

*Randal Park Community
Development District*

Agenda

October 17, 2025

AGENDA

Randal Park

Community Development District

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

October 10, 2025

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

Dear Board Members:

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

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the September 19, 2025 Board of Supervisors Meeting
5. Approval of Landscape/Grounds Maintenance Services Agreement with Prince and Sons, Inc.
6. Ratification of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
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 – November 21, 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, **September 19, 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
James Hoffman <i>by phone</i>	District Engineer
Jarett Wright	Field Operations
Alexandra Panagos	CALM
Shane Bradley	OmegaScapes
Chris Arnold	OmegaScapes
Jared Berryman	OmegaScapes
Ian Prince	Prince and Sons
Lucas Martin	Prince and Sons
Nicole Ailes	Yellowstone
Josh Cochran	Yellowstone
Michael Folda	Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Resident stated I'm running for district 1 commissioner to try to solve the traffic issues, insurance, road problems, and have good community relationships.

Mr. Masherella joined the meeting by telephone during this item.

THIRD ORDER OF BUSINESS

Engineer's Report

There being no comments, the engineer left the conference call at this time.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 15, 2025 Meeting

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the Minutes of the August 15, 2025 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Review and Ranking of Proposals for Landscape Maintenance Services and Selection of Vendor

Mr. Showe stated we provided a guide on the vendors as well as our recommended ranking sheet from our staff and the board asked that the top three be present today for presentations. We received one ranking from a board member that is included. If there are changes to be made after the presentations, you can do that too.

Representatives of OmegaScapes, Prince and Sons, and Yellowstone gave an overview of their firms, their experience and their interest in providing service to the district.

The board discussed each proposer and presentation, personnel, issues with the irrigation system, hurricane cleanup and took the following action.

On MOTION by Ms. Cornelius seconded by Mr. Swendsen with all in favor Prince and Sons was ranked no. 1 and staff was authorized to enter into contract negotiations and send a letter of termination to Yellowstone.

SIXTH ORDER OF BUSINESS

Consideration of Pressure Washing Services Agreement Renewal with Pressure Wash This, Inc.

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the extension of the agreement with Pressure Wash This, Inc. for fiscal year 2026 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Manager

i. Approval of Check Registers

On MOTION by Ms. Cornelius seconded by Mr. Swendsen with all in favor the check register was approved.
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ii. Balance Sheet and Income Statement

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

C. Field Manager's Report

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

D. Amenity Report

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

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – October 17, 2025

Mr. Showe stated the next meeting will be held October 17, 2025 at 9:30 a.m. in the same location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the meeting adjourned at 11:03 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

LANDSCAPE/GROUNDS MAINTENANCE SERVICES AGREEMENT

(Randal Park Community Development District)

THIS AGREEMENT (“**Agreement**”) is made and entered into this 1st day of November, 2025, by and between:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Orange County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

PRINCE AND SONS, INC., a Florida corporation, whose mailing and principal address is 200 South F Street, Haines City, Florida 33844 (“**Contractor**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. CONTRACTOR OBLIGATIONS.

A. Scope of Services. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A (“Work”)**, for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B (“Landscape Maintenance Area”)**, both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor’s fee summary attached hereto as **Exhibit C (“Fee Summary”)** and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but

which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement. In the event of any conflict between the terms in this Agreement and the terms in any of the exhibits attached hereto, the terms in this Agreement shall control.

B. *Acceptance of Site.* By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor’s expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor’s failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. *Manner of Contractor’s Performance.* The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with all applicable standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. The Contractor warrants that the Work shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one year from completion of any portion of the Work to repair any deficiencies, fixes or touch-ups needed.

D. *Discipline, Employment, Uniforms.* Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. *Rain Days.* In the event that time is lost due to heavy rains (“**Rain Days**”), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. *Protection of Property.* Contractor shall use all due care to protect against

any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. *District Representative; Reporting.* The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager (Governmental Management Services – Central Florida, LLC) or its designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. *Deficiencies.* Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars (\$100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. *Compliance with Laws.* The Contractor shall keep, observe, and perform

all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation. In the event of any conflict between the terms of Florida law and the terms herein, the terms of Florida law shall prevail.

J. *Safety.* Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. *Environmental Activities.* The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. *Payment of Taxes; Procurement of Licenses and Permits.* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. *Subcontractors.* Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. *Independent Contractor Status.* In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to

represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. *Term.* The term of this Agreement is 5 years, compromised of an initial one (1) year term from November 1, 2025 to September 30, 2025 (“**Year 1**”), with four (4) additional automatic renewals on an annual basis, unless terminated earlier in accordance with the terms herein.

