

*Randal Park Community  
Development District*

*Agenda*

*April 18, 2025*

# AGENDA

# ***Randal Park***

## ***Community Development District***

---

219 E. Livingston Street, Orlando, Florida 32801

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

April 11, 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, April 19, 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:

#### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the March 7, 2025 Board of Supervisors Meeting
5. Discussion of Clubhouse as Poll Location
6. Review and Acceptance of Fiscal Year 2024 Audit Report
7. Appointment of Audit Committee and Chairman
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
    1. Consideration of Proposals for Sod Replacement at Dog Park
      - i. Blade Runners
      - ii. Yellowstone Landscape
  - D. Amenity Report
    1. Consideration of Proposal for Installation of Surge Protector from Terry's Electric
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – May 16, 2025
12. Adjournment

#### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period
3. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

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

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Showe", with a stylized flourish at the end.

Jason M. Showe  
District Manager

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

Enclosures

# BOARD OF SUPERVISORS MEETING

# 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, **March 7, 2025** 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
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Jarett Wright	Field Operations
Alexandra Panagos	CALM
Katie O'Rourke	GMS

**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 February 21,  
2025 Board of Supervisors Meeting**

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor the minutes of the February 21, 2025 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Public Hearing – Consideration of Resolution  
2025-03 Adopting the Amended Amenity  
Facilities Policies Rule**

Mr. Showe stated the purpose of today's meeting is to conduct a public hearing.

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

Ms. Trucco stated this resolution acknowledges that this is a public hearing and the board is considering amendments to the CDD's amenity facility policies. A copy of the policy is in your agenda and you can see the edits that we previously spoke about. On page 5 is the provision regarding fishing, the same language was in your agenda packet and we looked at this at the last board meeting. Basically, it acknowledges that fishing is at the individual's own risk, is permitted within designated areas only and residential and/or private property shall not be utilized or walked over to gain access to fishing areas. There is a general warning about Florida's wildlife including alligators and snakes. That language has been recommended from the CDD's insurance carrier. We also have signs regarding the wildlife.

In the general swimming pool rules, there is an amendment about the requirements for swim instructors and the CDD has an approved vendor list for swimming lessons that resident will need to use in the event they want to have a swimming instructor.

The new provision that I added is about fee waiver language that is designed for public meetings that benefit all the residents of the CDD. It envisions that a non-profit organization would submit a request at least 60-days prior to the date they would like to reserve the clubhouse to the district manager and the district manager could grant a fee waiver and the conditions would be that they have to sign a license agreement with the CDD for that non-profit's use requiring at the minimum, indemnification to the district, reimbursement for any damages that it



causes to the property and also proof that the CDD has been listed as an additional insured on their insurance policy. If the CDD received a request after the 60-days was provided from a resident or other organization to rent the space for a fee, then the non-profit organization would have the option of paying the actual fee to rent the space or select a new date.

Mr. Showe stated you can add that the amenity manager has discretion to make exceptions on a case-by-case basis if less than 30-days.

There being no public present to comment, the board took the following action.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor Resolution 2025-03 Adopting the Amended Amenity Facilities Policies Rule was approved.
------------------------------------------------------------------------------------------------------------------------------------------------------------

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

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being no comments, the next item followed.

#### **B. Manager**

There being no comments, the next item followed.

#### **C. Field Manager's Report**

Mr. Wright stated Monday we are going to start the pool acid wash and will be closed for the week.

#### **D. Amenity Report**

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

**i. Ratification of Rug Purchase**

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor purchase of a rug from The Flooring Center for the amenity center in the amount of \$3,909 was ratified.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date – April 18, 2025**

Mr. Showe stated we still have the meeting scheduled for March 21<sup>st</sup>. Are we canceling that meeting?

It was the consensus of the board to cancel the March 21, 2025 meeting.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the meeting adjourned at 9:47 a.m.


---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION V

**From:** Jason Showe jshowe@gmscfl.com   
**Subject:** Fwd: Reserving Randal Park Clubhouse for Election Polling Location - November 2025  
**Date:** April 2, 2025 at 7:40 AM  
**To:** Syanne Hall shall@gmscfl.com

---



Begin forwarded message:

On Apr 1, 2025, at 5:04 PM, Casey Billings <Casey.Billings@orlando.gov> wrote:

Good Afternoon,

The City of Orlando would like to use your facility, the Randal Park Clubhouse, as a polling place for the general election to be held on Tuesday, November 4, 2025, and, if necessary, a run-off election on Tuesday, December 9, 2025.

Poll Workers would arrive at your facility at 6:00 a.m. on each Election Day and may remain in your facility until late into the evening. The voting process and precinct paperwork requires that the voting room not be used for any other purpose during the entire day until all votes are received and the results tabulated.

Representatives from the Supervisor of Elections Office will need access to your facility in order to deliver and pick up equipment the day before (Monday, November 3, 2025) and the day after (Wednesday, November 5, 2025) each election.

If you agree to be a part of the upcoming election process, please respond with confirmation that the space has been reserved.

If you have any questions, please do not hesitate to contact me at 407-246-3458. Thank you in advance for your assistance and willingness to support this civic responsibility.

Thanks and I look forward to hearing from you.

Warm Regards,  
Casey

Casey Billings (he/him/his)  
Senior Assistant City Clerk  
City Clerk's Office  
[City of Orlando](#)  
O. 407.246.3458  
F. 407.246.3613  
E. [cityclerk@orlando.gov](mailto:cityclerk@orlando.gov)



---

Florida has a very broad public records law. As a result, any written communication created or received by the City of Orlando officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

## SECTION VI

**RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	25
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	26-27
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	29-30



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Randal Park Community Development District  
City of Orlando, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Section 218.39 (3)(c), Florida Statue, but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 24, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 24, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Randal Park Community Development District, City of Orlando, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,129,905).
- The change in the District's total net position in comparison with the prior fiscal year was \$487,568, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$3,377,929, an increase of \$373,930 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, assigned for capital reserves, non-spendable for prepaids and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 3,426,722	\$ 3,046,085
Capital assets, net of depreciation	6,161,588	6,379,298
Total assets	9,588,310	9,425,383
Due to primary government		
Current liabilities	360,537	360,603
Long-term liabilities	13,357,678	13,682,253
Total liabilities	13,718,215	14,042,856
Net position		
Net investment in capital assets	(7,195,549)	(7,302,440)
Restricted	2,036,738	1,855,907
Unrestricted	1,028,906	829,060
Total net position	\$ (4,129,905)	\$ (4,617,473)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2024	2023
Program revenues		
Charges for services	\$ 2,370,494	\$ 2,159,302
Operating grants and contributions	157,272	133,977
Capital grants and contributions	26	21
General revenues		
Unrestricted investment earnings	18,222	15,099
Total revenues	2,546,014	2,308,399
Expenses:		
General government	115,928	128,041
Maintenance and operations	1,186,999	1,175,623
Interest	755,519	771,759
Total expenses	2,058,446	2,075,423
Change in net position	487,568	232,976
Net position - beginning	(4,617,473)	(4,850,449)
Net position - ending	\$ (4,129,905)	\$ (4,617,473)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$2,058,446. The costs of the District's activities were paid by program revenues. Program revenues were comprised primarily of assessments and investment earnings in the current and prior years. In total, revenue increased from the prior year primarily as a result of an increase in investment earnings and assessments.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 did not exceed appropriations.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$7,873,924 invested in capital assets. In the government-wide financial statements depreciation of \$1,712,336 has been taken, which resulted in a net book value of \$6,161,588. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2024, the District had \$13,460,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Randal Park Community Development District's Finance Department at 219 E. Livingston Street, Orlando FL 32801.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 649,286
Investments	416,386
Due from others	8,554
Prepays and other assets	6,696
Restricted assets:	
Investments	2,345,800
Capital assets:	
Depreciable, net	6,161,588
Total assets	<u>9,588,310</u>
 <b>LIABILITIES</b>	
Accounts payable	48,793
Accrued interest payable	311,744
Non-current liabilities:	
Due within one year	350,000
Due in more than one year	13,007,678
Total liabilities	<u>13,718,215</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(7,195,549)
Restricted for debt service	2,036,738
Unrestricted	1,028,906
Total net position	<u>\$ (4,129,905)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Program Revenues				Net (Expense) Revenue and Changes in Net Position
		Charges for	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Functions/Programs	Expenses	Services			
Primary government:					
Governmental activities:					
General government	\$ 115,928	\$ 115,928	\$ -	\$ -	\$ -
Maintenance and operations	1,186,999	1,099,132	51,781	26	(36,060)
Interest on long-term debt	755,519	1,155,434	105,491	-	505,406
Total governmental activities	<u>2,058,446</u>	<u>2,370,494</u>	<u>157,272</u>	<u>26</u>	<u>469,346</u>
General revenues:					
Unrestricted investment earnings					<u>18,222</u>
Total general revenues					<u>18,222</u>
Change in net position					487,568
Net position - beginning					<u>(4,617,473)</u>
Net position - ending					<u>\$ (4,129,905)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 649,286	\$ -	\$ -	\$ 649,286
Investments	416,386	2,345,259	541	2,762,186
Due from other funds	-	3,223	-	3,223
Due from others	8,554	-	-	8,554
Prepays and deposits	6,696	-	-	6,696
Total assets	<u>\$ 1,080,922</u>	<u>\$ 2,348,482</u>	<u>\$ 541</u>	<u>\$ 3,429,945</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 48,793	\$ -	\$ -	\$ 48,793
Due to other funds	3,223	-	-	3,223
Total liabilities	<u>52,016</u>	<u>-</u>	<u>-</u>	<u>52,016</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	6,696	-	-	6,696
Restricted for:				
Debt service	-	2,348,482	-	2,348,482
Capital projects	-	-	541	541
Assigned for:				
Capital reserve	416,386	-	-	416,386
Unassigned	605,824	-	-	605,824
Total fund balances	<u>1,028,906</u>	<u>2,348,482</u>	<u>541</u>	<u>3,377,929</u>
Total liabilities and fund balances	<u>\$ 1,080,922</u>	<u>\$ 2,348,482</u>	<u>\$ 541</u>	<u>\$ 3,429,945</u>

