

*Randal Park Community
Development District*

Agenda

July 18, 2025

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 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, July 18, 2025 at 9:30 AM at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the June 20, 2025 Audit Committee Meeting and Board of Supervisors Meeting
5. Ratification of Auditing Services Agreement with Grau & Associates for Fiscal Year 2025
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 - C. Field Manager's Report
 - D. Amenity Report
 1. Consideration of Proposal for Umbrella and Pool Chaise Lounge Chair
 2. Consideration of Proposal for Pool Chaise Straps
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date – August 15, 2025
10. Adjournment

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

MINUTES

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

The Audit Committee meeting of the Board of Supervisors of the Randal Park Community Development District was held on Friday, **June 20, 2025** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present were:

Stephany Cornelius
Katie Steuck
Sean Masherella
Brandon Swendsen

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Kristen Trucco
James Hoffman *by phone*
Jarett Wright
Katie O'Rourke
Alexandra Panagos

District Manager
District Counsel
District Engineer
Field Operations
GMS
CALM

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Review of Proposals and Tally of Audit
Committee Members Rankings**

A. Grau & Associates

Mr. Showe stated we only received one proposal from Grau & Associates, your current auditor. They do a great job and do the vast majority of the districts in the state and it came in less than the prior proposal.

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor Grau & Associates was ranked number one.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the audit committee meeting adjourned at 9:31 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights the need for researchers to be sensitive to the values and beliefs of the communities they are studying. This is particularly important in the field of education, where cultural differences can significantly impact learning outcomes.

The second part of the paper focuses on the methodology used in the study. It describes the process of selecting participants, collecting data, and analyzing the results. The authors emphasize the importance of using a mixed-methods approach to gain a comprehensive understanding of the research topic.

The third part of the paper presents the findings of the study. It discusses the results of the quantitative data analysis and the insights gained from the qualitative interviews. The authors conclude that there are significant differences in learning outcomes between the two groups, and these differences can be attributed to cultural factors.

The final part of the paper offers recommendations for future research and practice. It suggests that educators should be aware of the cultural context of their students and tailor their teaching methods accordingly. Additionally, it calls for further research to explore the underlying reasons for the observed differences.

**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, **June 20, 2025** at 9:31 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
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
James Hoffman <i>by phone</i>	District Engineer
Jarett Wright	Field Operations
Katie O'Rourke	GMS
Alexandra Panagos	CALM

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order. Four Supervisors were present in person constituting a quorum.

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, Mr. Hoffman left the telephone conference at this time.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 16, 2025 Meeting

On MOTION by Ms. Cornelius seconded by Mr. Swendsen with all in favor the minutes of the May 16, 2025 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Acceptance of Rankings of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor the recommendation of the audit committee as Grau & Associates being ranked no. 1 was accepted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Manager

i. Approval of Check Registers

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

ii. Balance Sheet and Income Statement

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

iii. Reminder of Form 1 Filing Deadline – July 1st

Mr. Showe stated just a reminder that your form 1 filing deadline is July 1st.

C. Field Manager's Report

Mr. Wright reviewed the field management report, copy of which was included in the agenda package.

1. Consideration of Proposal for Splash Pad Maintenance from Specialty Surfaces, LLC

After discussion staff was requested to get additional quotes.

D. Amenity Report

Ms. Panagos reviewed the amenity report, copy of which was included in the agenda package.

1. Consideration of Proposal for Pool Chaise Straps from Leaders Holding Company

This item was tabled.

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 – July 18, 2025

Mr. Showe stated our next meeting will be July 18, 2025.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the meeting adjourned at 10:00 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



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

June 23, 2025

Board of Supervisors
Randal Park Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Randal Park Community Development District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Randal Park Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,200 for the September 30, 2025 audit. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$4,300, \$4,400, \$4,500 and \$4,600, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Randal Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Randal Park Community Development District.

By: 

Title: 

Date: 



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VI

SECTION B

SECTION 1

Randal Park

Community Development District

Summary of Check Register

June 12, 2025 to July 3, 2025

Bank	Date	Check No.'s	Amount
<u>General Fund</u>			
	6/23/25	3508-3521	\$ 24,915.25
	6/30/25	3522-3533	\$ 50,800.59
			<u>\$ 75,715.84</u>
<u>Supervisor Fees</u>			
	Jun-25		
	Kathryn F. Steuck	50332	\$ 184.70
	Sean D. Masherella	50333	\$ 184.70
	Stephany C. Cornelius	50334	\$ 184.70
	Christopher B. Swendser	50335	\$ 184.70
			<u>\$ 738.80</u>
Total Amount			\$ 76,454.64

AP300R
*** CHECK NOS. 003508-003533

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RANDAL PARK CDD
BANK A RANDAL PARK CDD