B. *Compensation.* As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit C**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit C**.

C. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District’s landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor’s Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. *Payments by the District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District’s name, the Contractor’s name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida’s Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6),

Florida Statutes, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for 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 the Contractor. In the event of a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. *Insurance Required.* Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. *Types of Insurance Coverage Required.* Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of

this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$1,000,000 per occurrence and \$1,000,000 on aggregate.

C. *Additional Insured.* All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. *Sub-Contractors.* Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. *Payment of Premiums.* The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. *Notice of Claims.* Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. *Failure to Provide Insurance.* The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. *Default and Protection Against Third-party Interference.* A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. *Custom and Usage.* It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. *Successors.* This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators and successors of the parties to this Agreement, except as expressly limited in this Agreement.

D. *Assignment.* Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

E. *Headings for Convenience Only.* The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. *Attorneys' Fees.* In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. *Agreement.* This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. *Amendments.* Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

I. *Authorization.* The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. *Notices.* All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District:

Randal Park Community Development
District

c/o Governmental Management Services –
Central Florida, LLC

219 East Livingston Street
Orlando, Florida 32801

Attn.: District Manager, Jason Showe

With a copy to:

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave, Ste. 1400
Orlando, Florida 32801
Attn.: District Counsel, Jan A. Carpenter, Esq.

B. If to Contractor:

Prince and Sons, Inc.
200 South F Street
Haines City, FL 33844
Attn: Vice President, Lucas Martin

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

K. *Third Party Beneficiaries.* This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

L. *Controlling Law; Venue.* This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Osceola County, Florida.

M. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jason Showe** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor 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 Contractor 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 Contractor’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 Contractor, Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT JSHOWE@GMSCFL.COM, (407) 841-5524, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

N. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

O. Arm’s Length Transaction. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

P. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. *Scrutinized Companies Statement.* Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-Verify.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

R. *Compliance with section 20.055, Florida Statutes.* The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

☐ Secretary

☐ Assistant Secretary

By: _____

☐ Chairperson

☐ Vice Chairperson

WITNESS:

PRINCE AND SONS, INC.

By: _____

Its: _____

By: _____

Its: _____

Exhibit A: Scope of Services

Exhibit B: Landscape Map

Exhibit C: Fee Summary

Exhibit D: Form of Work Authorization

Exhibit E: General Release

Exhibit A – Scope of Services

Randal Park CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5”. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. **Based on three sections, the contractor will completely detail the entire property once every three weeks at least.** The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year as

needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in **Component E.3.**

The branching height of trees shall be raised only for the following reasons:

- 1. Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.**
- 2. Maintain clearance from shrubs in bed areas.**
- 3. Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.**
- 4. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.**
- 5. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.**

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent

chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This

person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program - Fertilization and Pest Control

Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

St. Augustine

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: ST AUGUSTINE

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: BAHIA

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Bermuda - SPORTS Field

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- February: Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization
- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- March: Spring Granular fertilization with broadleaf weed control, insect and disease control
- May: Slow release with Weed Control
- July: Slow Release (Nitrogen) with insect and weed control
- October: Liquid or Granular and Disease & Insect Control

Application Requirements: BERMUDA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur

coated products.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: ZOYSIA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

General

Insect/Disease Control - ALL TURF

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any walking or amenity areas or common use areas such as parks.

Weed Control - ALL TURF

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide

applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component "D" – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the

same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new

plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out atleast once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined,

uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 15' will be trimmed at least once per year in May.. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary. Full Debooting is a separate billable job.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

All palms in excess 15' will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed may trimming. This is why per palm costs is to be included in the fee summary.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

