposit(s) or security fees shall be submitted to the Randal House Clubhouse Office in the form of a separate check (which shall be made payable to the "Randal Park Community Development District").
3. A staff charge and/or other special charge(s) or fee(s), if applicable based upon the reasonable discretion of the Amenity Manager, will be added to the base fee in order to cover any additional costs.

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.

PAVILION POLICIES

1. The pavilion is furnished with tables, chairs, fans, electricity, and charcoal grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the Amenity Manager or staff for instructions.
2. You are required to clean the charcoal grill and dispose of the coal in the designated containers after each use.

3. If at any time the equipment at the pavilion fails to operate properly, please contact the Amenity Manager or staff for assistance.
4. Guests under eighteen (18) years of age may not utilize the grills at the pavilion.
5. Please ensure that the pavilion and surrounding area is clean and free from trash and debris following any function.
6. The pavilion may be reserved by the District for District-sponsored events or functions.

CLUBS AND OTHER ORGANIZATIONS

Any club, group or organization wanting to utilize the Amenity Facilities to promote club or organization activities must meet the following criteria:

- Clubs must be comprised of a minimum of at least five active members; all members must be Randal Park residents.
- No club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
- The purpose of each club must be to provide lifestyle enhancing opportunities to Randal Park residents and not to effectuate sales of products or services. No one household can profit from the club. Clubs may generate funds through dues and proceeds from club-organized events. If a club chooses to generate funds, a check and balance system must be in place as well as a club checking account.
- Club membership and club activities must be available to all residents. Criteria for club membership should be governed by the individual club's by-laws.
- Rules applying to the formation and admissibility of clubs may be modified at the discretion of the Randal Park Community Development District Board of Supervisors.
- Violations of these policies by any club may result in the loss of that club's privileges within the Amenity Facilities.

SUSPENSION AND TERMINATION OF PRIVILEGES

Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:

Notwithstanding anything contained herein, the Amenity Manager may, at any time, restrict or suspend any Patron's or Guest's privileges to use any or all of the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the Amenity Facilities from damage.

Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first. Such infraction and suspension shall be documented by the Amenity Manager. The Operations Manager, District Manager and Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

Relating to District's Amenity Facilities Policies:

A Patron's or Guest's privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if a he or she:

1. Fails to abide by the District's Amenity Facilities Policies established and approved by the Board of Supervisors.
2. Submits false information on the application for an access card.
3. Permits unauthorized use of access card.
4. Exhibits unsatisfactory behavior, deportment or appearance.
5. Treats the personnel or employees of the Amenity Manager in an unreasonable or abusive manner.
6. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or Amenity Manager's staff.
7. Damages or destroys District property.

District Suspension and Termination Process:

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's or Guest's privileges:

- A. First Offense – Verbal warning by staff of policy violations; the warning shall be summarized in a brief written report by staff and kept on file in the Randal House Clubhouse Office.
- B. Second Offense – Written warning by staff of continued policy violations signed by the Patron/Guest and kept on file in the Randal House Clubhouse Office. In addition, the Patron/Guest will be suspended from the Amenity Facilities for the remainder of the day on which the written warning is issued.
- C. Third Offense – Automatic suspension of all Amenity Facilities privileges for one (1) week; a written report will be created, signed by the Patron/Guest and kept on file in the Randal House Clubhouse Office.
- D. Fourth Offense – Automatic suspension from all Amenity Facilities for up to thirty (30) days or until the date of the next Board of Supervisors Meeting whichever occurs first. At this time a complete record of all previous documented offenses within the previous twelve (12) months will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's/Guests privileges for up to one (1) calendar year from the Board's approval of termination of privileges.

SECTION VI

**AGREEMENT FOR INCLUSION IN THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
APPROVED VENDOR LIST FOR SWIMMING LESSONS**

Pursuant to this Agreement for Inclusion in the Randal Park Community Development District Approved Vendor List for Swimming Lessons (the “**Agreement**”), entered on _____, 2024, the Randal Park Community Development District, a Florida community development district (“**District**”) hereby grants permission for _____ of _____, a _____ (“**Vendor**”) to be included on the District’s “Approved Vendor List for Swimming Lessons,” subject to the terms herein, which may be amended or terminated at the sole discretion of the District.

1. **General Compliance:** The District is a local unit of special-purpose government created in accordance with Ch. 190, *Fla. Stat.* Vendor agrees that it shall comply with all applicable laws, statutes, regulations, rules, policies and ordinances, including the rules adopted by the District’s Board of Supervisors related to the use of the District’s pool and other property, and all applicable requirements of the “Sunshine Law” and the “Public Records Law.” **VENDOR AGREES THAT IT SHALL COMPLY WITH ALL REQUIREMENTS FOR SWIMMING INSTRUCTORS AT PUBLIC SWIMMING POOLS INCLUDING, BUT NOT LIMITED TO, THE CERTIFICATION REQUIREMENTS SET FORTH IN SECTION 514.071, FLA. STAT. AND Section 514.072, FLA. STAT.** Vendor shall provide the District with copies of all required Certifications upon request.

2. **Use of Swimming Pool:** The Vendor understands and agrees that Vendor does not have permission to enter into the District’s swimming pool for providing swimming lessons unless a Patron (including a Non-Resident Member), as defined in the District’s Amenity Facilities Policies, adopted by the District’s Board of Supervisors on March 17, 2017, as may be amended from time to time (the “**Amenity Rule**”), has engaged/invited the Vendor through utilization of the District’s guest policy set forth in the Amenity Rule. The Vendor shall be responsible for initiating, maintaining, complying with and supervising safety precautions required under Florida law for swimming instructors.