RUN 7/08/25

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/23/25	00240	6/06/25 06062025	202506 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
				AMANDO & ARLENE GONZALEZ			250.00 003508
6/23/25	00241	6/06/25 06062025	202506 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
				ANTONIO RODRIGUEZ			250.00 003509
6/23/25	00185	5/29/25 49474	202504 320-53800-46700	CLEANING SUPPLIES APR 25	*	386.06	
		6/01/25 49678	202506 320-53800-46700	CLEANING JUNE 25	*	2,266.00	
				B&T BUILDING SERVICES, INC			2,652.06 003510
6/12/25	99999	6/12/25 VOID	202506 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 003511
6/23/25	00169	6/04/25 42	202506 320-53800-12100	MANAGEMENT FEES JUNE 25	*	8,410.83	
		6/04/25 42	202506 320-53800-51000	MAILBOX NUMBERS	*	40.27	
		6/04/25 42	202506 320-53800-49400	EASTER EVENT	*	314.81	
		6/04/25 42	202506 320-53800-49400	EMPTY NESTER EVENT	*	38.51	
		6/04/25 42	202506 320-53800-49400	EMPTY NESTER EVENT	*	65.45	
		6/04/25 42	202506 320-53800-49400	EMPTY NESTER EVENT	*	670.94	
		6/04/25 42	202506 320-53800-48000	CLUBHOUSE TV	*	860.19	
		6/04/25 42	202506 320-53800-48000	CLUBHOUSE TV	*	860.19	
		6/04/25 42	202506 320-53800-49400	TRASH PICK UP EVENT	*	8.04	
		6/04/25 42	202506 320-53800-49400	TRASH PICK UP EVENT	*	44.82	
		6/04/25 42	202506 320-53800-48000	SOAP DISPENSERS	*	405.65	
		6/04/25 42	202506 320-53800-49400	EASTER SUPPLIES	*	64.32	
		6/04/25 42	202506 320-53800-49400	ESTER EGG SUPPLIES	*	214.98	
		6/04/25 42	202506 320-53800-47700	HAND SANITIZER WET TOWELS	*	164.36	

RAND RANDAL PARK BOH

AP300R
*** CHECK NOS. 003508-003533

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RANDAL PARK CDD
BANK A RANDAL PARK CDD

RUN 7/08/25

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/04/25 42	202506 320-53800-49400	AUDIO RECEIVER POOL MUSIC	*	468.54	
		6/04/25 42	202506 320-53800-47700	GYM CLEANING SUPPLIES	*	22.66	
		6/04/25 42	202506 320-53800-49000	WATER	*	36.56	
		6/04/25 42	202506 320-53800-51000	MAINTENANCE SUPPLIES	*	4.74	
				COMMUNITY ASSOCIATION AND LIFESTYLE			12,695.86 003512
6/23/25 00165		6/02/25 2447562	202506 310-51300-32300	TRUSTEE FEES FY25 SER2012	*	1,166.67	
		6/02/25 2447562	202506 300-15500-10000	TRUSTEE FEES FY26 SER2012	*	2,333.33	
				COMPUTERSHARE TRUST COMPANY N.A.			3,500.00 003513
6/23/25 00129		6/06/25 42329315	202506 320-53800-46700	BATHROOM MATS	*	354.56	
				CINTAS			354.56 003514
6/23/25 00176		6/04/25 10940	202506 320-53800-46400	POOL MAINTENANCE JUNE 25	*	2,850.00	
				FIVE STAR PRO SERVICES			2,850.00 003515
6/23/25 00025		6/09/25 140848	202505 310-51300-31500	GENERAL COUNSEL MAY 25	*	625.00	
				LATHAM LUNA EDEN & BEAUDINE LLP			625.00 003516
6/23/25 00106		6/06/25 06062025	202506 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
				LYNNSEY HICKS			250.00 003517
6/23/25 00061		6/09/25 149033	202506 320-53800-51000	LINER TRASH/PICK UP BAGS	*	720.82	
				PROPET DISTRIBUTORS, INC.			720.82 003518
6/23/25 00207		6/06/25 06062025	202506 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
		6/06/25 06062025	202506 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
				QUIANA BATTS			500.00 003519
6/23/25 00049		6/01/25 363972	202506 320-53800-34500	SECURITY JUNE 25	*	34.95	
				SYNERGY FL			34.95 003520
				RAND RANDAL PARK BOH			

AP300R
*** CHECK NOS. 003508-003533

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RANDAL PARK CDD
BANK A RANDAL PARK CDD

RUN 7/08/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/23/25	00038	6/02/25 317916	202506 320-53800-46300	POOL CHEMICALS	*	232.00	
				SPIES POOL, LLC			232.00 003521
6/30/25	00210	6/16/25 06162025	202506 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
				ALEX SANTIAGO			250.00 003522
6/30/25	00031	6/15/25 228973	202506 320-53800-47000	LAKE MAINT PDS JUNE 25	*	319.98	
		6/15/25 228973	202506 320-53800-47000	LAKE MAINT DOWN JUNE 25	*	61.45	
		6/15/25 228973	202506 320-53800-47000	MAINT AC1 RETENT JUNE 25	*	56.16	
		6/15/25 228973	202506 320-53800-47000	MAINT AC2 RETENT JUNE 25	*	107.01	
		6/15/25 228973	202506 320-53800-47000	MAINT 4RET PONDS JUNE 25	*	398.40	
				APPLIED AQUATIC MANAGMENT, INC.			943.00 003523
6/30/25	00133	6/19/25 185400	202504 320-53800-53000	QRTLY MITIGATION	*	4,800.00	
				BIO-TECH CONSULTING INC.			4,800.00 003524
6/30/25	00169	6/25/25 43	202506 320-53800-12200	POOL ATTENDANTS JUNE 25	*	2,674.50	
				COMMUNITY ASSOCIATION AND LIFESTYLE			2,674.50 003525
6/30/25	99999	6/30/25 VOID	202506 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 003526
6/30/25	00001	5/31/25 59	202505 320-53800-48000	BRIDGE REPAIRS	*	782.81	
		5/31/25 845	202505 320-53800-48000	CLUBHOUSE TV INSTALLATION	*	400.00	
		6/01/25 842	202506 320-53800-12300	FACILITY MGMT JUNE 25	*	2,835.92	
		6/01/25 843	202506 320-53800-12000	FIELD MANAGEMENT JUNE 25	*	1,744.42	
		6/01/25 843	202506 320-53800-49000	2 TV WALL MOUNTS AMAZON	*	234.85	
		6/01/25 843	202506 320-53800-47700	GYM RACK/WEIGHT SET AMAZO	*	234.88	
		6/01/25 843	202506 320-53800-48000	TOOLS HOME DEPOT	*	342.18	

