

*Randal Park Community
Development District*

Agenda

September 19, 2025

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 12, 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, September 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:

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the August 15, 2025 Board of Supervisors Meeting
5. Review and Ranking of Proposals for Landscape Maintenance Services and Selection of Vendor
 - A. Landscape Proposal Presentations
 1. OmegaScapes
 2. Prince & Sons
 3. Yellowstone Landscape
6. Consideration of Pressure Washing Services Agreement Renewal with Pressure Wash This, Inc.
7. 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
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – October 17, 2025
11. Adjournment

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

MINUTES

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

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **August 15, 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 <i>by phone</i>	Assistant Secretary
Marcela Asquith	Assistant Secretary
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Jimmy Hoffman <i>by phone</i>	Engineer
Jarett Wright	Field Operations
Alexandra Panagos	CALM

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 questions, Mr. Hofman left the telephone conference at this time.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the July 18, 2025
Board of Supervisors Meeting**

Mr. Showe presented the minutes of the July 18, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Cornelius seconded by Mr. Swendsen with all in favor the Minutes of the July 18, 2025 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Public Hearing**

Mr. Showe asked for a motion to open the public hearing.

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

A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Showe stated Resolution 2025-05 adopts the Fiscal Year 2026 budget and you will note there are no increase in assessments. We increased the landscape maintenance line item to \$360,000 based on bids received. We did alter the facility maintenance line to accommodate the hourly staff that we use. We lowered the landscape replacement line. The contracts that are later in the agenda are factored into the budget.

Mr. Swendsen asked the landscape replacement line item you lowered; how do we plan on reducing that?

Mr. Showe stated we dropped it to \$5,000 and we have done a lot of landscape replacement and we don't know that we are going to have that much. Depending on which vendor you choose there may be some additional savings.

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2025-06 imposes the special assessments and is the mechanism we use to put the assessments on the tax bills. Attached to this resolution will be the adopted budget as Exhibit A and the assessment roll will be attached as Exhibit B. That will be transmitted to Orange County to be placed on the tax bills.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll was approved.

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

SIXTH ORDER OF BUSINESS**Review and Discussion of Proposals for Landscape Maintenance Services**

Mr. Showe stated we received 10 proposals in response to our landscape bid and over the next week or so Jarett and the team will put together some recommended rankings based on the scoring criteria and I will send this to you electronically and you can score them and send those rankings to me and we can tally them for your consideration at the next meeting. Once you have the rankings, we can narrow it down.

After discussion once the evaluation scoring is done and Mr. Wright's evaluation is done, the top three ranked firms will be invited to the next meeting to make presentations.

SEVENTH ORDER OF BUSINESS**Consideration of Agreement for Use of Randal Park Clubhouse as Polling Place**

Mr. Showe stated next is an agreement with the City of Orlando to use this as a polling place for November 4th and November 9th.

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the request to use Randal Park Clubhouse as a polling place was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Fiscal Year 2026 Contract Renewals**

- A. Aquatic Vegetation Maintenance Agreement with Applied Aquatic Management**
- B. Pool Maintenance Agreement with Five Star Pro Services**

Mr. Showe stated we have two contract renewals for Fiscal Year 2026, Applied Aquatics with a slight increase and Five Star Pro Services which is a 4% increase. Both have been included in your budget.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the agreement with Applied Aquatic Management for Fiscal Year 2026 and the pool maintenance agreement with Five Star Pro Services for Fiscal Year 2026 were approved.

NINTH ORDER OF BUSINESS**District Goals and Objectives**

- A. Adoption of Fiscal Year 2026 Goals and Objectives**
- B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute**

Mr. Showe stated every year we are required to approve goals and objectives and we mirrored last year's goals to be the same for Fiscal Year 2026.

On MOTION by Ms. Cornilius seconded by Ms. Steuck with all in favor the Fiscal Year 2026 goals and objectives were adopted and the chair was authorized to execute the Fiscal Year 2025 goals and objectives at the end of the fiscal year was approved.

TENTH ORDER OF BUSINESS**Staff Reports**

- A. Attorney**

There being no comments, the next item followed.

- B. Manager**
 - 1. Approval of Check Registers**

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

Ms. Steuck asked is that what we are paying for security for a week?

Mr. Showe responded yes, their fees have gone up.

Ms. Steuck asked are we still getting reports?

Ms. Panagos stated we get them but they are general, nothing specific.

Mr. Showe stated I can let them know our preference and if they can't accommodate that we can cut back the hours or do something different.

It was the consensus of the Board to discontinue the security services at this time.

2. Balance Sheet and Income Statement

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

3. Presentation of Series 2012 Arbitrage Rebate Calculation Report

A copy of the arbitrage rebate calculation report for the series 2012 bonds was included in the agenda package which indicated there is no rebate needed to be made.

4. Approval of Fiscal Year 2026 Meeting Schedule

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the Fiscal Year 2026 meeting schedule was approved.

C. Field Manager's Report

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

1. Consideration of Proposal for Park Sod Aeration from Yellowstone Landscape

On MOTON by Ms. Steuck seconded by Ms. Cornelius with all in favor the proposal from Yellowstone for the park aeration to include the dog park was approved.

D. Amenity Report

Ms. Panagos gave an overview of the amenity manger's report.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Next Meeting Date – September 19, 2025

Mr. Showe noted the next meeting will be held on September 19, 2025.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

Randal Park CDD

Formal Landscape RFP Scoring Guide

A large, dark blue, diagonal shape that starts from the bottom left and extends towards the top right, covering the lower half of the page.