See notes to the financial statements



**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Fund balance - governmental funds		\$ 3,377,929
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.		
Cost of capital assets	7,873,924	
Accumulated depreciation	<u>(1,712,336)</u>	6,161,588
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(311,744)	
Bonds payable	<u>(13,357,678)</u>	<u>(13,669,422)</u>
Net position of governmental activities		<u>\$ (4,129,905)</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 1,191,495	\$ 1,155,434	\$ -	\$ 2,346,929
Other contributions	51,781	-	-	51,781
Miscellaneous revenue	23,565	-	-	23,565
Interest	18,222	105,491	26	123,739
Total revenues	<u>1,285,063</u>	<u>1,260,925</u>	<u>26</u>	<u>2,546,014</u>
<b>EXPENDITURES</b>				
Current:				
General government	115,928	-	-	115,928
Maintenance and operations	916,598	-	-	916,598
Debt service:				
Principal	-	330,000	-	330,000
Interest	-	756,867	-	756,867
Capital outlay	52,691	-	-	52,691
Total expenditures	<u>1,085,217</u>	<u>1,086,867</u>	<u>-</u>	<u>2,172,084</u>
Excess (deficiency) of revenues over (under) expenditures	199,846	174,058	26	373,930
Fund balances - beginning	<u>829,060</u>	<u>2,174,424</u>	<u>515</u>	<u>3,003,999</u>
Fund balances - ending	<u>\$ 1,028,906</u>	<u>\$ 2,348,482</u>	<u>\$ 541</u>	<u>\$ 3,377,929</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 373,930
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is eliminated and capitalized as capital assets in the statement of net position.	52,691
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(270,401)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	6,773
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(5,425)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	330,000
Change in net position of governmental activities	<u>\$ 487,568</u>

See notes to the financial statements

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Randal Park Community Development District ("District") was created by Ordinance number 0612111005 of the City of Orlando, on December 11, 2006. The District was created by Ordinance of the City of Orlando, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District's boundary was contracted on December 13, 2010 by Ordinance number 2010-54 of the City of Orlando, Florida, and further contracted on December 7, 2015 by Ordinance number 2015-60 of the City of Orlando, Florida, and later expanded on September 4, 2018 by Ordinance number 2018-48 of the City of Orlando, Florida.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### **Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - stormwater	30
Recreational facilities and other	30
Furniture, fixtures and equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.



## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
Allspring Government Money Market Fund	\$ 2,345,800	S&P AAAM	Weighted average of the fund portfolio: 34 days
Local Government Surplus Trust Funds (FL PRIME)	416,386	S&P AAAM	Weighted average of the fund portfolio: 39 days
Total Investments	<u>\$ 2,762,186</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*External Investment Pool* – With regard to redemption gates, Section 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Section 218.409(4) Florida Statutes, provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 44,324	\$ 44,324	\$ -
Total capital assets, not being depreciated	-	44,324	44,324	-
Capital assets, being depreciated				
Infrastructure - stormwater	2,035,276	-	-	2,035,276
Recreational facilities and other	5,705,681	8,367	-	5,714,048
Furniture, fixtures and equipment	80,276	44,324	-	124,600
Total capital assets, being depreciated	7,821,233	52,691	-	7,873,924
Less accumulated depreciation for:				
Infrastructure - stormwater	352,170	67,843	-	420,013
Recreational facilities and other	1,069,707	190,468	-	1,260,175
Furniture, fixtures and equipment	20,058	12,090	-	32,148
Total accumulated depreciation	1,441,935	270,401	-	1,712,336
Total capital assets, being depreciated, net	6,379,298	(217,710)	-	6,161,588
Governmental activities capital assets	\$ 6,379,298	\$ (173,386)	\$ 44,324	\$ 6,161,588

Depreciation expense was charged to the maintenance and operations function.

## **NOTE 6 – LONG-TERM LIABILITIES**

### **Series 2012**

On June 5, 2012, the District issued \$5,115,000 of Special Assessment Revenue Bonds, Series 2012 consisting of \$835,000 Term Bonds Series 2012 due on November 1, 2022 with a fixed interest rate of 5.75%, \$1,490,000 Term Bonds Series 2012 due on November 1, 2032 with a fixed interest rate of 6.125%, and \$2,790,000 Term Bonds Series 2012 due on November 1, 2042 with a fixed interest rate of 6.875%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid serially on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2012 through November 1, 2042.

The Series 2012 Bonds due November 1, 2042 are subject to redemption at the option of the District after November 1, 2032 as outlined in the Bond Indenture. The remaining Series 2012 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

### **Series 2015**

On March 30, 2015, the District issued \$9,055,000 of Special Assessment Revenue Bonds, Series 2015 consisting of \$1,755,000 Term Bonds Series 2015 due on November 1, 2025 with a fixed interest rate of 4.25%, \$2,760,000 Term Bonds Series 2015 due on November 1, 2035 with a fixed interest rate of 5.00%, and \$4,540,000 Term Bonds Series 2015 due on November 1, 2045 with a fixed interest rate of 5.20%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid serially on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2015 through November 1, 2045.

The Series 2015 Bonds due November 1, 2035, and thereafter, are subject to redemption at the option of the District on or after November 1, 2025 as outlined in the Bond Indenture. The Series 2015 Bonds due on November 1, 2025 are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

### Series 2018

On December 17, 2018, the District issued \$1,770,000 Special Assessment Revenue Bonds, Series 2018 consisting of multiple term bonds with maturity dates ranging from May 1, 2024 to May 1, 2049 and fixed interest rates ranging from 4.1% to 5.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2018 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2012	\$ 4,280,000	\$ -	\$ 115,000	\$ 4,165,000	\$ 125,000
Less original issue discount	(48,578)	-	(2,608)	(45,970)	-
Series 2015	7,860,000	-	185,000	7,675,000	190,000
Less original issue discount	(59,169)	-	(2,817)	(56,352)	-
Series 2018	1,650,000	-	30,000	1,620,000	35,000
Total	\$ 13,682,253	\$ -	\$ 324,575	\$ 13,357,678	\$ 350,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2025	\$ 350,000	\$ 740,436	\$ 1,090,436
2026	360,000	722,917	1,082,917.00
2027	390,000	703,629	1,093,629.00
2028	410,000	682,383	1,092,383.00
2029	430,000	659,951	1,089,951.00
2030-2034	2,540,000	2,913,576	5,453,576.00
2035-2039	3,340,000	2,092,566	5,432,566.00
2040-2044	4,040,000	983,986	5,023,986.00
2045-2049	1,600,000	138,580	1,738,580.00
Total	\$ 13,460,000	\$ 9,638,024	\$ 23,098,024

## **NOTE 7 – DEVELOPERS TRANSACTIONS**

The Developers own a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developers.

The District has a cost sharing agreement with the Original Developer whereby the Original Developer has agreed to reimburse the District fifty percent of certain maintenance costs. During the fiscal year ended September 30, 2024, the Original Developer reimbursed the District in the amount of \$51,781 which includes a receivable of \$8,554 as of September 30, 2024.

## **NOTE 8 – CONCENTRATION**

The Developers own a majority of the land within the District. Therefore, the District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations.

## **NOTE 9 – INTERLOCAL AGREEMENT**

During the fiscal year ended September 30, 2013, the District entered into an interlocal agreement ("Agreement") with the City of Orlando ("City") regarding maintenance of City owned rights of way ("City ROW") within and adjacent to the District, dated April 19, 2013. The Agreement acknowledges that the City has ultimate responsibility for the maintenance of the ROW but provides the option and mechanism for the District to maintain the ROW to a higher standard than the City would otherwise provide.