RAND RANDAL PARK BOH

AP300R
*** CHECK NOS. 003508-003533

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RANDAL PARK CDD
BANK A RANDAL PARK CDD

RUN 7/08/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/01/25	844	202506 310-51300-34000		MANAGEMENT FEES JUNE 25	*	4,167.00	
6/01/25	844	202506 310-51300-35200		WEBSITE ADMIN JUNE 25	*	111.33	
6/01/25	844	202506 310-51300-35100		INFORMATION TECH JUNE 25	*	167.00	
6/01/25	844	202506 310-51300-31300		DISSEMINATION SVC JUNE 25	*	918.75	
6/01/25	844	202506 310-51300-51000		OFFICE SUPPLIES	*	.87	
6/01/25	844	202506 310-51300-42000		POSTAGE	*	143.58	
6/01/25	844	202506 310-51300-42500		COPIES	*	7.50	
GOVERNMENTAL MANAGEMENT SERVICES-CF							12,091.09 003527
6/30/25	00244	6/16/25 06162025	202506 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
KIM HUTCHINSON							250.00 003528
6/30/25	00242	6/25/25 06252025	202506 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
LIZANDRA FERNANDEZ							250.00 003529
6/30/25	00209	6/12/25 223457	202506 320-53800-47600	SECURITY 6/2/25-6/7/25	*	911.75	
		6/26/25 227331	202506 320-53800-47600	SECURITY 6/15/25-6/21/25	*	996.00	
OFF DUTY MANAGEMENT, INC							1,907.75 003530
6/30/25	00243	6/25/25 06252025	202506 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
RYAN DIXON							250.00 003531
6/30/25	00048	4/25/25 79672	202504 320-53800-46000	REPAIR LANDSCAPE LIGHTS	*	375.00	
TERRY'S ELECTRIC INCORPORATED							375.00 003532
6/30/25	00066	6/12/25 934920	202506 320-53800-46200	LANDSCAPE MAINT JUNE 25	*	27,009.25	
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC							27,009.25 003533
TOTAL FOR BANK A						75,715.84	
TOTAL FOR REGISTER						75,715.84	
RAND RANDAL PARK BOH							

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
June 30, 2025



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Randal Park
Community Development District
Combined Balance Sheet
June 30, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 240,920	\$ -	\$ -	\$ -	\$ 240,920
Due from Colonial Properties	\$ 4,861	\$ -	\$ -	\$ -	\$ 4,861
Due from General Fund	\$ -	\$ 0	\$ 10,375	\$ -	\$ 10,376
Investments:					
State Board of Administration (SBA)	\$ 731,700	\$ 401,741	\$ -	\$ -	\$ 1,133,442
Series 2012					
Reserve	\$ -	\$ -	\$ 405,323	\$ -	\$ 405,323
Revenue	\$ -	\$ -	\$ 502,304	\$ -	\$ 502,304
Interest	\$ -	\$ -	\$ 16	\$ -	\$ 16
Prepayment	\$ -	\$ -	\$ 1,261	\$ -	\$ 1,261
Sinking Fund	\$ -	\$ -	\$ 56	\$ -	\$ 56
Series 2015					
Reserve	\$ -	\$ -	\$ 596,080	\$ -	\$ 596,080
Revenue	\$ -	\$ -	\$ 705,625	\$ -	\$ 705,625
Interest	\$ -	\$ -	\$ 24	\$ -	\$ 24
Construction	\$ -	\$ -	\$ -	\$ 498	\$ 498
Series 2018					
Reserve	\$ -	\$ -	\$ 59,466	\$ -	\$ 59,466
Revenue	\$ -	\$ -	\$ 81,727	\$ -	\$ 81,727
Interest	\$ -	\$ -	\$ 9	\$ -	\$ 9
Cap Interest	\$ -	\$ -	\$ 2,894	\$ -	\$ 2,894
Construction	\$ -	\$ -	\$ -	\$ 54	\$ 54
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Prepaid Expenses	\$ 8,038	\$ -	\$ -	\$ -	\$ 8,038
Total Assets	\$ 985,519	\$ 401,742	\$ 2,365,159	\$ 560	\$ 3,752,979
Liabilities:					
Due to Debt Service	\$ 10,375	\$ -	\$ -	\$ -	\$ 10,375
Total Liabilities	\$ 10,376	\$ -	\$ -	\$ -	\$ 10,376
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 8,038	\$ -	\$ -	\$ -	\$ 8,038
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,365,159	\$ -	\$ 2,365,159
Capital Project	\$ -	\$ -	\$ -	\$ 560	\$ 560
Assigned for:					
Capital Reserve Fund	\$ -	\$ 401,742	\$ -	\$ -	\$ 401,742
Unassigned	\$ 967,105	\$ -	\$ -	\$ -	\$ 967,105
Total Fund Balances	\$ 975,143	\$ 401,742	\$ 2,365,159	\$ 560	\$ 3,742,604
Total Liabilities & Fund Balance	\$ 985,519	\$ 401,742	\$ 2,365,159	\$ 560	\$ 3,752,979