3. **Insurance:** Vendor shall maintain a general liability insurance policy, with a minimum limit of \$1,000,000, combined single limit per occurrence, protecting the Vendor and the District from any and all claims related to or stemming from this Agreement; the “Randal Park Community Development District” shall be named as an additional insured on Vendor’s policy and a copy of the insurance certificate for such policy shall be provided to the District at least seven days prior to the Vendor using the District’s pool for swimming lessons.

4. **Indemnification and Waiver:** Vendor agrees that it shall indemnify, defend and hold harmless the District and the District’s officers, supervisors, agents, employees and assigns from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys’ fees, costs and disbursements), arising from or out of, or relating to, directly or indirectly, any act or omission of the Vendor, including Vendor’s agents, employees, licensees or officers, as applicable (the “**Vendor’s Representatives**”). Vendor agrees to waive any and all liability against the District related to this Agreement.

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

6. **Right to Terminate:** The District reserves the right to, immediately and without notice, in its sole discretion, terminate this Agreement and/or remove the Vendor from the District’s Approved Vendor List for Swimming Lessons.

7. **Right to Inclusion on District’s Approved Vendor List Only:** This Agreement shall not be construed as the District entering into a contract to provide swimming instructions through the Vendor but is for the limited purpose of permitting the Vendor to be included on the District’s Approved Vendor List for Swimming Lessons.

8. **Governing Law.** This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall occur in a court with jurisdiction in Orange County, Florida, the Vendor and District waive trial by jury and the Vendor and District agree to submit to personal jurisdiction and venue in Orange County, Florida.

Signed by Vendor:

Signed by Randal Park Community Development District:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Randal Park Community Development District Approved Vendor List for Swimming Lessons

Adopted: _____

(1) _____; Contact information:

(2) _____; Contact information:

Resident notice:

Dear Residents:

In response to some recent comments and feedback, the Randal Park Community Development District (the "CDD") is pausing its contract for swimming lessons at the pool. Instead, the CDD plans to create an "Approved Vendor List for Swimming Lessons" listing vendors that have been approved by the CDD's Board of Supervisors. Vendors included in the "Approved Vendor List for Swimming Lessons" will be required to sign an agreement with the CDD wherein the vendor agrees to obtain insurance and agrees to comply with all swimming instruction requirements under Florida law (including those set forth in Sections 514.071 and 514.072, *Fla. Stat.*). Amongst other requirements, Florida law requires certification by the American Red Cross, Y.M.C.A. or other nationally recognized aquatic training programs. Additionally, swimming instructors must hold current certifications in swimming instruction, first aid and cardiopulmonary resuscitation.

As a protection for the CDD, Residents and Non-Resident Members will be required to select a vendor from the "Approved Vendor List for Swimming Lessons" for swimming lessons at the CDD's pool and are required to utilize the CDD's guest policy for the Vendor to conduct the swimming lesson(s). The CDD's guest policy is described in the "Amenity Facilities Policies" which is available on the CDD's website (randalparkcdd.com) or via request to the CDD's District Manager (Jason Showe of Governmental Management Services – Central Florida, LLC, jshowe@gmscfl.com or 407-841-5524 x 105). Please contact the CDD's District Manager with any comments or questions related to future swimming lessons at the pool.

Thank you.

SECTION VII

01/07/2025

Ship To:
 RANDAL PARK CDD
 8730 Randal Park Blvd
 Orlando FL 32832-4972
 United States
 (407) 579-4545

	Delivery Method	Expires*
	White Glove, Red Carpet Delivery	01/17/2025
Location	Sales Rep	Sales Rep 2
Orlando Downtown Showroom	Wendy Araujo	

Quantity	Item	Item	Options	Each	Amount
2	Traditional Adirondack Chair		 Yellow	\$331.49	\$662.98
2	Traditional Adirondack Chair		 Tropical Lime Green	\$331.49	\$662.98
2	Traditional Adirondack Chair		 Orange	\$331.49	\$662.98
2	Traditional Adirondack Chair		 Turquoise	\$331.49	\$662.98

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



QEOR6021

01/07/2025

Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.

Subtotal	\$2,651.92
Discount	
Tax (0%)	\$0.00
Shipping Cost	\$149.00
Total	\$2,800.92

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



QEOR6021

SECTION VIII

Randal House Clubhouse

85' Smart TV



85' Smart TV



Have an expert install your TV. Click [here](#) to purchase now.

Member Bonus: 3-year Manufacturer's Warranty. HDMI Cable included in box.

SAMSUNG 85" Class DU7 TV

★★★★☆ 4.5(283) By SAMSUNG Item # 9902

\$797.99

Prices may vary in club and online.