## **NOTE 10 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. The District has also contracted with the same management company to perform field management services, which include monthly inspection of the District's irrigation system. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## **NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Accounts	
REVENUES			
Assessments	\$ 1,151,680	\$ 1,191,495	\$ 39,815
Other contributions	52,768	51,781	(987)
Miscellaneous revenue	15,000	23,565	8,565
Interest	-	18,222	18,222
Total revenues	<u>1,219,448</u>	<u>1,285,063</u>	<u>65,615</u>
EXPENDITURES			
Current:			
General government	143,313	115,928	27,385
Maintenance and operations	1,076,135	916,598	159,537
Capital outlay	-	52,691	(52,691)
Total expenditures	<u>1,219,448</u>	<u>1,085,217</u>	<u>134,231</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	199,846	<u>\$ 199,846</u>
Fund balance - beginning		<u>829,060</u>	
Fund balance - ending		<u>\$ 1,028,906</u>	

See notes to required supplementary information

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 did not exceed appropriations.

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	4
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	15
Employee compensation	\$9,800
Independent contractor compensation	\$1,073,812
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and Maintenance - \$785.47 - \$1,431.80  Debt Service Series 2012 - \$804.54 - \$1,179.35 Debt Service Series 2015 - \$202.25 - \$1,704.62 Debt Service Series 2018 - \$1,170.00
Special assessments collected	\$2,346,929
Outstanding Bonds:	see Note 6 for details





**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Randal Park Community Development District  
City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 24, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 24, 2025



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Randal Park Community Development District  
City of Orlando, Florida

We have examined Randal Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Randal Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 24, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Randal Park Community Development District  
City of Orlando, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Randal Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 24, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 24, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Randal Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Randal Park Community Development District, City of Orlando, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 24, 2025

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

## SECTION VIII

## SECTION B

# SECTION 1



# Randal Park

## Community Development District

### Summary of Check Register

February 11, 2025 to April 7, 2025

Bank	Date	Check No.'s	Amount
<u>General Fund</u>			
	2/17/25	3368-3375	\$ 21,247.81
	2/20/25	3376-3383	\$ 7,263.96
	2/26/25	3384-3391	\$ 41,526.78
	3/7/25	3392-3394	\$ 7,885.61
	3/14/25	3395-3406	\$ 836,538.11
	3/21/25	3407-3418	\$ 46,919.32
	3/24/25	3419-3423	\$ 846,757.00
	3/28/25	3424-3429	\$ 7,487.25
	4/7/25	3430-3432	\$ 13,108.67
			<u>\$ 1,828,734.51</u>
<u>Supervisor Fees February 2025</u>			
	Kathryn F. Steuck	50312	\$ 184.70
	Marcela L. Asquith	50313	\$ 184.70
	Sean D. Masherella	50314	\$ 184.70
	Stephany C. Cornelius	50315	\$ 184.70
	Christopher B. Swendser	50316	\$ 184.70
			<u>\$ 923.50</u>
<u>Supervisor Fees March 2025</u>			
	Kathryn F. Steuck	50317	\$ 184.70
	Marcela L. Asquith	50318	\$ 184.70
	Sean D. Masherella	50319	\$ 184.70
	Stephany C. Cornelius	50320	\$ 184.70
	Christopher B. Swendser	50321	\$ 184.70
			<u>\$ 923.50</u>
<b>Total Amount</b>			<b>\$ 1,830,581.51</b>



AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN	4/09/25	PAGE	2
*** CHECK DATES 02/11/2025 - 04/07/2025 ***		RANDAL PARK CDD						BANK A RANDAL PARK CDD			
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #				
2/17/25	00209	2/07/25 INV18244	202501 320-53800-47600	SECURITY SVC 1/27-2/1	*	1,031.50					
OFF DUTY MANAGEMENT, INC							1,031.50 003373				
2/17/25	00214	2/10/25 21025	202502 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00					
RENI JOSEPH							250.00 003374				
2/17/25	00048	7/11/24 74076	202410 320-53800-48000	LIGHTS TROUBLESHOOTING	*	395.00					
TERRY'S ELECTRIC INCORPORATED							395.00 003375				
2/20/25	00060	12/10/24 15788	202412 320-53800-34500	PDK CLOUD SERVICE SUB	*	54.00					
		12/10/24 15873	202412 320-53800-34500	SECURITY MONITORING	*	120.00					
		2/11/25 16133	202502 320-53800-34500	PDK CLOUD SERVICE SUB	*	54.00					
		2/11/25 16218	202502 320-53800-34500	SECURITY MONITORING	*	120.00					
ACCESS CONTROL SYSTEMS LLC							348.00 003376				
2/20/25	00185	2/01/25 48607	202502 320-53800-46700	JANITORIAL SERVICES FEB25	*	1,573.00					
B&T BUILDING SERVICES, INC							1,573.00 003377				
2/20/25	00129	2/12/25 42208231	202502 320-53800-46700	BATHROOM MATS CLEANING	*	478.22					
CINTAS							478.22 003378				
2/20/25	00215	2/17/25 21725	202502 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00					
DONNA OKEEFE							250.00 003379				
2/20/25	00025	2/17/25 136832	202501 310-51300-31500	GENERAL COUNSEL - JAN 25	*	2,122.27					
LATHAM LUNA EDEN & BEAUDINE LLP							2,122.27 003380				
2/20/25	00209	2/17/25 INV18498	202502 320-53800-47600	SECURITY SVC 2/2-2/8	*	1,031.50					
OFF DUTY MANAGEMENT, INC							1,031.50 003381				
2/20/25	00061	1/10/25 147839	202501 320-53800-51000	LITTER BAGS/TRASH LINERS	*	630.15					
		2/19/25 148112	202502 320-53800-51000	LITTER BAGS/TRASH LINERS	*	580.82					
PROPET DISTRIBUTORS, INC.							1,210.97 003382				
RAND RANDAL PARK BOH											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/20/25	00216	2/17/25 21725	202502 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00	
				STACY MANAHAN			250.00 003383
2/26/25	00031	2/15/25 226156	202502 320-53800-47000	LAKE MAINT PDS FEB 25	*	319.98	
		2/15/25 226156	202502 320-53800-47000	LAKE MAINT DOWN FEB 25	*	61.45	
		2/15/25 226156	202502 320-53800-47000	MAINT AC1 RETENT FEB 25	*	56.16	
		2/15/25 226156	202502 320-53800-47000	MAINT AC2 RETENT FEB 25	*	107.01	
		2/15/25 226156	202502 320-53800-47000	MAINT 4 RET PONDS FEB 25	*	398.40	
				APPLIED AQUATIC MANAGMENT, INC.			943.00 003384
2/26/25	00217	2/21/25 22125	202502 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00	
				BIBI MOHAMED			250.00 003385
2/26/25	00218	2/21/25 22125	202502 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00	
				CAROL MENAHEM			250.00 003386
2/26/25	00053	1/10/25 QEOR6022	202501 320-53800-46300	UMBRELLAS	*	1,126.45	
				LEADERS HOLDING COMPANY			1,126.45 003387
2/26/25	00209	12/26/24 INV17092	202412 320-53800-47600	SECURITY SVC 12/16-12/21	*	1,240.44	
		1/03/25 INV17345	202412 320-53800-47600	SECURITY SVC 12/22-12/28	*	1,249.38	
		1/10/25 INV17478	202501 320-53800-47600	SECURITY SVC 12/29-1/4	*	1,543.38	
		1/24/25 INV17877	202501 320-53800-47600	SECURITY SVC 1/12-1/19	*	1,032.44	
		1/30/25 INV18037	202501 320-53800-47600	SECURITY SVC 1/19-1/25	*	1,032.44	
		2/21/25 INV18707	202502 320-53800-47600	SECURITY SVC 2/9-2/15	*	954.00	
				OFF DUTY MANAGEMENT, INC			7,052.08 003388
2/26/25	00038	1/18/25 21822	202501 320-53800-46300	POOL CHEMICALS	*	750.00	
		1/20/25 313902	202501 320-53800-46300	POOL CHEMICALS	*	232.00	

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/10/25 314359	202502 320-53800-46300		*	895.00	
			VALVE FOR SPLASHPAD FILTR				
		2/10/25 314406	202502 320-53800-46300		*	232.00	
			POOL CHEMICALS				
		2/17/25 314576	202502 320-53800-46300		*	1,095.00	
			REPLACED BULKHEADS				
		2/18/25 21955	202502 320-53800-46300		*	750.00	
			POOL CHEMICALS				
				SPIES POOL, LLC			3,954.00 003389
2/26/25 00048		2/21/25 78515	202502 320-53800-48000		*	942.00	
			INSTALL QUAD OUTLETS				
				TERRY'S ELECTRIC INCORPORATED			942.00 003390
2/26/25 00066		2/15/25 862099	202502 320-53800-46200		*	27,009.25	
			LANDSCAPE MAINT - FEB 25				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			27,009.25 003391
3/07/25 00176		2/28/25 10809	202502 320-53800-46300		*	1,025.12	
			POOL RPR & MAINT- FEB25				
		3/01/25 10808	202503 320-53800-46400		*	2,250.00	
			POOL MAINTENANCE- MAR25				
				FIVE STAR PRO SERVICES			3,275.12 003392
3/07/25 00124		2/28/25 14592	202503 320-53800-49400		*	701.49	
			ICE CREAM SOCIAL 3.29.25				
				ICE TWISTER CATERING AND EVENTS			701.49 003393
3/07/25 00219		2/26/25 02262025	202502 320-53800-46000		*	3,909.00	
			RUG REPLACEMENT- FEB25				
				THE FLOORING CENTER			3,909.00 003394
3/14/25 00220		3/11/25 0106	202503 320-53800-49400		*	495.00	
			JEWELRY WORKSHOP DEPOSIT				
				SONJA MARSHALL-BONE DBA AUTUMN AND			495.00 003395
3/14/25 00169		2/03/25 37	202502 320-53800-12100		*	8,410.83	
			AMENITY MANAGEMENT FEB25				
		2/03/25 37	202502 320-53800-48000		*	16.41	
			BLOWER FAN REPLACEMENT				
		2/03/25 37	202502 320-53800-47700		*	164.36	
			GYM WIPES				
		2/03/25 37	202502 320-53800-49400		*	49.43	
			CHRISTMAS PARADE SUPPLIES				
		2/03/25 37	202502 320-53800-49400		*	57.50	
			FALL FEST TENT BALANCE				