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 1,151,680	\$ 1,120,611	\$ (31,069)
Colonial Properties Contribution	\$ 55,607	\$ 41,706	\$ 42,808	\$ 1,102
Interest Income	\$ -	\$ -	\$ 8,700	\$ 8,700
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 2,040	\$ 1,040
Activities	\$ 5,000	\$ 3,750	\$ 2,520	\$ (1,230)
Rentals	\$ 9,000	\$ 9,000	\$ 13,260	\$ 4,260
Total Revenues	\$ 1,222,287	\$ 1,207,136	\$ 1,189,939	\$ (17,196)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 8,200	\$ 800
FICA Expense	\$ 918	\$ 689	\$ 627	\$ 61
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,700	\$ (100)
Trustee Fees	\$ 12,500	\$ 11,000	\$ 11,000	\$ -
Dissemination Agent	\$ 11,025	\$ 8,269	\$ 8,269	\$ -
Arbitrage	\$ 1,800	\$ 600	\$ 600	\$ -
Engineering	\$ 10,000	\$ 7,500	\$ 120	\$ 7,380
Attorney	\$ 20,000	\$ 15,000	\$ 9,160	\$ 5,840
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Management Fees	\$ 50,004	\$ 37,503	\$ 37,503	\$ -
Information Technology	\$ 2,004	\$ 1,503	\$ 1,503	\$ -
Website Maintenance	\$ 1,336	\$ 1,002	\$ 1,002	\$ 0
Telephone	\$ 100	\$ 75	\$ -	\$ 75
Postage	\$ 1,000	\$ 750	\$ 855	\$ (105)
Insurance	\$ 8,094	\$ 8,094	\$ 8,688	\$ (594)
Printing & Binding	\$ 1,500	\$ 1,125	\$ 214	\$ 911
Legal Advertising	\$ 2,250	\$ 1,688	\$ 1,241	\$ 446
Other Current Charges	\$ 1,500	\$ 1,125	\$ 523	\$ 602
Office Supplies	\$ 200	\$ 150	\$ 5	\$ 145
Property Appraiser	\$ 800	\$ 600	\$ -	\$ 600
Property Taxes	\$ 300	\$ 300	\$ 325	\$ (25)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 147,671	\$ 116,312	\$ 100,276	\$ 16,036
<u>Operations & Maintenance</u>				
Contract Services:				
Field Management	\$ 20,933	\$ 15,700	\$ 15,700	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 14,400	\$ 14,400	\$ -
Landscape Maintenance	\$ 330,404	\$ 247,803	\$ 243,083	\$ 4,720
Lake Maintenance	\$ 11,640	\$ 8,730	\$ 8,487	\$ 243
Security Patrol	\$ 41,250	\$ 30,938	\$ 27,560	\$ 3,378
Repairs & Maintenance				
Facility Maintenance	\$ 34,031	\$ 25,523	\$ 26,752	\$ (1,229)
Repairs & Maintenance	\$ 30,000	\$ 22,500	\$ 11,705	\$ 10,795
Operating Supplies	\$ 9,800	\$ 7,350	\$ 6,174	\$ 1,176
Landscape Replacement	\$ 15,000	\$ 15,000	\$ 23,901	\$ (8,901)
Irrigation Repairs	\$ 10,000	\$ 7,500	\$ 4,044	\$ 3,456
Fountain Repairs	\$ 3,000	\$ 2,250	\$ 587	\$ 1,663
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 534,259	\$ 406,694	\$ 391,393	\$ 15,301