Save \$100.00 \$897.99
Max. 5 per membership

Shipping

Get it by Jan 17

Pickup

As soon as 4 pm

Freight Shipping

Free for **Plus** on eligible orders over \$50

32818 [See shipping options](#)

1

Ad











Get a \$30 as a statement credit on Sam's Club purchases with this card. [See details](#)

SECTION IX

01/10/2025

Ship To:
 RANDAL PARK CDD
 8730 Randal Park Blvd
 Orlando FL 32832-4972
 United States
 (407) 579-4545

	Delivery Method	Expires*
	White Glove, Red Carpet Delivery	01/20/2025
Location	Sales Rep	Sales Rep 2
Orlando Downtown Showroom	Wendy Araujo	

Quantity	Item	Item	Options	Each	Amount
1	Outdoor/Indoor Rug, Color Navy Ivory Geometric		 94 inches round	\$235.49	\$235.49
1	Outdoor/Indoor Rug, Color Ivory Large Medallions		 94 inches round	\$235.49	\$235.49
1	Outdoor/Indoor Rug, Color Ivory Blue Green Brown Flowers		 94 inches round	\$235.49	\$235.49
1	Outdoor/Indoor Rug, Color Ivory Blue Green Brown Border		 94 inches round	\$235.49	\$235.49

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.