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/25 38	202503 320-53800-12100		*	8,410.83	
			AMENITY MANAGEMENT MAR25				
		3/01/25 38	202503 320-53800-51000		*	48.21	
			DOOR HOLDER				
		3/01/25 38	202503 320-53800-48000		*	18.34	
			LIGHT BULBS				
			COMMUNITY ASSOCIATION AND LIFESTYLE				17,175.91 003396
3/14/25 00165		3/03/25 2420883	202503 310-51300-32300		*	2,250.00	
			FY25 TRUSTEE FEE S.2015				
		3/03/25 2420883	202503 300-15500-10000		*	2,250.00	
			FY26 TRUSTEE FEE S.2015				
			COMPUTERSHARE TRUST COMPANY N.A.				4,500.00 003397
3/14/25 00001		3/01/25 830	202503 310-51300-34000		*	4,167.00	
			MANAGEMENT FEES - MAR 25				
		3/01/25 830	202503 310-51300-35200		*	111.33	
			WEBSITE ADMIN - MAR 25				
		3/01/25 830	202503 310-51300-35100		*	167.00	
			INFORMATION TECH - MAR 25				
		3/01/25 830	202503 310-51300-31300		*	918.75	
			DISSEMINATION - MAR 25				
		3/01/25 830	202503 310-51300-51000		*	.57	
			OFFICE SUPPLIES				
		3/01/25 830	202503 310-51300-42000		*	169.79	
			POSTAGE				
		3/01/25 830	202503 310-51300-42500		*	32.40	
			COPIES				
		3/01/25 832	202503 320-53800-12300		*	2,835.92	
			FACILITY MAINT - MAR 25				
			GOVERNMENTAL MANAGEMENT SERVICES-CF				8,402.76 003398
3/14/25 00015		3/03/25 27056	202503 310-51300-32200		*	4,700.00	
			AUDIT FYE 09/30/2024				
			GRAU & ASSOCIATES				4,700.00 003399
3/14/25 00053		1/22/25 QEOR6026	202501 320-53800-46300		*	3,358.08	
			TROPITONE PRODUCTS				
			LEADERS HOLDING COMPANY				3,358.08 003400
3/14/25 00209		2/27/25 INV18922	202502 320-53800-47600		*	954.00	
			SECURITY SVC 2/16-2/22				
		3/07/25 INV19153	202502 320-53800-47600		*	938.94	
			SECURITY SVC 2/23-3/1				
			OFF DUTY MANAGEMENT, INC				1,892.94 003401
			RAND RANDAL PARK BOH				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/14/25	00003	2/07/25 11245825	202502 310-51300-48000	NOTICE OF PUBLIC HEARING	*	738.86	
				ORLANDO SENTINEL COMMUNICATIONS			738.86 003402
3/14/25	00033	3/10/25 0310225	202503 300-20700-10300	FY25 ASMNT TXFR S.2012	*	285,117.07	
				RANDAL PARK CDD C/O WELLS FARGO			285,117.07 003403
3/14/25	00110	3/10/25 031025	202503 300-20700-10300	FY25 ASMNT TXFR S.2015	*	425,040.29	
				RANDAL PARK CDD C/O WELLS FARGO			425,040.29 003404
3/14/25	00111	3/10/25 031025	202503 300-20700-10300	FY25 ASMNT TXFR S.2018	*	84,867.20	
				RANDAL PARK CDD C/O WELLS FARGO			84,867.20 003405
3/14/25	00221	3/06/25 3625	202503 300-36900-10200	CLUBHOUSE DEPOSIT REFUND	*	250.00	
				RYAN NGUYEN			250.00 003406
3/21/25	00043	2/21/25 74157585	202502 320-53800-46800	PEST CONTROL - FEB 25	*	60.48	
				ARROW ENVIRONMENTAL SERVICES			60.48 003407
3/21/25	00060	3/11/25 251099	202503 320-53800-48000	AMENITY ACCESS REPAIRS	*	1,332.67	
				ACCESS CONTROL SYSTEMS LLC			1,332.67 003408
3/21/25	00185	3/01/25 48871	202503 320-53800-46700	JANITORIAL SERVICES MAR25	*	1,573.00	
		3/01/25 48871	202503 320-53800-46700	SPECIAL REQUEST CLEANING	*	99.00	
				B&T BUILDING SERVICES, INC			1,672.00 003409
3/21/25	00169	1/01/25 36	202501 320-53800-12100	AMENITY MANAGEMENT JAN25	*	8,410.83	
		1/01/25 36	202501 320-53800-51000	COFFEE SUPPLIES	*	35.45	
		1/01/25 36	202501 320-53800-47300	REFUND HOLIDAY ORNAMENT	*	63.24-	
		1/01/25 36	202501 320-53800-47300	CHRISTMAS DECOR	*	487.50	
		1/01/25 36	202501 320-53800-46000	EMERGENCY LIGHT REPLACED	*	85.73	
		1/01/25 36	202501 320-53800-49400	BOURBON NIGHT SUPPLIES	*	42.25	

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/25 36	202501 320-53800-49400		*	73.70	
		BOURBON NIGHT SUPPLIES					
		1/01/25 36	202501 320-53800-49400		*	176.47	
		BOURBON NIGHT SUPPLIES					
		1/01/25 36	202501 320-53800-51000		*	156.33	
		BATTERIES					
		1/01/25 36	202501 320-53800-49400		*	79.29	
		HOLIDAY MIX EVENT DEPOSIT					
		1/01/25 36	202501 320-53800-47300		*	34.80	
		HOLIDAY DECOR CLUBHOUSE					
				COMMUNITY ASSOCIATION AND LIFESTYLE			9,519.11 003410
3/21/25 00046		3/04/25 35625A	202503 320-53800-46900		*	185.00	
		QUARTERLY FOUNTAIN MAR25					
				FOUNTAIN DESIGN GROUP, INC.			185.00 003411
3/21/25 00001		1/31/25 833	202501 320-53800-46000		*	596.00	
		PRESSURE WASHING					
		3/01/25 831	202503 320-53800-12000		*	1,744.42	
		FIELD MANAGEMENT - MAR 25					
		3/01/25 831	202503 320-53800-46800		*	517.50	
		BEE SWARM REMOVAL					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			2,857.92 003412
3/21/25 00222		3/11/25 031125	202503 320-53800-48000		*	560.00	
		FURNITURE REPAIRS 2ND 50%					
				LUNA FURNITURE UPHOLSTERY, LLC			560.00 003413
3/21/25 00113		2/26/25 06343	202502 320-53800-46000		*	2,525.00	
		ELCTRC SRGE DAMAGE REPAIR					
				MODERN SECURITY SYSTEMS, LLC			2,525.00 003414
3/21/25 00209		3/12/25 INV19275	202503 320-53800-47600		*	930.94	
		SECURITY SVC 3/2-3/8					
				OFF DUTY MANAGEMENT, INC			930.94 003415
3/21/25 00049		3/01/25 350738	202503 320-53800-34500		*	34.95	
		SECURITY SERVICES - MAR25					
				SYNERGY FL			34.95 003416
3/21/25 00038		3/12/25 315346	202503 320-53800-46300		*	232.00	
		POOL CHEMICALS					
				SPIES POOL, LLC			232.00 003417
3/21/25 00066		3/15/25 877449	202503 320-53800-46200		*	27,009.25	
		LANDSCAPE MAINT - MAR 25					
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			27,009.25 003418
				RAND RANDAL PARK BOH			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/24/25	00095	4/12/25 19424	202503 300-15500-10000	EASTER EVENT 2025	*	2,455.00	
				CAPTAIN CARNIVAL			2,455.00 003419
3/24/25	00224	3/21/25 32125	202503 300-36900-10200	CLUBHOUSE DEPOSIT RETURN	*	250.00	
				JASMINE EVANGELISTA			250.00 003420
3/24/25	00225	3/21/25 32125	202503 300-36900-10200	CLUBHOUSE DEPOSIT RETURN	*	250.00	
				OSCAR URUYAN			250.00 003421
3/24/25	00054	3/24/25 32425	202503 320-58100-10000	TXFR EXCESS CAP TO SBA	*	25,802.00	
				STATE BOARD OF ADMINISTRATION C/O			25,802.00 003422
3/24/25	00223	3/24/25 32425	202503 300-15100-10000	TXFR EXCESS TO SBA	*	818,000.00	
				STATE BOARD OF ADMINISTRATION C/O			818,000.00 003423
3/28/25	00031	3/15/25 226917	202503 320-53800-47000	LAKE MAINT PDS MAR 25	*	319.98	
		3/15/25 226917	202503 320-53800-47000	LAKE MAINT DOWN MAR 25	*	61.45	
		3/15/25 226917	202503 320-53800-47000	MAINT AC1 RETENT MAR 25	*	56.16	
		3/15/25 226917	202503 320-53800-47000	MAINT AC2 RETENT MAR 25	*	107.01	
		3/15/25 226917	202503 320-53800-47000	MAINT 4 RET PONDS MAR 25	*	398.40	
				APPLIED AQUATIC MANAGMENT, INC.			943.00 003424
3/28/25	00043	3/18/25 75352587	202503 320-53800-46800	PEST CONTROL - MAR 25	*	60.48	
				ARROW ENVIRONMENTAL SERVICES			60.48 003425
3/28/25	00185	3/14/25 48909	202502 320-53800-46700	CLEANING SUPPLIES - FEB25	*	390.89	
				B&T BUILDING SERVICES, INC			390.89 003426
3/28/25	00176	3/18/25 10828	202503 320-53800-46300	RESCUE RING	*	239.00	
				FIVE STAR PRO SERVICES			239.00 003427
3/28/25	00209	3/20/25 INV19540	202503 320-53800-47600	SECURITY SVC 3/9 - 3/16	*	931.88	