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Utilities				
Utilities - Common Area	\$ 33,000	\$ 24,750	\$ 21,243	\$ 3,507
Streetlighting	\$ 121,000	\$ 90,750	\$ 77,563	\$ 13,187
Amenity Center				
Amenity Management	\$ 100,930	\$ 75,697	\$ 75,697	\$ (0)
Pool Attendants	\$ 15,500	\$ 11,625	\$ 6,233	\$ 5,393
Pool Permit	\$ 550	\$ 550	\$ 615	\$ (65)
Cable TV/Internet/Telephone	\$ 4,857	\$ 3,643	\$ 2,710	\$ 932
Utilities - Amenity Center	\$ 25,641	\$ 19,231	\$ 12,559	\$ 6,672
Refuse Service	\$ 3,168	\$ 2,376	\$ 2,129	\$ 247
Amenity Center Access Cards	\$ 1,000	\$ 750	\$ -	\$ 750
HVAC Maintenance	\$ 574	\$ 431	\$ 223	\$ 207
Special Events	\$ 15,000	\$ 15,000	\$ 16,435	\$ (1,435)
Holiday Decorations	\$ 9,500	\$ 9,500	\$ 9,931	\$ (431)
Security Monitoring	\$ 2,345	\$ 1,759	\$ 1,653	\$ 107
Janitorial Services	\$ 26,250	\$ 19,688	\$ 21,892	\$ (2,205)
Pool Maintenance	\$ 30,240	\$ 22,680	\$ 21,130	\$ 1,550
Pool Chemicals & Repairs	\$ 19,450	\$ 19,450	\$ 32,302	\$ (12,852)
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 846	\$ (846)
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 10,848	\$ (5,848)
Pest Control	\$ 11,500	\$ 8,625	\$ 2,316	\$ 6,309
Other				
Property Insurance	\$ 55,019	\$ 55,019	\$ 45,279	\$ 9,740
Contingency	\$ 34,032	\$ 25,524	\$ 931	\$ 24,593
Subtotal Amenity Center	\$ 514,556	\$ 412,047	\$ 362,535	\$ 49,512
Total Operations & Maintenance	\$ 1,048,815	\$ 818,741	\$ 753,928	\$ 64,812
Total Expenditures	\$ 1,196,486	\$ 935,052	\$ 854,205	\$ 80,848
Excess (Deficiency) of Revenues over Expenditures	\$ 25,802	\$ 272,083	\$ 335,735	\$ 63,651
<u>Other Financing Sources/(Uses):</u>				
Transfer Out - Capital Reserve	\$ (25,802)	\$ (25,802)	\$ (25,802)	\$ -
Total Other Financing Sources/(Uses)	\$ (25,802)	\$ (25,802)	\$ (25,802)	\$ -
Net Change in Fund Balance	\$ -	\$ 246,281	\$ 309,933	\$ 63,651
Fund Balance - Beginning	\$ -		\$ 665,210	
Fund Balance - Ending	\$ -		\$ 975,143	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues				
Interest	\$ 8,614	\$ 8,614	\$ 12,244	\$ 3,630
Total Revenues	\$ 8,614	\$ 8,614	\$ 12,244	\$ 3,630
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (16,386)	\$ 8,614	\$ 12,244	\$ 3,630
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 25,802	\$ 25,802	\$ 25,802	\$ 0
Total Other Financing Sources (Uses)	\$ 25,802	\$ 25,802	\$ 25,802	\$ 0
Net Change in Fund Balance	\$ 9,416	\$ 34,416	\$ 38,046	\$ 3,630
Fund Balance - Beginning	\$ 328,863		\$ 363,696	
Fund Balance - Ending	\$ 338,278		\$ 401,742	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	396,407	396,407	384,684	(11,723)
Interest Income	20,042	20,042	26,961	6,919
Total Revenues	416,449	416,449	411,645	(4,804)
Expenditures:				
Interest - 11/01	138,016	138,016	138,169	(153)
Principal - 11/01	125,000	125,000	135,000	(10,000)
Principal - 2/01	-	-	10,000	(10,000)
Interest - 5/01	134,188	134,188	133,575	613
Principal - 5/01	-	-	10,000	(10,000)
Total Expenditures	397,203	397,203	426,744	(29,541)
Excess (Deficiency) of Revenues over Expenditures	19,246	19,246	(15,099)	(34,345)
Fund Balance - Beginning	491,322		927,779	
Fund Balance - Ending	510,569		912,680	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	589,600	589,600	573,471	(16,129)
Interest Income	27,333	27,333	37,308	9,975
Total Revenues	616,934	616,934	610,779	(6,155)
Expenditures:				
Interest - 11/01	195,068	195,068	200,009	(4,941)
Principal Payment - 11/01	185,000	185,000	190,000	(5,000)
Interest - 05/01	191,030	191,030	190,865	165
Total Expenditures	571,098	571,098	580,874	(9,776)
Excess (Deficiency) of Revenues over Expenditures	45,836	45,836	29,905	(15,931)
Net Change in Fund Balance	45,836	45,836	29,905	(15,931)
Fund Balance - Beginning	641,940		1,277,371	
Fund Balance - Ending	687,776		1,307,276	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	117,674	117,674	114,504	(3,170)
Interest Income	2,496	2,496	4,501	2,005
Total Revenues	120,169	120,169	119,005	(1,165)
Expenditures:				
Interest - 11/01	41,068	41,068	41,068	-
Principal - 5/01	35,000	35,000	35,000	-
Interest - 5/01	41,068	41,068	41,068	-
Total Expenditures	117,135	117,135	117,135	-
Excess (Deficiency) of Revenues over Expenditures	3,034	3,034	1,870	(1,165)
Net Change in Fund Balance	3,034	3,034	1,870	(1,165)
Fund Balance - Beginning	77,664		143,333	
Fund Balance - Ending	80,698		145,203	

Randal Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Series	Series	
	2015	2018	Total
Revenues			
Interest Income	16	2	18
Total Revenues	16	2	18
Expenditures:			
Capital Outlay	-	-	-
Total Expenditures	-	-	-
Excess (Deficiency) of Revenues over Expenditures	16	2	18
Fund Balance - Beginning	481	60	542
Fund Balance - Ending	498	62	560