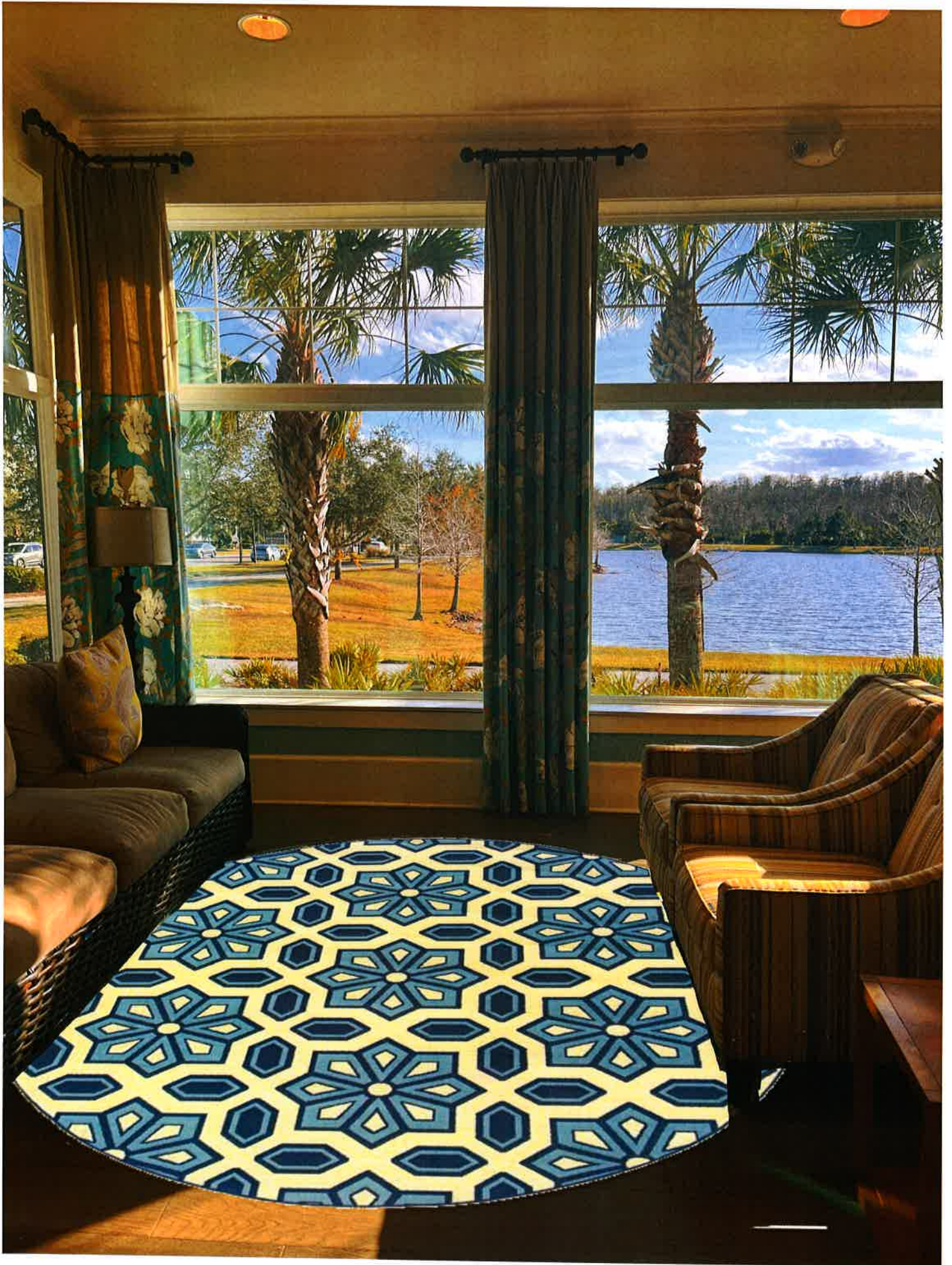


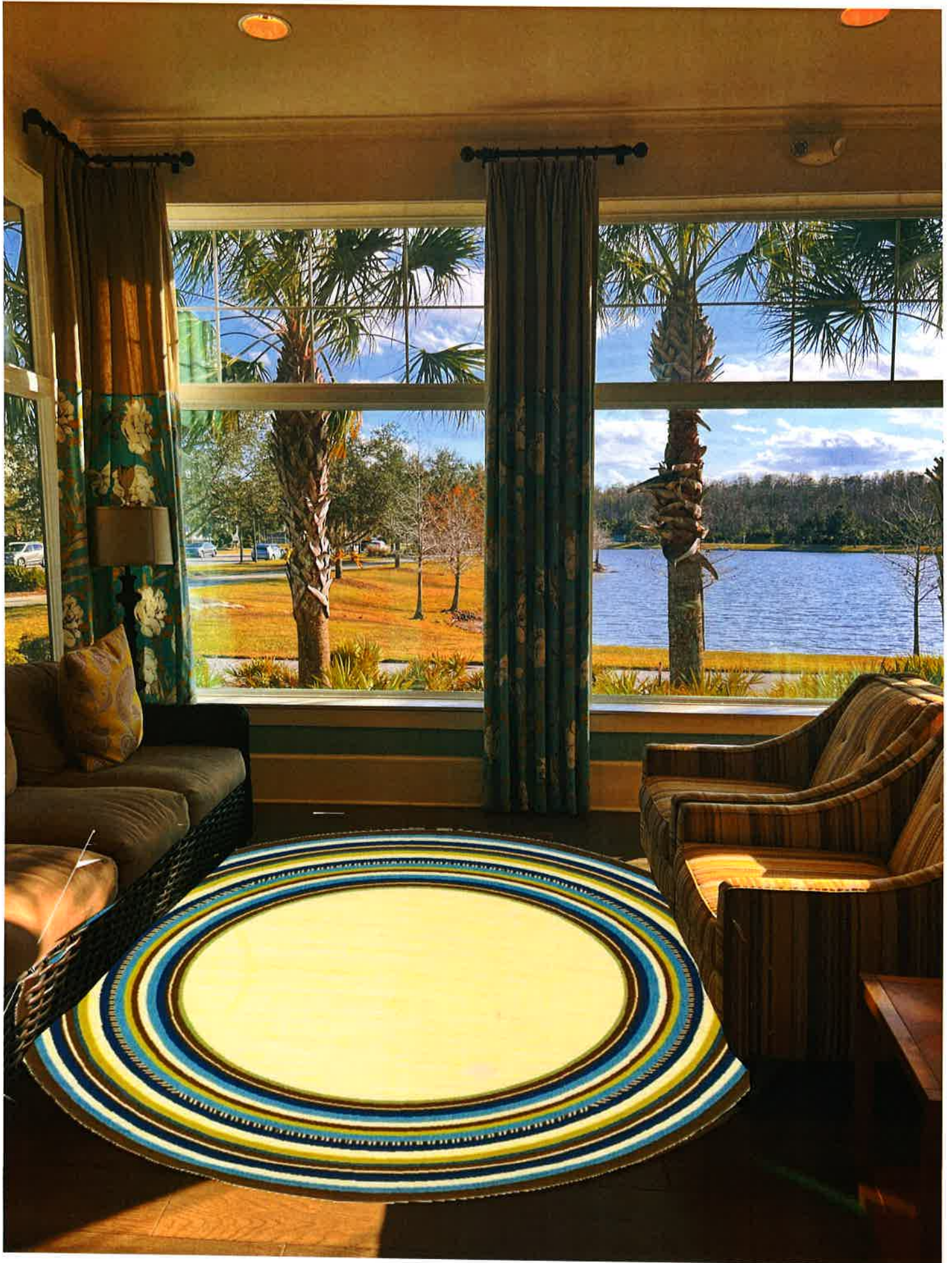
Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.

Subtotal	\$941.96
Discount	
Tax (0%)	\$0.00
Shipping Cost	\$149.00
Total	\$1,090.96

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.

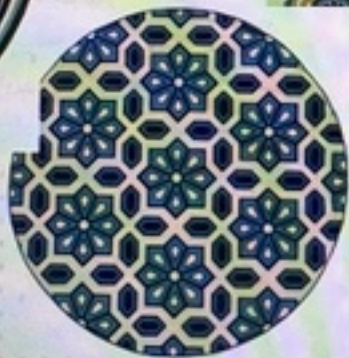
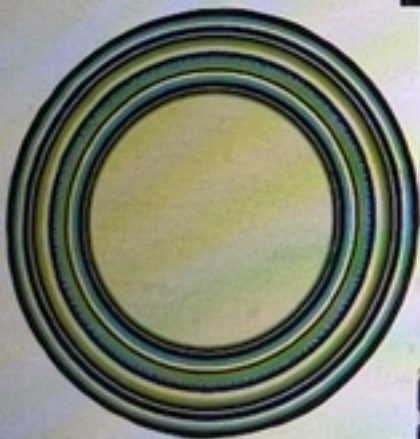














SECTION X

SECTION B

SECTION 1

Randal Park Community Development District

Summary of Check Register

December 1, 2024 to December 31, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	12/6/24	3299-3216	\$ 23,924.17
	12/10/24	3317-3322	\$ 9,553.66
			<hr/>
			\$ 33,477.83
Total Amount			\$ 33,477.83