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/27/25	INV19709 202503 320-53800-47600		*	930.00	
			SECURITY SVC 3/16 - 3/22				
				OFF DUTY MANAGEMENT, INC			1,861.88 003428
3/28/25	00038	3/10/25	314767 202503 320-53800-46300		*	3,992.00	
			ACID WASH MAIN POOL				
				SPIES POOL, LLC			3,992.00 003429
4/07/25	00060	3/19/25	251446 202503 320-53800-34500		*	120.00	
			SECURITY MONITORING				
		3/24/25	251586 202503 320-53800-34500		*	54.00	
			PDK CLOUD SERVICE SUB				
				ACCESS CONTROL SYSTEMS LLC			174.00 003430
4/07/25	00169	4/01/25	39APR25 202504 320-53800-12100		*	8,410.83	
			AMENITY MANAGEMENT APR25				
		4/01/25	39APR25 202504 320-53800-49400		*	68.87	
			TRASH PICKUP EVENT				
		4/01/25	39APR25 202504 320-53800-49400		*	46.69	
			TRASH PICKUP EVENT				
		4/01/25	39APR25 202504 320-53800-46800		*	115.00	
			DEPREDATION PERMIT				
		4/01/25	39APR25 202504 320-53800-49400		*	600.88	
			PAINTING W/ TWIST				
		4/01/25	39APR25 202504 320-53800-51000		*	279.39	
			STORAGE RACK				
		4/01/25	39APR25 202504 320-53800-48000		*	14.63	
			PLASTIC FLOOR COVER				
		4/01/25	39APR25 202504 320-53800-49400		*	112.03	
			PAINT NIGHT SNACKS				
		4/01/25	39APR25 202504 320-53800-49400		*	287.50	
			PAINT RESERVATION FEE				
		4/01/25	39APR25 202504 320-53800-48000		*	60.55	
			LIGHT SENSOR PART				
		4/01/25	39APR25 202504 320-53800-48000		*	88.30	
			AIR FILTER				
		4/01/25	39MAR25 202503 320-53800-12200		*	600.00	
			POOL ATTENDANTS				
				COMMUNITY ASSOCIATION AND LIFESTYLE			10,684.67 003431
4/07/25	00176	4/01/25	10835 202504 320-53800-46400		*	2,250.00	
			POOL MAINTENANCE - APR 25				
				FIVE STAR PRO SERVICES			2,250.00 003432
TOTAL FOR BANK A						1,828,734.51	
RAND RANDAL PARK				BOH			

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...				VENDOR NAME		STATUS	AMOUNT	....CHECK....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	#
TOTAL FOR REGISTER										1,828,734.51		

## SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2025***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2012</u>
6	<u>Debt Service Fund Series 2015</u>
7	<u>Debt Service Fund Series 2018</u>
8	<u>Combined Capital Project Funds</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

**Randal Park**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 386,319	\$ -	\$ -	\$ -	\$ 386,319
Due from Colonial Properties	\$ 14,570	\$ -	\$ -	\$ -	\$ 14,570
Due from General Fund	\$ -	\$ 0	\$ 62,673	\$ -	\$ 62,673
<b>Investments:</b>					
State Board of Administration (SBA)	\$ 818,000	\$ 392,256	\$ -	\$ -	\$ 1,210,256
<b>Series 2012</b>					
Reserve	\$ -	\$ -	\$ 410,195	\$ -	\$ 410,195
Revenue	\$ -	\$ -	\$ 585,139	\$ -	\$ 585,139
Interest	\$ -	\$ -	\$ 44	\$ -	\$ 44
Prepayment	\$ -	\$ -	\$ 11,178	\$ -	\$ 11,178
Sinking Fund	\$ -	\$ -	\$ 55	\$ -	\$ 55
<b>Series 2015</b>					
Reserve	\$ -	\$ -	\$ 600,234	\$ -	\$ 600,234
Revenue	\$ -	\$ -	\$ 824,336	\$ -	\$ 824,336
Interest	\$ -	\$ -	\$ 285	\$ -	\$ 285
Construction	\$ -	\$ -	\$ -	\$ 492	\$ 492
<b>Series 2018</b>					
Reserve	\$ -	\$ -	\$ 60,181	\$ -	\$ 60,181
Revenue	\$ -	\$ -	\$ 144,454	\$ -	\$ 144,454
Interest	\$ -	\$ -	\$ 89	\$ -	\$ 89
Cap Interest	\$ -	\$ -	\$ 2,863	\$ -	\$ 2,863
Construction	\$ -	\$ -	\$ -	\$ 54	\$ 54
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Prepaid Expenses	\$ 12,401	\$ -	\$ -	\$ -	\$ 12,401
<b>Total Assets</b>	<b>\$ 1,231,290</b>	<b>\$ 392,256</b>	<b>\$ 2,701,726</b>	<b>\$ 554</b>	<b>\$ 4,325,826</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 1,109	\$ -	\$ -	\$ -	\$ 1,109
Due to General Fund	\$ -	\$ 22,162	\$ -	\$ -	\$ 22,162
Due to Debt Service	\$ 62,673	\$ -	\$ -	\$ -	\$ 62,673
Due to Capital Reserve	\$ 0	\$ -	\$ -	\$ -	\$ 0
<b>Total Liabilities</b>	<b>\$ 63,781</b>	<b>\$ 22,162</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,943</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 12,401	\$ -	\$ -	\$ -	\$ 12,401
<b>Restricted for:</b>					
Debt Service	\$ -	\$ -	\$ 2,701,726	\$ -	\$ 2,701,726
Capital Project	\$ -	\$ -	\$ -	\$ 554	\$ 554
<b>Assigned for:</b>					
Capital Reserve Fund	\$ -	\$ 370,095	\$ -	\$ -	\$ 370,095
Unassigned	\$ 1,155,108	\$ -	\$ -	\$ -	\$ 1,155,108
<b>Total Fund Balances</b>	<b>\$ 1,167,509</b>	<b>\$ 370,095</b>	<b>\$ 2,701,726</b>	<b>\$ 554</b>	<b>\$ 4,239,883</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,231,290</b>	<b>\$ 392,256</b>	<b>\$ 2,701,726</b>	<b>\$ 554</b>	<b>\$ 4,325,826</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 1,069,561	\$ 1,069,561	\$ -
Colonial Properties Contribution	\$ 55,607	\$ 27,804	\$ 28,243	\$ 439
Miscellaneous Revenue	\$ 1,000	\$ 500	\$ 6,700	\$ 6,200
Activities	\$ 5,000	\$ 2,090	\$ 2,090	\$ -
Rentals	\$ 9,000	\$ 4,500	\$ 5,510	\$ 1,010
<b>Total Revenues</b>	<b>\$ 1,222,287</b>	<b>\$ 1,104,455</b>	<b>\$ 1,112,104</b>	<b>\$ 7,649</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,400	\$ 600
FICA Expense	\$ 918	\$ 459	\$ 413	\$ 46
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,700	\$ (100)
Trustee Fees	\$ 12,500	\$ 5,250	\$ 5,250	\$ -
Dissemination Agent	\$ 11,025	\$ 5,513	\$ 5,513	\$ -
Arbitrage	\$ 1,800	\$ 900	\$ -	\$ 900
Engineering	\$ 10,000	\$ 5,000	\$ 120	\$ 4,880
Attorney	\$ 20,000	\$ 10,000	\$ 6,106	\$ 3,894
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Management Fees	\$ 50,004	\$ 25,002	\$ 25,002	\$ -
Information Technology	\$ 2,004	\$ 1,002	\$ 1,002	\$ -
Website Maintenance	\$ 1,336	\$ 668	\$ 668	\$ 0
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage	\$ 1,000	\$ 500	\$ 459	\$ 41
Insurance	\$ 8,094	\$ 8,094	\$ 8,688	\$ (594)
Printing & Binding	\$ 1,500	\$ 750	\$ 180	\$ 570
Legal Advertising	\$ 2,250	\$ 1,125	\$ 739	\$ 386
Other Current Charges	\$ 1,500	\$ 750	\$ 223	\$ 527
Office Supplies	\$ 200	\$ 100	\$ 3	\$ 97
Property Appraiser	\$ 800	\$ 400	\$ -	\$ 400
Property Taxes	\$ 300	\$ 150	\$ 325	\$ (175)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 147,671</b>	<b>\$ 82,053</b>	<b>\$ 70,530</b>	<b>\$ 11,522</b>
<b>Operations &amp; Maintenance</b>				
<b>Contract Services:</b>				
Field Management	\$ 20,933	\$ 10,467	\$ 10,596	\$ (130)
Mitigation Monitoring	\$ 19,200	\$ 9,600	\$ 9,600	\$ -
Landscape Maintenance	\$ 330,404	\$ 165,202	\$ 162,056	\$ 3,147
Lake Maintenance	\$ 11,640	\$ 5,820	\$ 5,658	\$ 162
Security Patrol	\$ 41,250	\$ 20,625	\$ 16,656	\$ 3,969
<b>Repairs &amp; Maintenance</b>				
Facility Maintenance	\$ 34,031	\$ 17,016	\$ 17,016	\$ 0
Repairs & Maintenance	\$ 30,000	\$ 15,000	\$ 10,632	\$ 4,368
Operating Supplies	\$ 9,800	\$ 4,900	\$ 3,268	\$ 1,632
Landscape Replacement	\$ 15,000	\$ 12,071	\$ 12,071	\$ -
Irrigation Repairs	\$ 10,000	\$ 5,000	\$ 2,069	\$ 2,931
Fountain Repairs	\$ 3,000	\$ 1,500	\$ 370	\$ 1,130
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 534,259</b>	<b>\$ 276,201</b>	<b>\$ 258,991</b>	<b>\$ 17,209</b>