Blade Runners

- 1st year total: **\$305,555**
- Essential Services: **\$201,885** ; Extra Services: **\$103,670**
- Other CDD's: Live Oak Lake CDD, Tapestry CDD, Celebration CDD, Randal Park Townhomes
- Weekly manpower crew not detailed.
- \$1.78 per annual; \$45 per sabal palm (536) / sylvester (48); \$60 per mulch yds
- Blade Runners was bought out and is under the umbrella of United Land Services who will assume full ownership in December 2026.

Brightview

- 1st year total: **\$360,744**
- Essential Services: **\$282,480** ; Extra Services: **\$78,264**
- \$2.20 per annual; \$55.05 per mulch yard; Per unit palm price not listed.
- Other CDDs include Windsor at Westside CDD, Baldwin Park CDD, City of Deltona
- 3-4 man service crew weekly; frequency of days not specified
- Satisfaction levels with this vendor has been extremely poor.

Down to Earth

- 1st year total: **\$428,549**
- Essential Services: **\$316,749** ; Extra Services: **\$111,800**
- Other CDD's: Remington CDD, Shingle Creek CDD, Grammercy Farms CDD
- 6 man working crew twice a week
- \$2.50 per annual; \$55-175 per palm ; \$65 per mulch yds
- Service levels have left much to be desired with the same issues week to week.

Duval Landscape Maintenance

- 1st year total: **\$318,062**
- Essential Services: **\$247,712** ; Extra Services: **\$70,350**
- Other CDD's: Sweetwater CDD, Hamlin Reserve, Cascades of Groveland HOA
- 2 Supervisors; 4 working crew ; 3 speciality crew; 5-day weekly schedule
- \$1.50-2.50 per annual; \$45 per palm ; \$48 per mulch yds
- No personal experience with this vendor, however, proposal seems reasonable with an understanding of the scope requirements and pricing.

Exclusive Landscaping

- 1st year total: **\$336,472**
- Essential Services: **\$259,192** ; Extra Services: **\$77,280**
- 2 supervisors; 3 technical personnel 1 day wk; 4 laborers
- Other sites include Riverwalk CDD, Windsor Cay CDD, Storey Lake CDD
- \$2.75 per annual; \$55 per mulch yard; \$35-75 per palm
- Onsite crew performance is decent depending on the account manger. Administrative side consistently has issues and extra services can be costly.

Juniper

- 1st year total: **\$346,000**
- Essential Services: **\$268,944** ; Extra Services: **\$77,056**
- Service plan includes 4 days a week servicing. 1 supervisor, 13 personnel.
- Other sites include Twin Lakes HOA, Heritage Isle CDD, Beaumont CDD
- \$82.84 per mulch yard; \$9.43 per palm
- DO NOT RECOMMEND - Juniper has been replaced at every CDD location due to poor performance resulting in multiple request for refunds.

Omegascapes

- 1st year total: **\$345,960**
- Essential Services: **\$266,628** ; Extra Services: **\$79,332**
- 1 Supervisor; 1 Special Technician 1 day weekly; 5 personnel 4 days weekly.
- Other sites include Storey Park CDD, Flamingo Crossing East and West, Hilton Grand Vacations Club - Sea World
- \$48 per mulch yard; \$33.26 per palm
- Positive reviews from other GMS Field Managers and District Staff

Pelor

- 1st year total: **\$308,795.96**
- Essential Services: **\$259,563.96** ; Extra Services: **\$49,232**
- 1 Supervisor; 1-2 Special Technician 1 day weekly; 4 personnel weekly.
- Other sites include Invitation Homes, Progress Residential, Yum Brands
- \$0.50 per mulch yard (expect this number to be an error) ; \$55 per palm
- No personal experience with vendor for landscape maintenance.

Prince and Sons

- 1st year total: **\$357,142**
- Essential Services: **\$288,520** ; Extra Services: **\$68,622**
- Other sites include Windward CDD, Crossings CDD, Rivercrest CDD, (just won contract for Riverwalk CDD on Lee Vista)
- \$2.50 per annual; \$58 per mulch yard ; \$50 per palm
- Overall positive experience and working relationship with this vendor. Pricing is extremely fair and quality of work is top tier. Currently servicing dozens of GMS managed CDD's across central florida.

Yellowstone

- 1st year total: **\$359,986**
- Essential Services: **\$275,436** ; Extra Services: **\$84,550**
- Other sites include Randal Park CDD, Westside CDD, Bonnet Creek Resort CDD
- \$58 per mulch yard ; \$24 - 85 per palm
- Current service provider to the district for the last 10 years. Quality control tends to be an issue and extra services are on the high end, overall performance is adequate though.

Randal Park CDD Landscape RFP 2025-001								
Firm Name	1- Personnel & Equipment (25 points possible)	2- Expirience (25 points possible)	3- Understanding of Scope of Work (25 points possible)	4- Financial Capacity (10 points possible)	5- Price (10 points possible)	Proposed Price	6- Reasonableness of Numbers (5 points possible)	TOTALS
Blade Runners					10.0	\$305,555		10.0
Brightview					8.5	\$360,744		8.5
Down To Earth					7.1	\$428,549		7.1
Duval					9.6	\$318,062		9.6
Exclusive					9.1	\$336,472		9.1
Juniper					8.8	\$346,000		8.8
Omegascapes					8.8	\$345,960		8.8
Pelor					9.9	\$308,795		9.9
Prince and Sons					8.6	\$357,142		8.6
Yellowstone					8.5	\$359,986		8.5

Board Member Name: _____

SECTION VI

EXTENSION TO AGREEMENT FOR PRESSURE WASHING SERVICES

(Randal Park Community Development District and Pressure Wash This, Inc.)