Exhibit B – Landscape Map





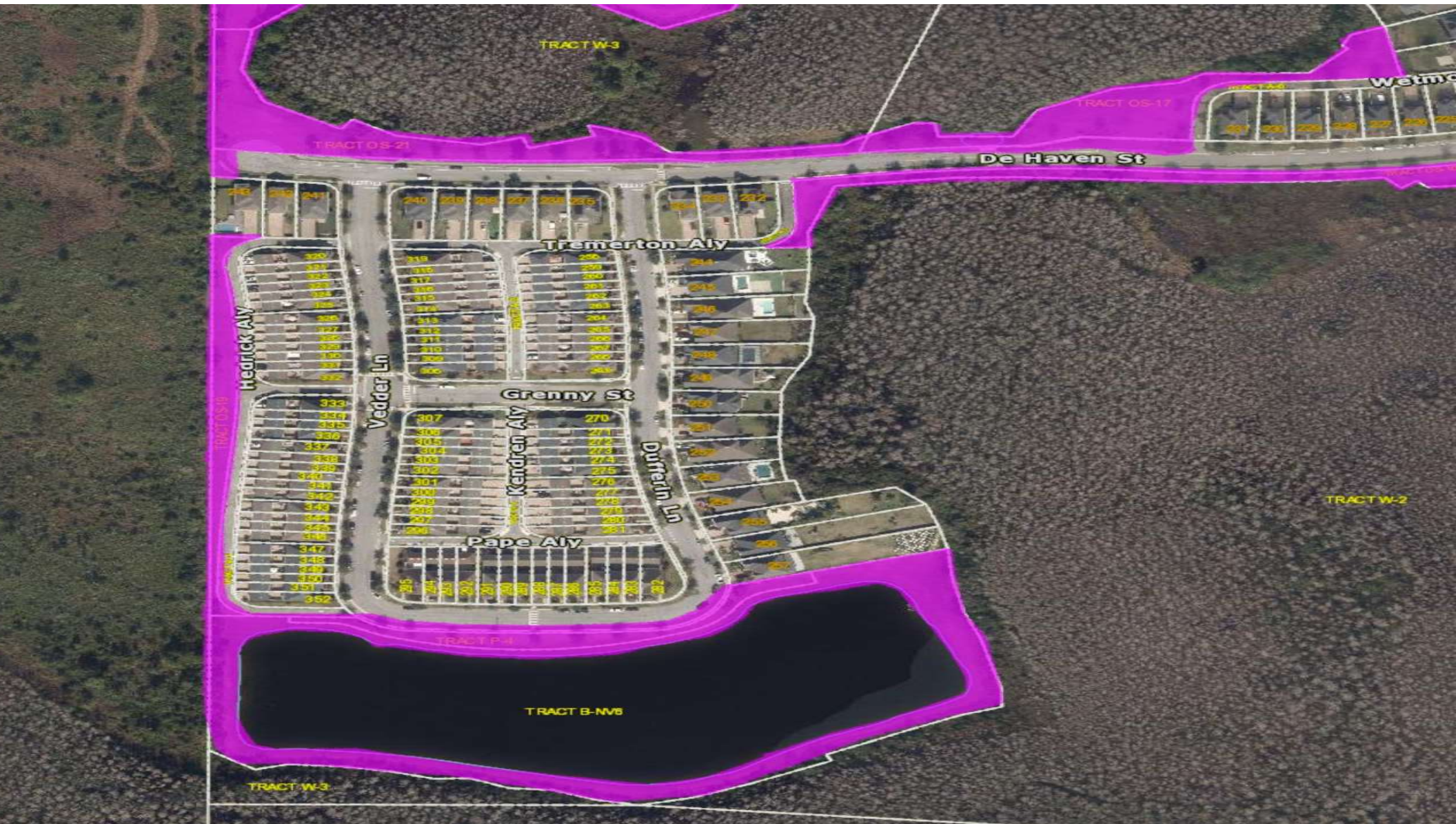




Exhibit C – Fee Summary

Randal Park Community Development District Landscape Fee Summary

Contractor: Prince and Sons, Inc.

Property: Randal Park CDD

Address: 14645 Boggy Creek Rd.

Orlando, FL 32824

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: lmartin@princeandsonsinc.com

Address: 6200 Lee Vista Blvd, Suite 300

Orlando, FL, 32822

Phone: 407-841-5524

Contact: [Jarett Wright](mailto:jwright@gmscfl.com)

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$17,328.00	\$11,552.00	\$11,552.00	\$28,880.00	\$23,560.00	\$23,560.00	\$28,880.00	\$23,560.00	\$28,880.00	\$23,104.00	\$11,552.00	\$11,552.00	\$243,960.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>		\$3,408.00		\$3,408.00		\$3,408.00		\$3,408.00		\$3,408.00		\$3,408.00	\$20,448.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>			\$2,728.00				\$2,728.00			\$2,728.00		\$2,728.00	\$10,912.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing: \$2.50 (NONE AT THIS TIME)</i>													\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>[Mulch Type] Per Yard Pricing: \$58</i>											\$49,872.00 <i>860 YARDS</i>		\$49,872.00
PALM TRIMMING 2x Per Year (Component E.3) <i>Per Palm Price: \$50</i> <i>Palm counts: 375</i>					\$18,750.00 <i>375</i>								\$18,750.00
TOTAL FEE PER MONTH:	\$18,428.00	\$16,060.00	\$15,380.00	\$33,388.00	\$43,410.00	\$28,068.00	\$32,708.00	\$28,068.00	\$29,980.00	\$30,340.00	\$62,524.00	\$18,788.00	\$357,142