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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Utilities</b>				
Utilities - Common Area	\$ 33,000	\$ 16,500	\$ 12,278	\$ 4,222
Streetlighting	\$ 121,000	\$ 60,500	\$ 51,644	\$ 8,856
<b>Amenity Center</b>				
Amenity Management	\$ 100,930	\$ 50,465	\$ 50,465	\$ (0)
Pool Attendants	\$ 15,500	\$ 7,750	\$ 1,440	\$ 6,310
Pool Permit	\$ 550	\$ 275	\$ -	\$ 275
Cable TV/Internet/Telephone	\$ 4,857	\$ 2,428	\$ 1,990	\$ 438
Utilities - Amenity Center	\$ 25,641	\$ 12,821	\$ 8,818	\$ 4,003
Refuse Service	\$ 3,168	\$ 1,584	\$ 1,414	\$ 170
Amenity Center Access Cards	\$ 1,000	\$ 500	\$ -	\$ 500
HVAC Maintenance	\$ 574	\$ 287	\$ 223	\$ 64
Special Events	\$ 15,000	\$ 7,500	\$ 10,806	\$ (3,306)
Holiday Decorations	\$ 9,500	\$ 4,750	\$ 9,931	\$ (5,181)
Security Monitoring	\$ 2,345	\$ 1,173	\$ 1,254	\$ (81)
Janitorial Services	\$ 26,250	\$ 13,125	\$ 13,176	\$ (51)
Pool Maintenance	\$ 30,240	\$ 15,120	\$ 13,500	\$ 1,620
Pool Chemicals & Repairs	\$ 19,450	\$ 9,725	\$ 24,981	\$ (15,256)
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 260	\$ (260)
Amenity Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ 4,330	\$ (1,830)
Pest Control	\$ 11,500	\$ 5,750	\$ 2,080	\$ 3,670
<b>Other</b>				
Property Insurance	\$ 55,019	\$ 55,019	\$ 45,279	\$ 9,740
Contingency	\$ 34,032	\$ 17,016	\$ 612	\$ 16,404
<b>Subtotal Amenity Center</b>	<b>\$ 514,556</b>	<b>\$ 284,787</b>	<b>\$ 254,482</b>	<b>\$ 30,305</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,048,815</b>	<b>\$ 560,988</b>	<b>\$ 513,473</b>	<b>\$ 47,515</b>
<b>Total Expenditures</b>	<b>\$ 1,196,486</b>	<b>\$ 643,041</b>	<b>\$ 584,004</b>	<b>\$ 59,037</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 25,802</b>	<b>\$ 461,414</b>	<b>\$ 528,100</b>	<b>\$ 66,686</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer Out - Capital Reserve	\$ (25,802)	\$ -	\$ (25,802)	\$ (25,802)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (25,802)</b>	<b>\$ -</b>	<b>\$ (25,802)</b>	<b>\$ (25,802)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 461,414</b>	<b>\$ 502,298</b>	<b>\$ 40,884</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 665,210</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,167,509</b>	

**Randal Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues</b>				
Interest	\$ 8,614	\$ 4,307	\$ 6,399	\$ 2,092
<b>Total Revenues</b>	<b>\$ 8,614</b>	<b>\$ 4,307</b>	<b>\$ 6,399</b>	<b>\$ 2,092</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (16,386)</b>	<b>\$ 4,307</b>	<b>\$ 6,399</b>	<b>\$ 2,092</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 25,802	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 25,802</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 9,416</b>	<b>\$ 4,307</b>	<b>\$ 6,399</b>	<b>\$ 2,092</b>
<b>Fund Balance - Beginning</b>	<b>\$ 328,863</b>		<b>\$ 363,696</b>	
<b>Fund Balance - Ending</b>	<b>\$ 338,278</b>		<b>\$ 370,095</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2012**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	396,407	367,160	367,160	-
Interest Income	20,042	10,021	17,317	7,296
<b>Total Revenues</b>	<b>416,449</b>	<b>377,181</b>	<b>384,477</b>	<b>7,296</b>
<b>Expenditures:</b>				
Interest - 11/01	138,016	138,169	138,169	-
Principal - 11/01	125,000	135,000	135,000	-
Interest - 5/01	134,188	-	-	-
Principal - 2/01	-	-	10,000	(10,000)
<b>Total Expenditures</b>	<b>397,203</b>	<b>273,169</b>	<b>283,169</b>	<b>(10,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>19,246</b>	<b>104,012</b>	<b>101,308</b>	<b>(2,704)</b>
<b>Net Change in Fund Balance</b>	<b>19,246</b>	<b>104,012</b>	<b>101,308</b>	<b>(2,704)</b>
<b>Fund Balance - Beginning</b>	<b>491,322</b>		<b>927,779</b>	
<b>Fund Balance - Ending</b>	<b>510,569</b>		<b>1,029,087</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2015**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	589,600	547,346	547,346	-
Interest Income	27,333	13,667	23,653	9,986
<b>Total Revenues</b>	<b>616,934</b>	<b>561,013</b>	<b>570,999</b>	<b>9,986</b>
<b>Expenditures:</b>				
Interest - 11/01	195,068	200,009	200,009	-
Principal Payment - 11/01	185,000	190,000	190,000	-
Interest - 05/01	191,030	-	-	-
<b>Total Expenditures</b>	<b>571,098</b>	<b>390,009</b>	<b>390,009</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>45,836</b>	<b>171,004</b>	<b>180,990</b>	<b>9,986</b>
<b>Net Change in Fund Balance</b>	<b>45,836</b>	<b>171,004</b>	<b>180,990</b>	<b>9,986</b>
<b>Fund Balance - Beginning</b>	<b>641,940</b>		<b>1,277,371</b>	
<b>Fund Balance - Ending</b>	<b>687,776</b>		<b>1,458,361</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	117,674	109,288	109,288	-
Interest Income	2,496	1,248	2,724	1,476
<b>Total Revenues</b>	<b>120,169</b>	<b>110,536</b>	<b>112,012</b>	<b>1,476</b>
<b>Expenditures:</b>				
Interest - 11/01	41,068	41,068	41,068	-
Principal - 5/01	35,000	-	-	-
Interest - 5/01	41,068	-	-	-
<b>Total Expenditures</b>	<b>117,135</b>	<b>41,068</b>	<b>41,068</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>3,034</b>	<b>69,468</b>	<b>70,944</b>	<b>1,476</b>
<b>Net Change in Fund Balance</b>	<b>3,034</b>	<b>69,468</b>	<b>70,944</b>	<b>1,476</b>
<b>Fund Balance - Beginning</b>	<b>77,664</b>		<b>143,333</b>	
<b>Fund Balance - Ending</b>	<b>80,698</b>		<b>214,278</b>	