THIS EXTENSION TO THE AGREEMENT FOR PRESSURE WASHING SERVICES (the “Extension”), dated October 1, 2025 (the “Effective Date”), is made by and between **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **PRESSURE WASH THIS, INC.**, a Florida corporation, (hereinafter referred to as “Contractor”), whose mailing address is 1902 Lee Wood Court, Saint Cloud, Florida 34772.

WHEREAS, the District and the Contractor are parties to that certain Agreement for Pressure Washing Services dated October 1, 2024 (the “Agreement”); and

WHEREAS, the District and Contractor have determined it to be in the best interest of both the District and Contractor to extend of the term of the Agreement for an additional twelve (12) month period; and

WHEREAS, upon the written agreement of both District and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2026.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. That the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2026, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2026.
4. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
5. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
6. All of the provisions contained herein shall become effective upon the execution of this Extension.

IN WITNESS WHEREOF, the parties hereto have caused this Extension to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

By: _____
Print: _____
Title: Chairman/Vice-Chairman of the
Board of Supervisors

PRESSURE WASH THIS, INC., a Florida
corporation

By: _____
Print: _____
Title: _____

SECTION VII

SECTION B

SECTION 1

Randal Park

Community Development District

Summary of Check Register

August 4, 2025 to September 3, 2025

Bank	Date	Check No.'s	Amount
<u>General Fund</u>			
	8/8/25	3565-3568	\$ 18,990.91
	8/11/25	3569	\$ -
	8/18/25	3570-3578	\$ 44,746.27
	8/26/25	3579-3584	\$ 3,050.00
			<u>\$ 66,787.18</u>
<u>Supervisor Fees</u>			
	Aug-25		
	Kathryn F. Steuck	50341	\$ 184.70
	Marcela L. Asquith	50342	\$ 184.70
	Sean D. Masherella	50343	\$ 184.70
	Stephany C. Cornelius	50344	\$ 184.70
	Christopher B. Swendser	50345	\$ 184.70
			<u>\$ 923.50</u>
Total Amount			\$ 67,710.68

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/08/25	00209	7/30/25 INV23684	202507 320-53800-47600		*	996.00	
		SECURITY 7/20/25-7/26/25					
		8/05/25 INV23788	202507 320-53800-47600		*	996.00	
		SECURITY 7/27/25-8/2/25					
				OFF DUTY MANAGEMENT, INC			1,992.00 003565
8/08/25	00033	8/04/25 08042025	202508 300-20700-10300		*	6,096.26	
		FY25 ASSESSMENT TSFR S12					
				RANDAL PARK CDD C/O WELLS FARGO			6,096.26 003566
8/08/25	00110	8/04/25 08042025	202508 300-20700-10300		*	9,088.05	
		FY25 ASSESSMENT TSFR S15					
				RANDAL PARK CDD C/O WELLS FARGO			9,088.05 003567
8/08/25	00111	8/04/25 08042025	202508 300-20700-10300		*	1,814.60	
		FY25 ASSESSMENT TSFR S18					
				RANDAL PARK CDD C/O WELLS FARGO			1,814.60 003568
8/11/25	00162	8/11/25 01212025	202508 310-51300-11000		*	184.70	
		CK#50310 REISSUED PAYMENT					
		8/11/25 09232024	202508 310-51300-11000		*	184.70	
		CK#50294 REISSUED PAYMENT					
		8/11/25 01212025	202508 310-51300-11000		V	184.70-	
		CK#50310 REISSUED PAYMENT					
		8/11/25 09232024	202508 310-51300-11000		V	184.70-	
		CK#50294 REISSUED PAYMENT					
				STEPHANY CORNELIUS			.00 003569
8/18/25	00129	8/01/25 42387730	202508 320-53800-46700		*	354.56	
		BATHROOM MATS					
				CINTAS			354.56 003570
8/18/25	00176	8/01/25 10985	202508 320-53800-46400		*	2,850.00	
		POOL MAINTENANCE AUG 25					
				FIVE STAR PRO SERVICES			2,850.00 003571
8/18/25	00001	8/01/25 849	202508 320-53800-12300		*	2,835.92	
		FACILITY MANAGEMENT AUG25					
		8/01/25 850	202508 320-53800-12000		*	1,744.42	
		FILED MANAGEMENT AUG 25					
		8/01/25 851	202508 310-51300-34000		*	4,167.00	
		MANAGEMENT FEES AUG 25					
		8/01/25 851	202508 310-51300-35200		*	111.33	
		WEBSITE ADMIN AUG 25					
		8/01/25 851	202508 310-51300-35100		*	167.00	
		INFORMATION TECH AUG 25					