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/06/24	00200	12/02/24	12224	202412	300	36900	10200		CLUBHOUSE DEPOSIT REFUND	*	250.00		
		12/02/24	12224	202412	300	36900	10200		CLUBHOUSE PAYMENT REFUND	*	250.00		
ADAM MEYER											500.00	003299	
12/06/24	00031	11/15/24	224134	202411	320	53800	47000		LAKE MAINT PDS NOV 24	*	319.98		
		11/15/24	224134	202411	320	53800	47000		LAKE MAINT DOWN NOV 24	*	61.45		
		11/15/24	224134	202411	320	53800	47000		MAINT AC1 RETENT NOV 24	*	56.16		
		11/15/24	224134	202411	320	53800	47000		MAINT AC2 RETENT NOV 24	*	107.01		
		11/15/24	224134	202411	320	53800	47000		MAINT 4 RET PONDS NOV 24	*	398.40		
APPLIED AQUATIC MANAGMENT, INC.											943.00	003300	
12/06/24	00043	11/22/24	70550116	202411	320	53800	46800		PEST CONTROL - NOV 24	*	60.48		
ARROW ENVIRONMENTAL SERVICES											60.48	003301	
12/06/24	00060	11/13/24	15628	202411	320	53800	34500		PDK CLOUD SERVICE SUB	*	54.00		
		11/13/24	15698	202411	320	53800	34500		SECURITY MONITORING	*	120.00		
ACCESS CONTROL SYSTEMS LLC											174.00	003302	
12/06/24	00185	11/19/24	47710	202410	320	53800	46700		CLEANING SUPPLIES OCT24	*	193.22		
B&T BUILDING SERVICES, INC											193.22	003303	
12/06/24	00133	12/02/24	182443	202412	320	53800	53000		QTRLY MAINT MITIGATION	*	4,800.00		
BIO-TECH CONSULTING INC.											4,800.00	003304	
12/06/24	00169	12/01/24	35	202412	320	53800	12100		AMENITY MANAGEMENT DEC 24	*	8,410.83		
		12/01/24	35	202412	320	53800	51000		AMZN - CALENDAR	*	24.70		
		12/01/24	35	202412	320	53800	51000		AMZN - HAND SANITIZER	*	63.31		
		12/01/24	35	202412	320	53800	51000		PBLX - COFFEE	*	16.08		
		12/01/24	35	202412	320	53800	51000		AMZN - SANITIZING WIPES	*	164.36		

RAND RANDAL PARK NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/24	35		202412	320-53800-48000	HD - HURRICANE STRIPS	*	187.22		
12/01/24	35		202412	320-53800-51000	SAMS - AIR FRESHENER	*	42.81		
12/01/24	35		202412	320-53800-48000	LOWES - FACILTIES BULBS	*	281.30		
12/01/24	35		202412	320-53800-48000	MAILBOX REPLACEMENTS	*	294.06		
								9,484.67	003305
12/06/24	00095	12/04/24	18992	202412 320-53800-49400	SANTA PARADE 12/4/24	*	350.00		
								350.00	003306
12/06/24	00129	11/26/24	42127961	202411 320-53800-46700	BATHROOM MATS CLEANING	*	322.95		
								322.95	003307
12/06/24	00176	12/01/24	10682	202412 320-53800-46400	POOL MAINTENANCE - DEC 24	*	2,250.00		
								2,250.00	003308
12/06/24	00201	12/02/24	12022024	202412 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00		
								250.00	003309
12/06/24	00025	11/14/24	132804	202410 310-51300-31500	GENERAL COUNSEL - OCT 24	*	1,772.58		
								1,772.58	003310
12/06/24	00203	12/02/24	000279	202412 320-53800-49400	PHOTOBOOTH RENTAL	*	549.99		
								549.99	003311
12/06/24	00061	10/16/24	147329	202410 320-53800-51000	LITTER BAGS/TRASH LINERS	*	572.03		
		11/25/24	147649	202411 320-53800-51000	LITTER BAGS/TRASH LINERS	*	611.80		
								1,183.83	003312
12/06/24	00202	11/19/24	111924	202411 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00		
								250.00	003313
12/06/24	00183	12/03/24	12324	202412 320-53800-49400	CHRISTMAS BACKDROP	*	500.00		
								500.00	003314
RAND RANDAL PARK NSOLER									

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/06/24	00049	12/01/24 337895	202412 320-53800-34500	SECURITY SERVICES - DEC24 SYNERGY FL	*	34.95	34.95 003315
12/06/24	00038	11/01/24 311797	202411 320-53800-46300	GFCI OUTLET/CHLRNE STENNR SPIES POOL, LLC	*	304.50	304.50 003316
12/10/24	00198	12/09/24 12924	202412 300-36900-10200	CLUBHOUSE DEPOSIT REFUND ADRIANO LEAL	*	250.00	250.00 003317
12/10/24	00185	12/01/24 47981	202412 320-53800-46700	JANITORIAL SERVICES DEC24 B&T BUILDING SERVICES, INC	*	1,573.00	1,573.00 003318
12/10/24	00169	11/20/24 34	202411 320-53800-49400	FALL EVENT STAFF COMMUNITY ASSOCIATION AND LIFESTYLE	*	120.00	120.00 003319
12/10/24	00096	12/06/24 6445	202412 320-53800-49400	EVENT 12/13/24 EVENTS BY JOHN MICHAEL INC	*	6,410.46	6,410.46 003320
12/10/24	00204	12/05/24 12524	202412 300-36900-10200	CLUBHOUSE DEPOSIT REFUND JAIME LILLY	*	250.00	250.00 003321
12/10/24	00128	12/10/24 I-121024	202412 320-53800-47600	SECURITY SVCS 12/01-12/09 ORLANDO POLICE DEPT.	*	950.20	950.20 003322
TOTAL FOR BANK A						33,477.83	
TOTAL FOR REGISTER						33,477.83	