**Randal Park**  
**Community Development District**  
**Capital Projects Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Series	Series	
	2015	2018	Total
<b>Revenues</b>			
Interest Income	11	1	12
<b>Total Revenues</b>	<b>11</b>	<b>1</b>	<b>12</b>
<b>Expenditures:</b>			
Capital Outlay	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>11</b>	<b>1</b>	<b>12</b>
<b>Fund Balance - Beginning</b>	<b>481</b>	<b>60</b>	<b>542</b>
<b>Fund Balance - Ending</b>	<b>492</b>	<b>62</b>	<b>554</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 40,837	\$ 133,331	\$ 32,182	\$ 797,737	\$ 65,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,069,561
Colonial Properties Contribution	\$ 4,409	\$ 4,388	\$ 4,876	\$ 4,861	\$ 4,875	\$ 4,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,243
Miscellaneous Revenue	\$ 80	\$ 20	\$ -	\$ 45	\$ 345	\$ 6,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,700
Activities	\$ 500	\$ 1,120	\$ -	\$ 470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,090
Rentals	\$ 1,250	\$ 3,250	\$ 760	\$ 500	\$ 500	\$ (750)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,510
<b>Total Revenues</b>	<b>\$ 6,239</b>	<b>\$ 49,615</b>	<b>\$ 138,967</b>	<b>\$ 38,057</b>	<b>\$ 803,457</b>	<b>\$ 75,770</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,112,104</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 1,800	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,400
FICA Expense	\$ 61	\$ 61	\$ -	\$ 138	\$ -	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	413
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,700
Trustee Fees	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Dissemination Agent	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,513
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120
Attorney	\$ 1,773	\$ 701	\$ 1,510	\$ 2,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,106
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,565
Management Fees	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,002
Information Technology	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,002
Website Maintenance	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	668
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 56	\$ 15	\$ 101	\$ 86	\$ 31	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	459
Insurance	\$ 8,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,688
Printing & Binding	\$ 12	\$ 90	\$ 23	\$ 3	\$ 20	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	180
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	739
Other Current Charges	\$ 42	\$ -	\$ 42	\$ 42	\$ 51	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	223
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	325
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative</b>	<b>\$ 22,537</b>	<b>\$ 7,357</b>	<b>\$ 10,160</b>	<b>\$ 9,556</b>	<b>\$ 6,205</b>	<b>\$ 14,715</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>70,530</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Contract Services:</b>													
Field Management	\$ 1,744	\$ 1,874	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,596
Mitigation Monitoring	\$ -	\$ -	\$ 4,800	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,600
Landscape Maintenance	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	162,056
Lake Maintenance	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,658
Security Patrol	\$ -	\$ -	\$ 4,096	\$ 5,888	\$ 3,878	\$ 2,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,656
Facility Maintenance	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,016
Repairs & Maintenance	\$ -	\$ 293	\$ 3,169	\$ 735	\$ 6,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,632
Operating Supplies	\$ 668	\$ 838	\$ 311	\$ 822	\$ 581	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,268
Landscape Replacement	\$ 4,321	\$ -	\$ 7,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,071
Irrigation Repairs	\$ -	\$ -	\$ 1,749	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,069
Fountain Repairs	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	370
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 46,521</b>	<b>\$ 33,794</b>	<b>\$ 54,594</b>	<b>\$ 45,098</b>	<b>\$ 43,426</b>	<b>\$ 35,559</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>258,991</b>
<b>Utilities</b>													
Utilities - Common Area	\$ 3,254	\$ 1,623	\$ 936	\$ 1,777	\$ 2,877	\$ 1,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,278
Streetlighting	\$ 8,586	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,639	\$ 8,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51,644
<b>Amenity Center</b>													
Amenity Management	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,465
Pool Attendants	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,440
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 658	\$ -	\$ 658	\$ 329	\$ -	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,990
Utilities - Amenity Center	\$ 1,528	\$ 1,070	\$ 985	\$ 1,462	\$ 1,873	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,818
Refuse Service	\$ 223	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,414
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	223
Special Events	\$ 438	\$ 883	\$ 7,810	\$ 372	\$ 107	\$ 1,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,806
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,931
Security Monitoring	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,254
Janitorial Services	\$ 2,834	\$ 1,956	\$ 2,376	\$ 1,896	\$ 2,442	\$ 1,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,176
Pool Maintenance	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,500
Pool Chemicals & Repairs	\$ 4,314	\$ 1,287	\$ 982	\$ 9,603	\$ 3,997	\$ 4,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,981
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 95	\$ 164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	260
Amenity Repairs & Maintenance	\$ 395	\$ 303	\$ 763	\$ -	\$ 958	\$ 1,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,330
Pest Control	\$ 60	\$ 60	\$ 60	\$ 60	\$ 1,260	\$ 578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,080
<b>Other</b>													
Property Insurance	\$ 45,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,279
Contingency	\$ 514	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	612
<b>Subtotal Amenity Center</b>	<b>\$ 79,794</b>	<b>\$ 36,452</b>	<b>\$ 34,272</b>	<b>\$ 35,979</b>	<b>\$ 33,427</b>	<b>\$ 34,558</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>254,482</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 126,315</b>	<b>\$ 70,246</b>	<b>\$ 88,866</b>	<b>\$ 81,077</b>	<b>\$ 76,853</b>	<b>\$ 70,116</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>513,473</b>
<b>Total Expenditures</b>	<b>\$ 148,852</b>	<b>\$ 77,604</b>	<b>\$ 99,026</b>	<b>\$ 90,632</b>	<b>\$ 83,059</b>	<b>\$ 84,831</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>584,004</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (142,613)</b>	<b>\$ (27,989)</b>	<b>\$ 39,941</b>	<b>\$ (52,575)</b>	<b>\$ 720,398</b>	<b>\$ (9,062)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>528,100</b>
<b>Other Financing Sources/Uses:</b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,802)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(25,802)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (25,802)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(25,802)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (142,613)</b>	<b>\$ (27,989)</b>	<b>\$ 39,941</b>	<b>\$ (52,575)</b>	<b>\$ 720,398</b>	<b>\$ (34,864)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>502,298</b>



**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	\$410,195
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)
Less : February 1, 2025 (Special Call)	(\$10,000)
<b>Current Bonds Outstanding</b>	<b>\$4,165,000</b>

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	\$600,234
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)
<b>Current Bonds Outstanding</b>	<b>\$7,485,000</b>

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	\$60,181
Bonds Outstanding - 11/30/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
Less : May 1, 2022 (Mandatory)	(\$30,000)
Less : May 1, 2023 (Mandatory)	(\$30,000)
Less : May 1, 2024 (Mandatory)	(\$30,000)
<b>Current Bonds Outstanding</b>	<b>\$1,620,000</b>

<b>Total Bonds Outstanding</b>	<b>\$13,270,000</b>
--------------------------------	---------------------

**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
12/04/24	4	11/08-11/15/24	\$119,431.49	\$0.00	-\$4,777.31	\$0.00	\$114,654.18	\$58,580.45	\$20,109.54	\$29,978.44	\$5,985.75	\$114,654.18
12/11/24	5	11/16-11/19/24	\$59,021.11	\$0.00	-\$2,360.87	\$0.00	\$56,660.24	\$28,949.51	\$9,937.81	\$14,814.86	\$2,958.06	\$56,660.24
12/11/25	5	11/16-11/19/24	\$0.00	\$0.00	\$0.00	\$1,264.75	\$1,264.75	\$646.20	\$221.83	\$330.69	\$66.03	\$1,264.75
12/18/24	6	11/20-11/25/24	\$92,060.22	\$0.00	-\$3,682.47	\$0.00	\$88,377.75	\$45,154.98	\$15,500.84	\$23,107.99	\$4,613.94	\$88,377.75
01/13/25	7	11/26-11/28/24	\$65,610.46	\$0.00	-\$2,624.46	\$0.00	\$62,986.00	\$32,181.54	\$11,047.30	\$16,468.85	\$3,288.31	\$62,986.00
02/12/25	8	12/1/24	\$1,626,395.53	\$0.00	-\$65,056.65	\$0.00	\$1,561,338.88	\$797,737.33	\$273,847.94	\$408,240.75	\$81,512.86	\$1,561,338.88
03/14/25	9	11/29-12/03/24	\$133,419.08	\$0.00	-\$5,272.24	\$0.00	\$128,146.84	\$65,474.26	\$22,476.06	\$33,506.35	\$6,690.17	\$128,146.84
<b>TOTAL</b>			<b>\$ 2,180,008.80</b>	<b>\$ (708.28)</b>	<b>\$ (87,209.99)</b>	<b>\$ 1,264.75</b>	<b>\$ 2,093,355.28</b>	<b>\$ 1,069,561.32</b>	<b>\$ 367,159.89</b>	<b>\$ 547,346.22</b>	<b>\$ 109,287.85</b>	<b>\$ 2,093,355.28</b>