RAND RANDAL PARK BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/25	851	202508 310-51300-31300	DISSEMINATION SVC AUG 25	*	918.75		
		8/01/25	851	202508 310-51300-51000	OFFICE SUPPLIES	*	.78		
		8/01/25	851	202508 310-51300-42000	POSTAGE	*	17.48		
		8/01/25	851	202508 310-51300-42500	COPIES	*	4.65		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			9,967.33	003572
8/18/25 00025		8/12/25	143009	202507 310-51300-31500	GENERAL COUNSEL JULY 25	*	697.27		
					LATHAM LUNA EDEN & BEAUDINE LLP			697.27	003573
8/18/25 00177		8/13/25	RANDALLP	202508 300-15500-10000	DEPOSIT PETTING ZOO 10/4	*	512.50		
					NOAHS LANDING PETTING ZOO AND PONY			512.50	003574
8/18/25 00209		8/13/25	INV24054	202508 320-53800-47600	SECURITY 8/3/25-8/9/25	*	996.00		
					OFF DUTY MANAGEMENT, INC			996.00	003575
8/18/25 00003		7/31/25	12147712	202507 310-51300-48000	NOT BUDGET MTG 7/24/25	*	609.36		
					ORLANDO SENTINEL COMMUNICATIONS			609.36	003576
8/18/25 00038		7/18/25	22619	202507 320-53800-46300	POOL CHEMICALS	*	750.00		
					SPIES POOL, LLC			750.00	003577
8/18/25 00066		7/14/25	955808	202507 320-53800-47200	PALM REMOVAL	*	1,000.00		
		7/15/25	955912	202507 320-53800-46200	LANDSCAPE MAINT JULY 25	*	27,009.25		
					YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			28,009.25	003578
8/26/25 00192		8/18/25	000268	202508 300-15500-10000	FALL FESTIVE DEPOSIT	*	300.00		
					BEDFORD PRODUCTIONS LLC			300.00	003579
8/26/25 00249		8/20/25	08202025	202508 300-36900-10200	CLUBHOUSE RENTAL REFUND	*	500.00		
					CANDICE AND STEVEN KUSNER			500.00	003580
8/26/25 00095		8/18/25	20147	202508 320-53800-49400	TRAIN/GAMES/FACE PAINTER	*	650.00		
					CAPTAIN CARNIVAL			650.00	003581
					RAND RANDAL PARK BOH				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/26/25	00096	8/26/25 08262025	202508 300-15500-10000 12.6.25 HOLIDAY PARTY DEP	EVENTS BY JOHN MICHAEL INC	*	600.00	600.00 003582
8/26/25	00250	8/19/25 08192025	202508 300-36900-10200 CLUBHOUSE RENTAL REFUND	NITISH KOTHA	*	250.00	250.00 003583
8/26/25	00038	6/18/25 22486	202506 320-53800-46300 POOL CHEMICALS-6/18/25	SPIES POOL, LLC	*	750.00	750.00 003584
TOTAL FOR BANK A						66,787.18	
TOTAL FOR REGISTER						66,787.18	

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
August 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
August 31, 2025

	General Fund	Debt Service Funds	Capital Project Funds	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 309,886	\$ -	\$ -	\$ -	\$ 309,886
Due from Colonial Properties	\$ 9,989	\$ -	\$ -	\$ -	\$ 9,989
Due from General Fund	\$ -	\$ 38,908	\$ -	\$ 0	\$ 38,908
Investments:					
State Board of Administration (SBA)	\$ 641,862	\$ -	\$ -	\$ 406,271	\$ 1,048,133
Series 2012					
Reserve	\$ -	\$ 408,150	\$ -	\$ -	\$ 408,150
Revenue	\$ -	\$ 515,631	\$ -	\$ -	\$ 515,631
Interest	\$ -	\$ 16	\$ -	\$ -	\$ 16
Prepayment	\$ -	\$ 1,270	\$ -	\$ -	\$ 1,270
Sinking Fund	\$ -	\$ 56	\$ -	\$ -	\$ 56
Series 2015					
Reserve	\$ -	\$ 600,253			\$ 600,253
Revenue	\$ -	\$ 725,177	\$ -	\$ -	\$ 725,177
Interest	\$ -	\$ 24	\$ -	\$ -	\$ 24
Construction	\$ -	\$ -	\$ 501	\$ -	\$ 501
Series 2018					
Reserve	\$ -	\$ 59,880	\$ -	\$ -	\$ 59,880
Revenue	\$ -	\$ 85,221	\$ -	\$ -	\$ 85,221
Interest	\$ -	\$ 10	\$ -	\$ -	\$ 10
Cap Interest	\$ -	\$ 2,914	\$ -	\$ -	\$ 2,914
Construction	\$ -	\$ -	\$ 55	\$ -	\$ 55
Cost of Issuance	\$ -	\$ -	\$ 8	\$ -	\$ 8
Prepaid Expenses	\$ 10,751	\$ -	\$ -	\$ -	\$ 10,751
Total Assets	\$ 972,487	\$ 2,437,510	\$ 564	\$ 406,272	\$ 3,816,833
Liabilities:					
Accounts Payable	\$ 36,331	\$ -	\$ -	\$ -	\$ 36,331
Due to Debt Service	\$ 38,908	\$ -	\$ -	\$ -	\$ 38,908
Total Liabilities	\$ 75,239	\$ -	\$ -	\$ -	\$ 75,239
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 10,751	\$ -	\$ -	\$ -	\$ 10,751
Restricted for:					
Debt Service	\$ -	\$ 2,437,510	\$ -	\$ -	\$ 2,437,510
Capital Project	\$ -	\$ -	\$ 564	\$ -	\$ 564
Assigned for:					
Capital Reserve Fund	\$ -	\$ -	\$ -	\$ 406,272	\$ 406,272
Unassigned	\$ 886,497	\$ -	\$ -	\$ -	\$ 886,497
Total Fund Balances	\$ 897,248	\$ 2,437,510	\$ 564	\$ 406,272	\$ 3,741,593
Total Liabilities & Fund Balance	\$ 972,487	\$ 2,437,510	\$ 564	\$ 406,272	\$ 3,816,833