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,714	\$ 3,124	\$ 2,862	\$ -	\$ -	\$ -	8,700
Special Assessments - Tax Roll	\$ -	\$ 40,837	\$ 133,331	\$ 32,182	\$ 797,737	\$ 65,474	\$ 12,755	\$ 27,456	\$ 10,839	\$ -	\$ -	\$ -	1,120,611
Colonial Properties Contribution	\$ 4,409	\$ 4,388	\$ 4,876	\$ 4,861	\$ 4,875	\$ 4,835	\$ 4,800	\$ 4,861	\$ 4,904	\$ -	\$ -	\$ -	42,808
Miscellaneous Revenue	\$ 80	\$ 20	\$ -	\$ 45	\$ 345	\$ 1,210	\$ 60	\$ 130	\$ 150	\$ -	\$ -	\$ -	2,040
Activities	\$ 500	\$ 1,120	\$ -	\$ 470	\$ -	\$ -	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -	2,520
Rentals	\$ 1,250	\$ 3,250	\$ 760	\$ 500	\$ 500	\$ 4,250	\$ 500	\$ (250)	\$ 2,500	\$ -	\$ -	\$ -	13,260
Total Revenues	\$ 6,239	\$ 49,615	\$ 138,967	\$ 38,057	\$ 803,457	\$ 75,770	\$ 18,545	\$ 32,196	\$ 18,393	\$ -	\$ -	\$ -	1,189,939
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 1,800	\$ -	\$ 2,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	8,200
FICA Expense	\$ 61	\$ 61	\$ -	\$ 138	\$ -	\$ 153	\$ 77	\$ 77	\$ 61	\$ -	\$ -	\$ -	627
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,700
Trustee Fees	\$ 4,583	\$ -	\$ 3,000	\$ -	\$ -	\$ 2,250	\$ -	\$ -	\$ 1,167	\$ -	\$ -	\$ -	11,000
Dissemination Agent	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ -	\$ -	\$ -	8,269
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineering	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120
Attorney	\$ 1,773	\$ 701	\$ 1,510	\$ 2,122	\$ 1,332	\$ 597	\$ 500	\$ 625	\$ -	\$ -	\$ -	\$ -	9,160
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,565
Management Fees	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ -	\$ -	\$ -	37,503
Information Technology	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	1,503
Website Maintenance	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ -	\$ -	\$ -	1,002
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 56	\$ 15	\$ 101	\$ 86	\$ 31	\$ 170	\$ 119	\$ 133	\$ 144	\$ -	\$ -	\$ -	855
Insurance	\$ 8,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,688
Printing & Binding	\$ 12	\$ 90	\$ 23	\$ 3	\$ 20	\$ 32	\$ 12	\$ 15	\$ 8	\$ -	\$ -	\$ -	214
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 739	\$ -	\$ 503	\$ -	\$ -	\$ -	\$ -	\$ -	1,241
Other Current Charges	\$ 42	\$ -	\$ 42	\$ 42	\$ 51	\$ 45	\$ 62	\$ 46	\$ 192	\$ -	\$ -	\$ -	523
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	5
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	325
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 27,120	\$ 7,357	\$ 10,160	\$ 9,556	\$ 7,537	\$ 15,312	\$ 8,236	\$ 7,261	\$ 7,736	\$ -	\$ -	\$ -	100,276

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Contract Services:													
Field Management	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ -	\$ -	\$ -	15,700
Mitigation Monitoring	\$ -	\$ -	\$ 4,800	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	14,400
Landscape Maintenance	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ -	\$ -	\$ -	243,083
Lake Maintenance	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ -	\$ -	\$ -	8,487
Security Patrol	\$ -	\$ -	\$ 4,096	\$ 5,888	\$ 3,878	\$ 3,724	\$ 4,345	\$ 3,721	\$ 1,908	\$ -	\$ -	\$ -	27,560
Facility Maintenance	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 4,065	\$ 2,836	\$ 2,836	\$ -	\$ -	\$ -	26,752
Repairs & Maintenance	\$ -	\$ 423	\$ 3,169	\$ 735	\$ 6,434	\$ -	\$ 944	\$ -	\$ -	\$ -	\$ -	\$ -	11,705
Operating Supplies	\$ 668	\$ 838	\$ 311	\$ 822	\$ 831	\$ 944	\$ 279	\$ 714	\$ 766	\$ -	\$ -	\$ -	6,174
Landscape Replacement	\$ 4,321	\$ -	\$ 7,750	\$ -	\$ -	\$ -	\$ 5,456	\$ 6,373	\$ -	\$ -	\$ -	\$ -	23,901
Irrigation Repairs	\$ -	\$ -	\$ 1,749	\$ 320	\$ -	\$ -	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	4,044
Fountain Repairs	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 185	\$ -	\$ 217	\$ -	\$ -	\$ -	\$ -	587
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
Subtotal Operations & Maintenance	\$ 46,521	\$ 33,794	\$ 54,594	\$ 45,098	\$ 43,676	\$ 37,385	\$ 51,561	\$ 43,558	\$ 35,206	\$ -	\$ -	\$ -	391,393
Utilities													
Utilities - Common Area	\$ 3,254	\$ 1,623	\$ 936	\$ 1,777	\$ 2,877	\$ 1,810	\$ 1,616	\$ 3,517	\$ 3,831	\$ -	\$ -	\$ -	21,243
Streetlighting	\$ 8,586	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ -	\$ -	\$ -	77,563
Amenity Center													
Amenity Management	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ -	\$ -	\$ -	75,697
Pool Attendants	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 615	\$ 1,503	\$ 2,675	\$ -	\$ -	\$ -	6,233
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 615	\$ -	\$ -	\$ -	615
Cable TV/Internet/Telephone	\$ 658	\$ -	\$ 658	\$ 329	\$ -	\$ 345	\$ 240	\$ 240	\$ 240	\$ -	\$ -	\$ -	2,710
Utilities - Amenity Center	\$ 1,528	\$ 1,070	\$ 985	\$ 1,462	\$ 1,873	\$ 1,900	\$ 1,331	\$ 1,180	\$ 1,229	\$ -	\$ -	\$ -	12,559
Refuse Service	\$ 223	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ -	\$ -	\$ -	2,129
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	223
Special Events	\$ 438	\$ 2,995	\$ 7,810	\$ 372	\$ 107	\$ 1,196	\$ 1,116	\$ 510	\$ 1,890	\$ -	\$ -	\$ -	16,435
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,931
Security Monitoring	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 155	\$ 35	\$ -	\$ -	\$ -	1,653
Janitorial Services	\$ 2,834	\$ 1,956	\$ 2,376	\$ 1,896	\$ 2,442	\$ 2,174	\$ 2,814	\$ 2,779	\$ 2,621	\$ -	\$ -	\$ -	21,892
Pool Maintenance	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,530	\$ 2,850	\$ -	\$ -	\$ -	21,130
Pool Chemicals & Repairs	\$ 4,314	\$ 1,287	\$ 982	\$ 9,603	\$ 3,015	\$ 5,548	\$ 3,902	\$ 3,419	\$ 232	\$ -	\$ -	\$ -	32,302
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 95	\$ 164	\$ -	\$ -	\$ 164	\$ 422	\$ -	\$ -	\$ -	846
Amenity Repairs & Maintenance	\$ 395	\$ 303	\$ 763	\$ -	\$ 958	\$ 2,546	\$ 1,477	\$ 1,938	\$ 2,468	\$ -	\$ -	\$ -	10,848
Pest Control	\$ 60	\$ 60	\$ 60	\$ 60	\$ 1,260	\$ 578	\$ 175	\$ 60	\$ -	\$ -	\$ -	\$ -	2,316
Other													
Property Insurance	\$ 45,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,279
Contingency	\$ 514	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48	\$ 271	\$ -	\$ -	\$ -	931
Subtotal Amenity Center	\$ 79,794	\$ 38,565	\$ 34,272	\$ 35,979	\$ 32,445	\$ 36,445	\$ 33,035	\$ 35,333	\$ 36,668	\$ -	\$ -	\$ -	362,535
Total Operations & Maintenance	\$ 126,315	\$ 72,359	\$ 88,866	\$ 81,077	\$ 76,121	\$ 73,830	\$ 84,595	\$ 78,891	\$ 71,874	\$ -	\$ -	\$ -	753,928
Total Expenditures	\$ 153,436	\$ 79,716	\$ 99,026	\$ 90,632	\$ 83,658	\$ 89,142	\$ 92,831	\$ 86,152	\$ 79,611	\$ -	\$ -	\$ -	854,205
Excess (Deficiency) of Revenues over Expenditures	\$ (147,197)	\$ (30,101)	\$ 39,941	\$ (52,575)	\$ 719,798	\$ (13,373)	\$ (74,286)	\$ (53,956)	\$ (61,217)	\$ -	\$ -	\$ -	335,735
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,802)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(25,802)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,802)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(25,802)
Net Change in Fund Balance	\$ (147,197)	\$ (30,101)	\$ 39,941	\$ (52,575)	\$ 719,798	\$ (39,175)	\$ (74,286)	\$ (53,956)	\$ (61,217)	\$ -	\$ -	\$ -	309,933