93%	Net Percent Collected
\$160,720.54	Balance Remaining to Collect

# SECTION C

# Randal Park CDD

## Field Management Report



April 18th, 2025

Jarett Wright

Field Manager

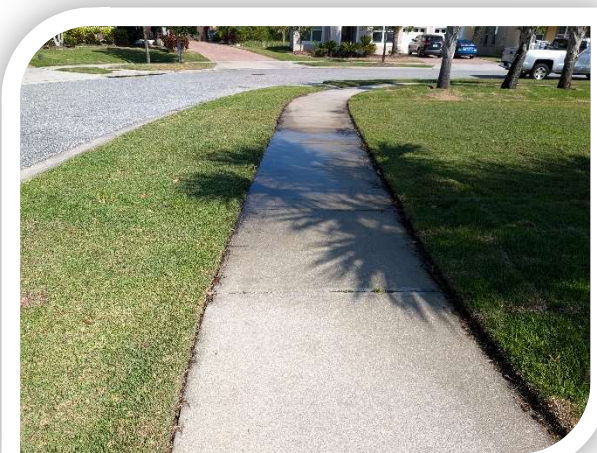
GMS



# Site Items

## Tibbett Plant Enhancements

- ✚ Plants were removed from the Tibbett Park area to improve the sightlines for residents.
- ✚ New sod was installed and is starting to establish and root in.
- ✚ Increased irrigation schedules in this area will now be cut back to mitigate excess water in the sidewalks.



# Site Items

## Amenity Maintenance

- + Clubhouse pool was acid washed to remove the mineral stains around the flow returns.
- + New weight rack was installed in the gym.
- + The new clubhouse TVs were purchased, and the installation is being scheduled.
- + Clubhouse chandelier lights are being replaced.
- + Met with staff from the insurance company to review all CDD property in the community.





# Site Items

## Amenity Maintenance

- ✚ Received proposals to replace the declining Bermuda sod at the Hildreth dog park.
- ✚ Reviewing all CDD tracts and adjusting the irrigation frequency accordingly to improve the health of the turf.



# Site Items

## Road Maintenance

✚ Potholes have formed around the catch basin at the alley between Hildreth Ave and Sidley Ln. GMS staff are scheduling the repairs.





# Conclusion

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

Respectfully,  
Jarett Wright

# SECTION 1

# SECTION i

# ESTIMATE

Blade Runners Commercial  
Landscaping Orlando, LLC  
19 N Texas Ave  
Orlando, FL 32805-2162

info@bladerunnersorlando.com  
+1 (407) 757-5959



Resident Work

Bill to  
Randal Park, CDD

Ship to  
Randal Park, CDD

## Estimate details

Estimate no.: 1141  
Estimate date: 04/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.		Replace declining sod at dog park at Hildreth Ave. and Billings St.			
2.	Installation	3600 sf of Bermuda, 9 Pallets	9	\$575.00	\$5,175.00
3.	Tree Trimming/Shrub Removal	Remove old sod and dump fees	1	\$1,200.00	\$1,200.00
Total					\$6,375.00

Accepted date

Accepted by

## SECTION ii



**Proposal #: 535608**

Date: 3/27/2025

From: Joshua Cochran

Proposal for  
**Randal Park CDD**

Jarett Wright  
GMS-CF, LLC  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822  
jwright@gmscfl.com

**LOCATION OF PROPERTY**

Randall Park Blvd  
Orlando, FL 32832

**DESCRIPTION**

**Hildreth and Lovett Dog Park Sod Replacement**

Sod replacement of dog park.

Grade area and install 3500Sqft of Celebration Bermuda sod.

\*\*\*DOG PARK WILL REQUIRE CLOSURE FOR 2 WEEKS\*\*\*

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

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

Date \_\_\_\_\_

**Randal Park CDD**

<b>Subtotal</b>	<b>\$6,750.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$6,750.00</b>

**THIS IS NOT AN INVOICE**

# SECTION D

Randal Park  
March 2025

# RANDAL PARK



## **Randal Park Amenity Report March 2025**



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
- Pool attendant will be back onsite during Spring Brake.

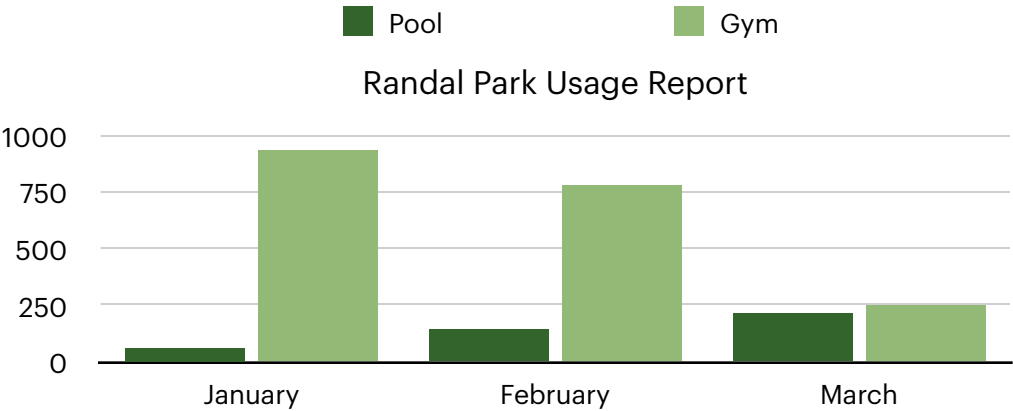
February Randal House Rentals: 5

**March Events:**

- \* Ice Cream Social: Saturday, March 29th
- \* Boomers & Empty Nester Potluck Party, March 29th

**April Events:**

- \* Happy Hoppy Easter: Saturday, April 12, 2025
- \* Community Garage Sale, Saturday, April 26, 2025



# SECTION 1



600 N. Thacker Ave. Suite A  
KISSIMMEE, FL 34741  
(407) 572-2100/(407)932-1135fax EC0001017

**TO:** Randal Park CDD  
c/o GMS  
6200 Lee Vista Blvd Suit 300  
Orlando, FL, 32822

## ELECTRICAL PROPOSAL

PROPOSAL #

DATE

SP25151

3/25/2025

Attn: Alexandra Penagos  
Phone: 407-841-5524 ext. 114  
Email: [apenagos@gmscfl.com](mailto:apenagos@gmscfl.com)  
Ref: Surge Protection  
Site:

We hereby submit specifications and estimates for:

In the event of a dispute regarding this proposal venue is established in Osceola County Florida.

> Terry's Electric, Inc. proposes to provide labor, material, equipment, and supervision as follows:

- Furnish and install 2 new surge protectors.
- Mount 1 on 150 A 3 phase exterior panel.
- Mount 1 on 225 A 3 phase interior panel.
- Please allow 7-10 days lead time for new surges.
- Freight charges included.
- The interior panel will be shut down for the install, approximately 1/2 hour.

### Notes:

- 1) Permit fees are not included in bid.
- 2) Based on doing work Monday thru Friday during normal business hours.
- 3) Based on using existing circuits in existing locations.
- 4) Not responsible for drywall / paint damage. Care will be taken to avoid such a situation.
- 5) The proposal is to be signed and returned before work begins.
- 6) To be paid in full upon completion.

"Warranty: We guarantee for (1) year against defects in material and workmanship. Failure due to misuse, vandalism, fire, damage, and/or natural causes are not covered by this warranty."

We Propose hereby to furnish material and labor-- complete in accordance with the above specifications, for the sum of:

**Two thousand eight hundred and sixty-eight dollars**

dollars \$

**\$2,868.00**

Payment to be made as follows:

Invoiced upon completion of work. Payment due ten (10) days upon receipt of invoice. Finance charge of 1 1/2 % per month (18% per annum)

will be charged on all invoices not paid within 30days.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Owner or agent agrees to liability for costs of collection, including attorney's fees.

This proposal is based on material pricing for the date listed above, uncertainties in commodity markets may require pricing adjustments at the time of installation/construction.

**Acceptance of Proposal --** The above 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.

Date of Acceptance: \_\_\_\_\_

Authorized  
Signature

Charlie Westerblade  
Terry's Electric, Inc

**Terry's reserves the right to withdraw this proposal at any time for any reason.**

Customer responsible for restocking fees imposed by the supplier on any special order material if customer cancels contract.

Signature

(customer)

Print

# AUDIT COMMITTEE MEETING

## SECTION III

# SECTION A

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2025  
Orange County, Florida**

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Wednesday, May 14, 2025 at 5:00 p.m.**, at the offices of District Manager, located at 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Randal Park Community Development District**” on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2025, 2026, 2027, 2028 and 2029. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

**SECTION 13. PROTESTS.** In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.



## RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

**1. Ability of Personnel. (20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

**2. *Proposer's Experience.* (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

**3. Understanding of Scope of Work. (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.* (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

**5. Price. (20 Points)**

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

**TOTAL** (100 Points)

## SECTION B

**RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Randal Park Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Orange County, Florida and has a general administrative operating fund and three (3) debt service funds.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Randal Park Community Development District.**"

Proposals must be received by **5:00 PM on Wednesday, May 14, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

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