Randal Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 1,151,680	\$ 1,179,017	\$ 27,337
Colonial Properties Contribution	\$ 55,607	\$ 50,973	\$ 52,861	\$ 1,887
Interest Income	\$ -	\$ -	\$ 13,862	\$ 13,862
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 2,295	\$ 1,295
Activities	\$ 5,000	\$ 4,583	\$ 2,590	\$ (1,993)
Rentals	\$ 9,000	\$ 9,000	\$ 13,260	\$ 4,260
Total Revenues	\$ 1,222,287	\$ 1,217,237	\$ 1,263,884	\$ 46,647
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 10,200	\$ 800
FICA Expense	\$ 918	\$ 842	\$ 780	\$ 61
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,700	\$ (100)
Trustee Fees	\$ 12,500	\$ 11,000	\$ 11,000	\$ -
Dissemination Agent	\$ 11,025	\$ 10,106	\$ 10,106	\$ -
Arbitrage	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Engineering	\$ 10,000	\$ 9,167	\$ 120	\$ 9,047
Attorney	\$ 20,000	\$ 18,333	\$ 10,702	\$ 7,631
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Management Fees	\$ 50,004	\$ 45,837	\$ 45,837	\$ -
Information Technology	\$ 2,004	\$ 1,837	\$ 1,837	\$ -
Website Maintenance	\$ 1,336	\$ 1,225	\$ 1,225	\$ 0
Telephone	\$ 100	\$ 92	\$ -	\$ 92
Postage	\$ 1,000	\$ 917	\$ 985	\$ (68)
Insurance	\$ 8,094	\$ 8,094	\$ 8,977	\$ (883)
Printing & Binding	\$ 1,500	\$ 1,375	\$ 234	\$ 1,141
Legal Advertising	\$ 2,250	\$ 2,250	\$ 2,365	\$ (115)
Other Current Charges	\$ 1,500	\$ 1,375	\$ 523	\$ 852
Office Supplies	\$ 200	\$ 183	\$ 9	\$ 174
Property Appraiser	\$ 800	\$ 733	\$ -	\$ 733
Property Taxes	\$ 300	\$ 300	\$ 325	\$ (25)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 147,671	\$ 136,205	\$ 116,865	\$ 19,341
Operations & Maintenance				
Contract Services:				
Field Management	\$ 20,933	\$ 19,189	\$ 19,189	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 17,600	\$ 14,400	\$ 3,200
Landscape Maintenance	\$ 330,404	\$ 302,871	\$ 297,102	\$ 5,769
Lake Maintenance	\$ 11,640	\$ 10,670	\$ 8,487	\$ 2,183
Security Patrol	\$ 41,250	\$ 37,813	\$ 36,524	\$ 1,289
Repairs & Maintenance				
Facility Maintenance	\$ 34,031	\$ 31,195	\$ 32,424	\$ (1,229)
Repairs & Maintenance	\$ 30,000	\$ 27,500	\$ 14,191	\$ 13,309
Operating Supplies	\$ 9,800	\$ 8,983	\$ 6,612	\$ 2,371
Landscape Replacement	\$ 15,000	\$ 15,000	\$ 25,797	\$ (10,797)
Irrigation Repairs	\$ 10,000	\$ 9,167	\$ 4,044	\$ 5,123
Fountain Repairs	\$ 3,000	\$ 2,750	\$ 772	\$ 1,978
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 534,259	\$ 491,737	\$ 468,543	\$ 23,194