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
November 30, 2024



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Randal Park
Community Development District
Combined Balance Sheet
November 30, 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	\$ 502,339	\$ -	\$ -	\$ -	\$ 502,339
Due from Colonial Properties	13,046	-	-	-	13,046
Due from General Fund	-	0	42,313	-	42,313
Investments:					
State Board of Administration (SBA)	-	389,186	-	-	389,186
Series 2012					
Reserve	-	-	404,348	-	404,348
Revenue	-	-	245,515	-	245,515
Interest	-	-	195	-	195
Prepayment	-	-	11,019	-	11,019
Sinking Fund	-	-	49	-	49
Series 2015					
Reserve	-	-	600,978	-	600,978
Revenue	-	-	294,678	-	294,678
Interest	-	-	281	-	281
Construction	-	-	-	485	485
Series 2018					
Reserve	-	-	59,323	-	59,323
Revenue	-	-	40,842	-	40,842
Interest	-	-	88	-	88
Cap Interest	-	-	2,823	-	2,823
Construction	-	-	-	53	53
Cost of Issuance	-	-	-	8	8
Prepaid Expenses	6,696	-	-	-	6,696
Total Assets	\$ 522,081	\$ 389,186	\$ 1,702,451	\$ 546	\$ 2,614,264
Liabilities:					
Accounts Payable	\$ 6,086	\$ -	\$ -	\$ -	\$ 6,086
Due to Debt Service	42,313	-	-	-	42,313
Due to Capital Reserve	0	-	-	-	0
Total Liabilities	\$ 48,399	\$ -	\$ -	\$ -	\$ 48,399
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 6,696	-	-	-	\$ 6,696
Restricted for:					
Debt Service	-	-	1,702,451	-	1,702,451
Capital Project	-	-	-	546	546
Assigned for:					
Capital Reserve Fund	-	389,186	-	-	389,186
Unassigned	466,986	-	-	-	466,986
Total Fund Balances	\$ 473,682	\$ 389,186	\$ 1,702,451	\$ 546	\$ 2,565,865
Total Liabilities & Fund Balance	\$ 522,081	\$ 389,186	\$ 1,702,451	\$ 546	\$ 2,614,264

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 40,837	\$ 40,837	\$ -
Colonial Properties Contribution	55,607	9,268	8,797	(471)
Miscellaneous Revenue	1,000	167	100	(67)
Activities	5,000	1,620	1,620	-
Rentals	9,000	1,500	4,500	3,000
Total Revenues	\$ 1,222,287	\$ 53,392	\$ 55,854	\$ 2,462

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,600	\$ 400
FICA Expense	918	-	122	31
Annual Audit	4,600	767	-	767
Trustee Fees	12,500	2,083	-	2,083
Dissemination Agent	11,025	1,838	1,838	-
Arbitrage	1,800	300	-	300
Engineering	10,000	1,667	-	1,667
Attorney	20,000	3,333	2,474	860
Assessment Administration	5,565	5,565	5,565	-
Management Fees	50,004	8,334	8,334	-
Information Technology	2,004	334	334	-
Website Maintenance	1,336	223	223	0
Telephone	100	17	-	17
Postage	1,000	167	71	95
Insurance	8,094	8,094	8,688	(594)
Printing & Binding	1,500	250	102	148
Legal Advertising	2,250	375	-	375
Other Current Charges	1,500	250	42	208
Office Supplies	200	33	2	32
Property Appraiser	800	133	-	133
Property Taxes	300	50	325	(275)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 147,671	\$ 36,140	\$ 29,894	\$ 6,246

Operations & Maintenance

Contract Services:

Field Management	\$ 20,933	\$ 3,489	\$ 3,619	\$ (130)
Mitigation Monitoring	19,200	3,200	-	3,200
Landscape Maintenance	330,404	55,067	54,019	1,049
Lake Maintenance	11,640	1,940	1,886	54
Security Patrol	41,250	6,875	-	6,875

Repairs & Maintenance

Facility Maintenance	34,031	5,672	5,672	0
Repairs & Maintenance	30,000	5,000	293	4,707
Operating Supplies	9,800	1,633	1,506	127
Landscape Replacement	15,000	4,321	4,321	-
Irrigation Repairs	10,000	1,667	-	1,667