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	\$405,323
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)
Less : May 1, 2025 (Special Call)	(\$10,000)
Current Bonds Outstanding	\$4,010,000

Series 2015 Special Assessment Bonds	
Interest Rate:	(4.25% , 5% , 5.2%)
Maturity Date:	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement	\$596,080
Reserve Fund Balance	\$596,080
Bonds Outstanding - 03/18/2015	\$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
Less : November 1, 2018 (Mandatory)	(\$155,000)
Less : November 1, 2018 (Special Call)	(\$20,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Less : August 1, 2019 (Special Call)	(\$5,000)
Less : November 1, 2019 (Mandatory)	(\$155,000)
Less : November 1, 2020 (Mandatory)	(\$165,000)
Less : November 1, 2021 (Mandatory)	(\$170,000)
Less : February 1, 2022 (Special Call)	(\$5,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Less : November 1, 2022 (Mandatory)	(\$180,000)
Less : August 1, 2023 (Special Call)	(\$5,000)
Less : November 1, 2023 (Mandatory)	(\$185,000)
Less : November 1, 2024 (Mandatory)	(\$190,000)
Current Bonds Outstanding	\$7,485,000

Series 2018 Special Assessment Bonds	
Interest Rate:	(4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date:	5/1/2049
Maximum Annual Debt Service :	\$117,674
Reserve Fund Requirement	\$58,837
Reserve Fund Balance	\$59,466
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)
Less : May 1, 2025 (Mandatory)	(\$35,000)
Current Bonds Outstanding	\$1,585,000

Total Bonds Outstanding	\$13,080,000
--------------------------------	---------------------

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	12/01/2024	\$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
04/11/25	10	12/04-12/08/24	\$25,904.90	\$0.00	-\$940.93	\$0.00	\$24,963.97	\$12,754.88	\$4,378.51	\$6,527.29	\$1,303.29	\$24,963.97
05/13/25	11	12/09-12/31/24	\$55,502.24	\$0.00	-\$1,765.66	\$0.00	\$53,736.58	\$27,455.71	\$9,425.02	\$14,050.42	\$2,805.43	\$53,736.58
06/12/25	Interest	Interest	\$0.00	\$0.00	\$0.00	\$11,030.14	\$11,030.14	\$5,635.65	\$1,934.61	\$2,884.03	\$575.85	\$11,030.14
06/13/25	12	01/01-01/17/25	\$10,523.41	\$0.00	(\$338.73)	\$0.00	\$10,184.68	\$5,203.68	\$1,786.32	\$2,662.97	\$531.71	\$10,184.68
TOTAL			\$ 2,271,939.35	\$ (708.28)	\$ (90,255.31)	\$ 12,294.89	\$ 2,193,270.65	\$ 1,120,611.24	\$ 384,684.35	\$ 573,470.93	\$ 114,504.13	\$ 2,193,270.65