Randal Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Utilities				
Utilities - Common Area	\$ 33,000	\$ 30,250	\$ 28,928	\$ 1,322
Streetlighting	\$ 121,000	\$ 110,917	\$ 94,842	\$ 16,075
Amenity Center				
Amenity Management	\$ 100,930	\$ 92,519	\$ 75,697	\$ 16,822
Pool Attendants	\$ 15,500	\$ 14,208	\$ 13,568	\$ 641
Pool Permit	\$ 550	\$ 550	\$ 615	\$ (65)
Cable TV/Internet/Telephone	\$ 4,857	\$ 4,452	\$ 3,190	\$ 1,262
Utilities - Amenity Center	\$ 25,641	\$ 23,504	\$ 15,629	\$ 7,876
Refuse Service	\$ 3,168	\$ 2,904	\$ 2,605	\$ 299
Amenity Center Access Cards	\$ 1,000	\$ 917	\$ -	\$ 917
HVAC Maintenance	\$ 574	\$ 526	\$ 223	\$ 303
Special Events	\$ 15,000	\$ 15,000	\$ 17,085	\$ (2,085)
Holiday Decorations	\$ 9,500	\$ 9,500	\$ 9,931	\$ (431)
Security Monitoring	\$ 2,345	\$ 2,150	\$ 1,688	\$ 462
Janitorial Services	\$ 26,250	\$ 24,063	\$ 25,637	\$ (1,575)
Pool Maintenance	\$ 30,240	\$ 27,720	\$ 29,680	\$ (1,960)
Pool Chemicals & Repairs	\$ 19,450	\$ 19,450	\$ 38,061	\$ (18,611)
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 846	\$ (846)
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 13,716	\$ (8,716)
Pest Control	\$ 11,500	\$ 10,542	\$ 2,437	\$ 8,104
Other				
Property Insurance	\$ 55,019	\$ 55,019	\$ 45,279	\$ 9,740
Contingency	\$ 34,032	\$ 31,196	\$ 980	\$ 30,216
Subtotal Amenity Center	\$ 514,556	\$ 480,386	\$ 420,637	\$ 59,749
Total Operations & Maintenance	\$ 1,048,815	\$ 972,123	\$ 889,180	\$ 82,944
Total Expenditures	\$ 1,196,486	\$ 1,108,329	\$ 1,006,044	\$ 102,284
Excess (Deficiency) of Revenues over Expenditures	\$ 25,802	\$ 108,908	\$ 257,840	\$ 148,932
<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	\$ -	\$ 83,106	\$ 232,038	\$ 148,932
Fund Balance - Beginning	\$ -		\$ 665,210	
Fund Balance - Ending	\$ -		\$ 897,248	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues				
Interest	\$ 8,614	\$ 8,614	\$ 16,774	\$ 8,160
Total Revenues	\$ 8,614	\$ 8,614	\$ 16,774	\$ 8,160
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (16,386)	\$ 8,614	\$ 16,774	\$ 8,160
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	\$ 42,576	\$ 8,160
Fund Balance - Beginning	\$ 328,863		\$ 363,696	
Fund Balance - Ending	\$ 338,278		\$ 406,272	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 396,407	\$ 396,407	\$ 404,734	\$ 8,327
Interest Income	\$ 20,042	\$ 20,042	\$ 33,308	\$ 13,266
Total Revenues	\$ 416,449	\$ 416,449	\$ 438,042	\$ 21,592
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	\$ 11,298	\$ (7,948)
Fund Balance - Beginning	\$ 491,322		\$ 927,779	
Fund Balance - Ending	\$ 510,569		\$ 939,077	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 589,600	\$ 589,600	\$ 603,360	\$ 13,760
Interest Income	\$ 27,333	\$ 27,333	\$ 46,398	\$ 19,065
Total Revenues	\$ 616,934	\$ 616,934	\$ 649,758	\$ 32,824
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	\$ 68,884	\$ 23,048
Net Change in Fund Balance	\$ 45,836	\$ 45,836	\$ 68,884	\$ 23,048
Fund Balance - Beginning	\$ 641,940		\$ 1,277,371	
Fund Balance - Ending	\$ 687,776		\$ 1,346,255	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,674	\$ 117,674	\$ 120,472	\$ 2,798
Interest Income	\$ 2,496	\$ 2,496	\$ 5,508	\$ 3,012
Total Revenues	\$ 120,169	\$ 120,169	\$ 125,980	\$ 5,810
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	\$ 8,845	\$ 5,810
Net Change in Fund Balance	\$ 3,034	\$ 3,034	\$ 8,845	\$ 5,810
Fund Balance - Beginning	\$ 77,664		\$ 143,333	
Fund Balance - Ending	\$ 80,698		\$ 152,178	

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

	Series	Series	
	2015	2018	Total
Revenues			
Interest Income	\$ 20	\$ 2	\$ 22
Total Revenues	\$ 20	\$ 2	\$ 22
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 20	\$ 2	\$ 22
Fund Balance - Beginning	\$ 481	\$ 60	\$ 542
Fund Balance - Ending	\$ 501	\$ 63	\$ 564

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	2,748	2,413	-	13,862
Special Assessments - Tax Roll	\$ -	40,837	133,331	32,182	797,737	65,474	12,755	27,456	10,839	17,759	40,647	-	1,179,017
Colonial Properties Contribution	\$ 4,409	4,388	4,876	4,861	4,875	4,835	4,800	4,904	4,924	4,915	5,075	-	52,861
Miscellaneous Revenue	\$ 80	20	-	45	345	1,210	60	130	150	170	85	-	2,295
Activities	\$ 500	1,120	-	470	-	-	430	-	-	70	-	-	2,590
Rentals	\$ 1,250	3,250	760	500	500	4,250	500	(250)	2,000	750	(250)	-	13,260
Total Revenues	\$ 6,239	\$ 49,615	\$ 138,967	\$ 38,057	\$ 803,457	\$ 75,770	\$ 18,545	\$ 32,240	\$ 17,914	\$ 23,664	\$ 45,557	\$ -	\$ 1,263,884
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	800	-	1,800	-	2,000	1,000	1,000	800	1,000	1,000	-	10,200
FICA Expense	\$ 61	61	-	138	-	153	77	77	61	77	77	-	780
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	919	919	-	10,106
Arbitrage	\$ -	-	-	-	-	-	600	-	-	600	-	-	1,200
Engineering	\$ -	-	120	-	-	-	-	-	-	-	-	-	120
Attorney	\$ 1,773	701	1,510	2,122	1,332	597	500	625	845	697	-	-	10,702
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	4,167	4,167	-	45,837
Information Technology	\$ 167	167	167	167	167	167	167	167	167	167	167	-	1,837
Website Maintenance	\$ 111	111	111	111	111	111	111	111	111	111	111	-	1,225
Telephone	\$ -	-	-	-	-	-	-	-	-	-	-	-	-
Postage	\$ 56	15	101	86	31	170	119	133	144	112	17	-	985
Insurance	\$ 8,688	-	-	-	-	-	-	-	-	289	-	-	8,977
Printing & Binding	\$ 12	90	23	3	20	32	12	15	8	15	5	-	234
Legal Advertising	\$ -	-	-	-	739	-	503	-	514	609	-	-	2,365
Other Current Charges	\$ 42	-	42	42	51	45	62	46	192	-	-	-	523
Office Supplies	\$ 1	1	0	0	1	1	1	0	1	3	1	-	9
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	\$ 9,095	\$ 8,767	\$ 6,463	\$ -	\$ 116,865