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Fountain Repairs	3,000	500	-	500
Pressure Washing	9,000	9,000	9,000	-
Subtotal Operations & Maintenance	\$ 534,259	\$ 98,364	\$ 80,316	\$ 18,049
Utilities				
Utilities - Common Area	\$ 33,000	\$ 5,500	\$ 4,878	\$ 622
Streetlighting	121,000	20,167	17,179	2,987
Amenity Center				
Amenity Management	100,930	16,822	16,822	(0)
Pool Attendants	15,500	2,583	-	2,583
Pool Permit	550	92	-	92
Cable TV/Internet/Telephone	4,857	809	658	151
Utilities - Amenity Center	25,641	4,274	2,597	1,676
Refuse Service	3,168	528	461	67
Amenity Center Access Cards	1,000	167	-	167
HVAC Maintenance	574	96	-	96
Special Events	15,000	2,500	1,320	1,180
Holiday Decorations	9,500	1,583	9,472	(7,889)
Security Monitoring	2,345	391	418	(27)
Janitorial Services	26,250	4,375	4,790	(415)
Pool Maintenance	30,240	5,040	4,500	540
Pool Chemicals & Repairs	19,450	3,242	5,601	(2,359)
Amenity Repairs & Maintenance	5,000	833	303	530
Pest Control	11,500	1,917	121	1,796
Other				
Property Insurance	55,019	55,019	45,279	9,740
Contingency	34,032	5,672	612	5,060
Subtotal Amenity Center	\$ 514,556	\$ 131,608	\$ 115,011	\$ 16,597
Total Operations & Maintenance	\$ 1,048,815	\$ 229,973	\$ 195,327	\$ 34,646
Total Expenditures	\$ 1,196,486	\$ 266,113	\$ 225,221	\$ 40,892
Excess (Deficiency) of Revenues over Expenditures	\$ 25,802	\$ (212,721)	\$ (169,367)	\$ 43,354
<i>Other Financing Sources/(Uses):</i>				
Transfer Out - Capital Reserve	\$ (25,802)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (25,802)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (212,721)	\$ (169,367)	\$ 43,354
Fund Balance - Beginning	\$ -		\$ 643,049	
Fund Balance - Ending	\$ -		\$ 473,682	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues				
Interest	\$ 8,614	\$ 1,436	\$ 3,329	1,893
Total Revenues	\$ 8,614	\$ 1,436	\$ 3,329	\$ 1,893
Expenditures:				
Capital Outlay	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Total Expenditures	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Excess (Deficiency) of Revenues over Expenditures	\$ (16,386)	\$ (2,731)	\$ 3,329	\$ 6,060
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 25,802	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 25,802	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,416	\$ (2,731)	\$ 3,329	\$ 6,060
Fund Balance - Beginning	\$ 328,863		\$ 385,857	
Fund Balance - Ending	\$ 338,278		\$ 389,186	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 396,407	\$ 14,019	\$ 14,019	\$ -
Interest Income	20,042	3,340	7,519	4,179
Total Revenues	\$ 416,449	\$ 17,359	\$ 21,538	\$ 4,179
Expenditures:				
Interest - 11/01	\$ 138,016	\$ 138,016	\$ 138,016	\$ -
Principal - 11/01	125,000	\$ 135,000	135,000	-
Interest - 5/01	134,188	-	-	-
Total Expenditures	\$ 397,203	\$ 273,016	\$ 273,016	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 19,246	\$ (255,657)	\$ (251,478)	\$ 4,179
Net Change in Fund Balance	\$ 19,246	\$ (255,657)	\$ (251,478)	\$ 4,179
Fund Balance - Beginning	\$ 491,322		\$ 927,779	
Fund Balance - Ending	\$ 510,569		\$ 676,301	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 589,600	\$ 20,898	\$ 20,898	\$ -
Interest Income	27,333	4,556	10,297	5,742
Total Revenues	\$ 616,934	\$ 25,454	\$ 31,196	\$ 5,742
Expenditures:				
Interest - 11/01	\$ 195,068	\$ 200,009	\$ 200,009	\$ -
Principal Payment - 11/01	185,000	\$ 190,000	190,000	-
Interest - 05/01	191,030	-	-	-
Total Expenditures	\$ 571,098	\$ 390,009	\$ 390,009	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,836	\$ (364,555)	\$ (358,813)	\$ 5,742
Net Change in Fund Balance	\$ 45,836	\$ (364,555)	\$ (358,813)	\$ 5,742
Fund Balance - Beginning	\$ 641,940		\$ 1,277,371	
Fund Balance - Ending	\$ 687,776		\$ 918,557	

Randal Park

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,674	\$ 4,173	\$ 4,173	\$ -
Interest Income	2,496	416	1,154	738
Total Revenues	\$ 120,169	\$ 4,589	\$ 5,326	\$ 738
Expenditures:				
Interest - 11/01	\$ 41,068	\$ 41,068	\$ 41,068	\$ -
Principal - 5/01	35,000	-	-	-
Interest - 5/01	41,068	-	-	-
Total Expenditures	\$ 117,135	\$ 41,068	\$ 41,068	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,034	\$ (36,479)	\$ (35,741)	\$ 738
Net Change in Fund Balance	\$ 3,034	\$ (36,479)	\$ (35,741)	\$ 738
Fund Balance - Beginning	\$ 77,664		\$ 143,333	
Fund Balance - Ending	\$ 80,698		\$ 107,592	

Randal Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Series	Series		
	2015	2018	Total	
Revenues				
Interest Income	\$ 4	\$ 0	\$	4
Total Revenues	\$ 4	\$ 0	\$	4
Expenditures:				
Capital Outlay	\$ -	\$ -	\$	-
Total Expenditures	\$ -	\$ -	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 4	\$ 0	\$	4
Fund Balance - Beginning	\$ 481	\$ 60	\$	542
Fund Balance - Ending	\$ 485	\$ 61	\$	546

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	\$ -	\$ 40,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,837
Colonial Properties Contribution	\$ 4,409	\$ 4,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,797
Miscellaneous Revenue	\$ 80	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Activities	\$ 500	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,620
Rentals	\$ 1,250	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,500
Total Revenues	\$ 6,239	\$ 49,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	55,854
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,600
FICA Expense	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	122
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Agent	\$ 919	\$ 919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,838
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,773	\$ 701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,474
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,565
Management Fees	\$ 4,167	\$ 4,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,334
Information Technology	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	334
Website Maintenance	\$ 111	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	223
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 56	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	71
Insurance	\$ 8,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,688
Printing & Binding	\$ 12	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42
Office Supplies	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	325
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 22,537	\$ 7,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,894