97%	Net Percent Collected
\$60,805.17	Balance Remaining to Collect

SECTION C

Randal Park CDD

Field Management Report



July 18th, 2025

Jarett Wright

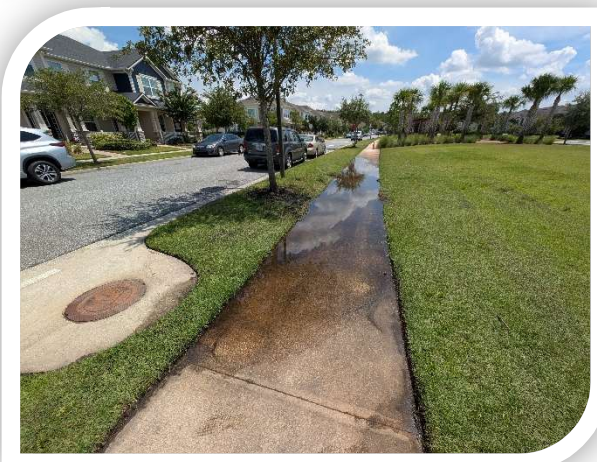
Field Manager

GMS

Site Items

Landscaping Updates

- ✚ The Hildreth dog park sod is fully established and is in good health. The park has since been reopened for use. Recommend replacing the corroded water fountain.
- ✚ Irrigation frequencies have been adjusted to account for increased rainfall. However, certain areas at Cadman Park are oversaturated and causing flooding in the sidewalks. GMS staff removed the water with a pump on July 7th, but the area was flooded again on July 11th. GMS staff will install French drains in this area to redirect excess water to the road inlet to mitigate this issue in the future.



Site Items

Landscape Maintenance Continued

- ✚ The dying agave at the front entrance was removed and replaced.
- ✚ Palm trees in the community are currently being trimmed.
- ✚ Ornamental grasses encroaching the sidewalks are scheduled for pruning.



Site Items

General Maintenance

- ✚ Materials to install the benches around the amenity pond and replace broken bollards by the school have been ordered.
- ✚ Gaps in the clubhouse trim will be re-caulked.
- ✚ Landscape lighting is being reviewed and quotes for replacements will be provided later.
- ✚ Sinking pavers around the pool deck are scheduled for repairs through contracted maintenance hours.
- ✚ Fading cattle fencing at the clubhouse is being scheduled for pressure washing and stain / seal treatments.



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. Thank you.

Respectfully,
Jarett Wright

SECTION D

Randal Park
June 2025

RANDAL



PARK

Randal Park
Amenity Report
June 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 is onsite Saturdays and Sundays.

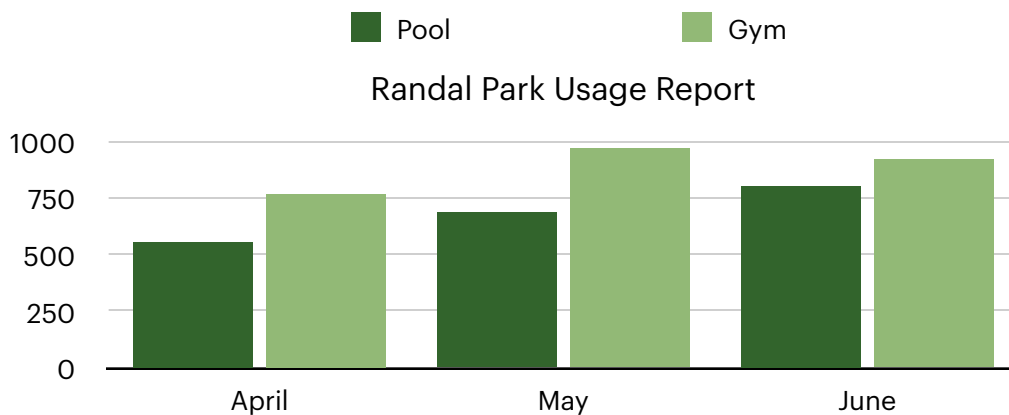
June Randal House Rentals: 4

May Events:

* Kids Art Workshop June 20, 2025

July Events:

* Kids Art Workshop July, 2025



Kids Art Workshop
Friday, June 20, 2025
1:00pm- 2:30pm
Total Guest Participation: 12



SECTION 1

06/20/2025

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

		Delivery Method	Expires*
		White Glove, Red Carpet Delivery	06/30/2025
Location	Sales Rep	Sales Rep 2	
Orlando Downtown Showroom	Wendy Araujo		

Quantity	Item	Item	Options	Each	Amount
1	9 ft. Push Button Tilt, Double Wind Vent		 Bronze  Auburn	\$194.99	\$194.99
1	Chaise Lounge - Armless		 Greco  Driftwood	\$746.24	\$746.24

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

Subtotal	\$941.23
Discount	
Tax (0%)	\$0.00
Shipping Cost	\$149.00
Total	\$1,090.23

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



QEOR6254

SECTION 2

06/11/2025

Ship To:

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

		Delivery Method	Expires*
		White Glove, Red Carpet Delivery	06/21/2025
Location	Sales Rep	Sales Rep 2	
Orlando Downtown Showroom	Wendy Araujo		

Quantity	Item	Item	Options	Each	Amount
120	Placeholder Sku for Non-Configurable Tropitone Product			\$32.00	\$3,840.00

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

Subtotal	\$3,840.00
Discount	
Tax (0%)	\$0.00
Shipping Cost	\$211.20
Total	\$4,051.20

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