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	\$ 1,744	\$ 1,744	- \$	19,189
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	\$ 27,009	\$ 27,009	\$ -	297,102
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	\$ 3,900	\$ 4,980	\$ 1,992	\$ -	36,524
Facility Maintenance	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 4,065	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ -	32,424
Repairs & Maintenance	\$ -	\$ 423	\$ 3,169	\$ 735	\$ 6,434	\$ -	\$ 944	\$ -	\$ -	\$ -	\$ 2,486	\$ -	14,191
Operating Supplies	\$ 668	\$ 838	\$ 311	\$ 822	\$ 831	\$ 944	\$ 279	\$ 714	\$ 995	\$ 210	\$ -	\$ -	6,612
Landscape Replacement	\$ 4,321	\$ -	\$ 7,750	\$ -	\$ -	\$ -	\$ 5,456	\$ 6,373	\$ -	\$ 1,896	\$ -	\$ -	25,797
Irrigation Repairs	\$ -	\$ -	\$ 1,749	\$ 320	\$ -	\$ -	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	4,044
Fountain Repairs	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 185	\$ -	\$ 217	\$ 185	\$ -	\$ -	\$ -	772
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	\$ 37,612	\$ 38,676	\$ 36,068	\$ -	468,543
Utilities													
Utilities - Common Area	\$ 3,254	\$ 1,623	\$ 936	\$ 1,777	\$ 2,877	\$ 1,810	\$ 1,616	\$ 3,517	\$ 3,831	\$ 3,411	\$ 4,274	\$ -	28,928
Streetlighting	\$ 8,586	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ -	94,842
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	\$ 3,210	\$ 4,125	\$ -	13,568
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 615	\$ -	\$ -	\$ -	615
Cable TV/Internet/Telephone	\$ 658	\$ -	\$ 658	\$ 329	\$ -	\$ 345	\$ 240	\$ 240	\$ 240	\$ 480	\$ -	\$ -	3,190
Utilities - Amenity Center	\$ 1,528	\$ 1,070	\$ 985	\$ 1,462	\$ 1,873	\$ 1,900	\$ 1,331	\$ 1,180	\$ 1,229	\$ 1,520	\$ 1,550	\$ -	15,629
Refuse Service	\$ 223	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ -	2,605
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	223
Special Events	\$ 438	\$ 2,995	\$ 7,810	\$ 372	\$ 107	\$ 1,196	\$ 1,116	\$ 510	\$ 1,890	\$ -	\$ 650	\$ -	17,085
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,931
Security Monitoring	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 155	\$ 35	\$ -	\$ -	\$ -	1,688
Janitorial Services	\$ 2,834	\$ 1,956	\$ 2,376	\$ 1,896	\$ 2,442	\$ 2,174	\$ 2,814	\$ 2,779	\$ 2,975	\$ 2,681	\$ 709	\$ -	25,637
Pool Maintenance	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,530	\$ 2,850	\$ 5,700	\$ 2,850	\$ -	29,680
Pool Chemicals & Repairs	\$ 4,314	\$ 1,287	\$ 982	\$ 9,603	\$ 3,015	\$ 5,548	\$ 3,902	\$ 3,419	\$ 982	\$ 5,009	\$ -	\$ -	38,061
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 95	\$ 164	\$ -	\$ -	\$ 164	\$ 422	\$ -	\$ -	\$ -	846
Amenity Repairs & Maintenance	\$ 395	\$ 303	\$ 763	\$ -	\$ 958	\$ 2,546	\$ 1,477	\$ 1,938	\$ 2,468	\$ 2,868	\$ -	\$ -	13,716
Pest Control	\$ 60	\$ 60	\$ 60	\$ 60	\$ 1,260	\$ 578	\$ 175	\$ 60	\$ 60	\$ -	\$ 60	\$ -	2,437
Other													
Property Insurance	\$ 45,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,279
Contingency	\$ 514	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48	\$ 271	\$ 49	\$ -	\$ -	980
Subtotal Amenity Center	\$ 79,794	\$ 38,565	\$ 34,272	\$ 35,979	\$ 32,445	\$ 36,445	\$ 33,035	\$ 35,333	\$ 37,833	\$ 33,841	\$ 23,096	\$ -	420,637
Total Operations & Maintenance	\$ 126,315	\$ 72,359	\$ 88,866	\$ 81,077	\$ 76,121	\$ 73,830	\$ 84,595	\$ 78,891	\$ 75,445	\$ 72,517	\$ 59,164	\$ -	889,180
Total Expenditures	\$ 153,436	\$ 79,716	\$ 99,026	\$ 90,632	\$ 83,658	\$ 89,142	\$ 92,831	\$ 86,152	\$ 84,540	\$ 81,284	\$ 65,627	\$ -	1,006,044
Excess (Deficiency) of Revenues over Expenditures	\$ (147,197)	\$ (30,101)	\$ 39,941	\$ (52,575)	\$ 719,798	\$ (13,373)	\$ (74,286)	\$ (53,913)	\$ (66,626)	\$ (57,620)	\$ (20,071)	\$ -	257,840
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)	\$ (53,913)	\$ (66,626)	\$ (57,620)	\$ (20,071)	\$ -	232,038