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	\$ 1,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,619
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 27,009	\$ 27,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	54,019
Lake Maintenance	\$ 943	\$ 943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,886
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Maintenance	\$ 2,836	\$ 2,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,672
Repairs & Maintenance	\$ -	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	293
Operating Supplies	\$ 668	\$ 838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,506
Landscape Replacement	\$ 4,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,321
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
Subtotal Operations & Maintenance	\$ 46,521	\$ 33,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80,316
Utilities													
Utilities - Common Area	\$ 3,254	\$ 1,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,878
Streetlighting	\$ 8,586	\$ 8,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,179
Amenity Center													
Amenity Management	\$ 8,411	\$ 8,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,822
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	658
Utilities - Amenity Center	\$ 1,528	\$ 1,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,597
Refuse Service	\$ 223	\$ 238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	461
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 438	\$ 883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,320
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,472
Security Monitoring	\$ 209	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	418
Janitorial Services	\$ 2,834	\$ 1,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,790
Pool Maintenance	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,500
Pool Chemicals & Repairs	\$ 4,314	\$ 1,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,601
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ 303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	303
Pest Control	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	121
Other													
Property Insurance	\$ 45,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,279
Contingency	\$ 514	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	612
Subtotal Amenity Center	\$ 78,559	\$ 36,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115,011
Total Operations & Maintenance	\$ 125,080	\$ 70,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	195,327
Total Expenditures	\$ 147,617	\$ 77,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	225,221
Excess (Deficiency) of Revenues over Expenditures	\$ (141,378)	\$ (27,989)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(169,367)
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (141,378)	\$ (27,989)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(169,367)

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	\$404,348
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)
Less: November 1, 2024 (Mandatory)	(\$135,000)
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	\$600,978
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)
Less: November 1, 2024 (Mandatory)	(\$190,000)
Current Bonds Outstanding	\$7,485,000

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	\$59,323
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	\$13,270,000
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Randal Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments \$ 1,225,189.89 \$ 420,584.22 \$ 626,988.89 \$ 125,190.00 \$ 2,397,953.00
 Net Assessments \$ 1,151,678.50 \$ 395,349.17 \$ 589,369.56 \$ 117,678.60 \$ 2,254,075.82

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	51.09%	17.54%	26.15%	5.22%	100.00%
								O&M Portion	Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service	Total
11/6/24	1	05/12-10/26/24	\$9,101.15	\$0.00	-\$477.82	\$0.00	\$8,623.33	\$4,405.93	\$1,512.47	\$2,254.73	\$450.20	\$8,623.33
11/13/24	2	10/26-11/01/24	\$18,016.48	\$0.00	-\$720.67	\$0.00	\$17,295.81	\$8,836.98	\$3,033.56	\$4,522.31	\$902.96	\$17,295.81
11/22/24	3	11/02-11/07/24	\$56,953.28	(\$708.28)	-\$2,237.50	\$0.00	\$54,007.50	\$27,594.14	\$9,472.54	\$14,121.25	\$2,819.57	\$54,007.50
TOTAL			\$ 84,070.91	\$ (708.28)	\$ (3,435.99)	\$ -	\$ 79,926.64	\$ 40,837.05	\$ 14,018.57	\$ 20,898.29	\$ 4,172.73	\$ 79,926.64

4%	Net Percent Collected
\$2,174,149.18	Balance Remaining to Collect

SECTION D

Randal Park
December 2024

RANDAL



PARK

Randal Park
Amenity Report
December 2024

FACILITY REPORT

Pool, Gym and Randal House Clubhouse

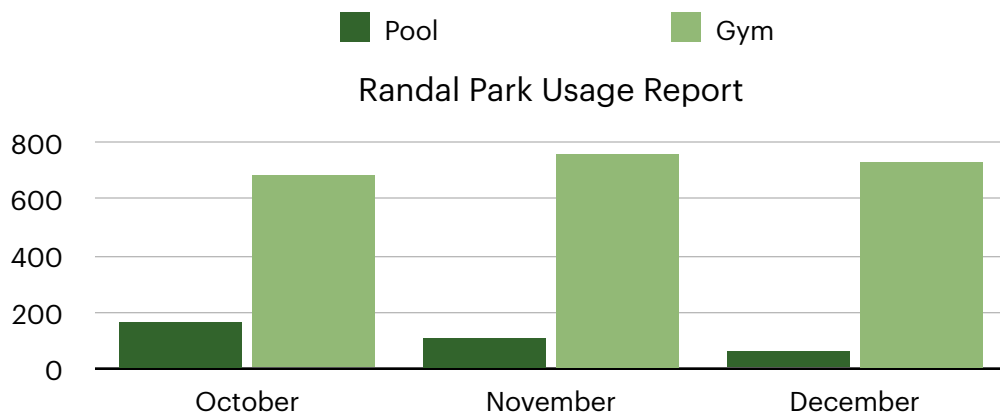
- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm)
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from (9am - 5pm) Mon - Fri

December Randal House Rentals: 3

December Events:

*Fire Department Christmas Parade: Wednesday, December 4th

* Holiday Mix, Friday, December 13th



**Fire Department Christmas Parade
Wednesday, December 4th
3:00pm- 5:00pm
Holiday Mix**



Friday, December 13th
6:00pm-10:00pm
Total children: 15
Total adults: 45
Total Guest Participation: 60