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	\$408,150
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	\$600,253
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	\$59,880
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
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Randal Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	51.09%	17.54%	26.15%	5.22%	100.00%
								O&M Portion	Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service	Total
11/6/24	1	05/12-10/26/24	\$9,101.15	\$0.00	-\$477.82	\$0.00	\$8,623.33	\$4,405.93	\$1,512.47	\$2,254.73	\$450.20	\$8,623.33
11/13/24	2	10/26-11/01/24	\$18,016.48	\$0.00	-\$720.67	\$0.00	\$17,295.81	\$8,836.98	\$3,033.56	\$4,522.31	\$902.96	\$17,295.81
11/22/24	3	11/02-11/07/24	\$56,953.28	(\$708.28)	-\$2,237.50	\$0.00	\$54,007.50	\$27,594.14	\$9,472.54	\$14,121.25	\$2,819.57	\$54,007.50
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
07/15/25	N/A	N/A	\$33,745.39	\$0.00	\$0.00	\$1,012.34	\$34,757.73	\$17,758.82	\$6,096.26	\$9,088.05	\$1,814.60	\$34,757.73
08/15/25	N/A	N/A	\$80,186.51	\$0.00	(\$690.47)	\$58.66	\$79,554.70	\$40,647.01	\$13,953.34	\$20,801.04	\$4,153.31	\$79,554.70
TOTAL			\$ 2,385,871.25	\$ (708.28)	\$ (90,945.78)	\$ 13,365.89	\$ 2,307,583.08	\$ 1,179,017.07	\$ 404,733.95	\$ 603,360.02	\$ 120,472.04	\$ 2,307,583.08

102%	Net Percent Collected
0	Balance Remaining to Collect

SECTION C

Randal Park CDD

Field Management Report



September 19th, 2025

Jarett Wright

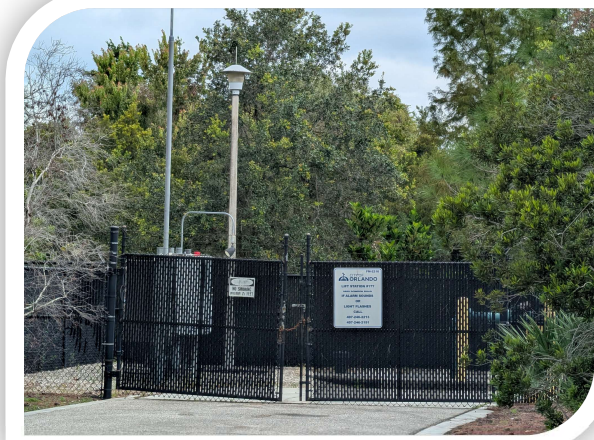
Field Manager

GMS

Site Items

General Maintenance

- ✚ The Lift Station private gravity lines at the clubhouse were serviced on 9/12/2025.
- ✚ 3 new benches were installed around the amenity pond.
- ✚ General repairs including lightbulb replacements, caulking, and debris cleanup was performed on 9/12/2025.
- ✚ The chandelier lights in the clubhouse require a scissor lift to be able to change them out with updated LED models. Currently working to secure a rental so this work can be completed.



Site Items

Landscape Maintenance

- ✚ Recommend rankings for the landscape RFP were provided to assist with the board's decision process.
- ✚ The park areas were aerated to help improve drainage conditions.



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
August 2025

RANDAL PARK



Randal Park Amenity Report August 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.

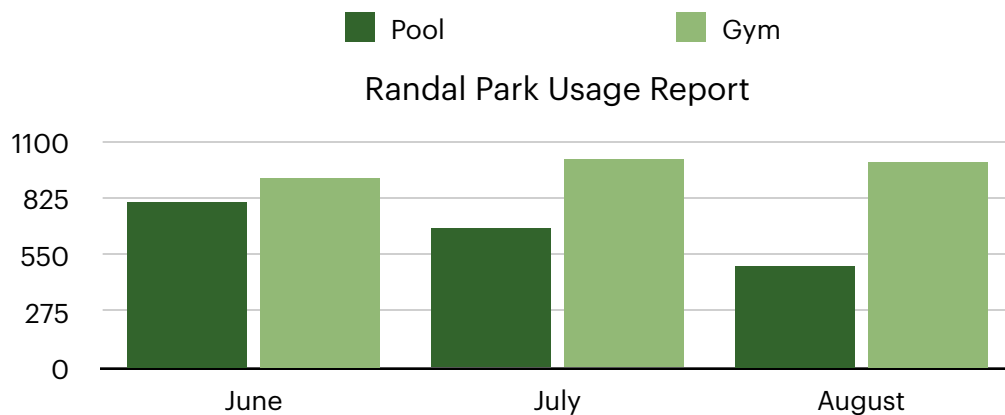
August Randal House Rentals: 3

August Events:

* Meet Your Classmates - August 8, 2025

September Events:

* Wine & Cheese - Thursday September 25 , 2025



**Meet your Classmates
Friday, August 8, 2025
4:00pm- 6:00pm**