Fee Schedule with Extra Services	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83
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Fee Schedule Essential Services Only	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$288,520.00
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Extra Services Annual Changes, Palm Pruning, Mulch	\$68,622.00
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TOTAL	\$357,142.00
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Exhibit D: Form of Work Authorization

**WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION ("Work Authorization"), dated _____, ____ 202__, authorizes certain work in accordance with that certain *Landscape/Grounds Maintenance Services Agreement*, effective _____, 2025 (the "**Agreement**"), by and between:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Orange County, Florida (the "**District**"), and

_____, a Florida _____, with an address of _____
("**Contractor**").

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "**Additional Services**"). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$ _____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

☐ Secretary

☐ Assistant Secretary

By: _____

☐ Chairperson

☐ Vice Chairperson

[CONTRACTOR]

By: _____

Its: _____

Exhibit A

Proposal for Additional Services

EXHIBIT E
GENERAL RELEASE

The undersigned, for and in consideration of the payment of the sum of \$_____, paid by Randal Park Community Development District, (hereinafter referred to as Owner), receipt of which is hereby acknowledged as complete compensation for performance of Contract Number _____, does hereby fully and completely discharge and release the Owner, its agents, employees, consultants, officers, directors, successors and assigns, the District Manager, and the District Engineer from any and all debts, accounts, promises, damages, liens, encumbrances, causes of action, suits, bonds, liabilities, judgments, claims and demands whatsoever, in law or in equity, which the undersigned ever had, now has or might hereafter have on account of labor performed, material furnished or services rendered, directly or indirectly, for the contract between the parties dated _____ (the Contract). The undersigned here certifies that all material, men, suppliers, subcontractors or others furnishing labor, goods, supplies or materials in connection with the Contract have been fully paid and satisfied and hereby agrees to hold harmless and indemnify Owner from any such claims, liens, demands, judgments, causes of action, suits or other liabilities which Owner/Engineer may incur as a result of any such non-payment or other dispute. The undersigned further agrees that in the event Owner is required, in its sole discretion, to enforce this release or the Contract in court proceedings or otherwise, then Owner shall be allowed to recover reasonable attorneys fees and costs incurred, whether incurred at trial, on appeal or in alternative dispute resolution.

Witnesses:

Contractor:

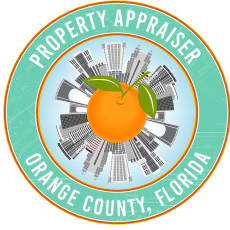
Authorized Signature

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, who is personally known / produced identification.

Notary Public
State of Florida at Large
My Commission Expires:

SECTION VI



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2025 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Randal Park CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2026.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2026 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Randal Park CDD

Jason Showe
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801
jshowe@gmscfl.com
(407) 841-5524

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
AMY MERCADO

Date _____

RANDAL PARK CDD

Name Jason M Showe

Signed 

Date 9/26/25

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

SECTION VII

SECTION B

SECTION 1

Randal Park

Community Development District

Summary of Check Register

September 4, 2025 to October 3, 2025

Bank	Date	Check No.'s	Amount
<u>General Fund</u>			
	9/4/25	3585-3590	\$ 8,272.04
	9/9/25	3591-3600	\$ 77,660.70
	9/16/25	3601-3608	\$ 31,774.14
	9/23/25	3609-3618	\$ 70,633.47
	10/1/25	3619-3627	\$ 8,875.51
			\$ 197,215.86
<u>Supervisor Fees</u>			
	Sep-25		
	Kathryn F. Steuck	50346	\$ 184.70
	Marcela L. Asquith	50347	\$ 184.70
	Sean D. Masherella	50348	\$ 184.70
	Stephany C. Cornelius	50349	\$ 184.70
	Christopher B. Swendser	50350	\$ 184.70
			\$ 923.50
Total Amount			\$ 198,139.36

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
9/04/25	00251	8/05/25	23682	202508	320-53800-46000				CLEAN SEWER LIGHTS-8/5/25	*	2,486.00		
									ATLANTIC PIPE SERVICES, LLC			2,486.00	003585
9/04/25	00043	8/18/25	81942884	202508	320-53800-46800				PEST CONTROL-AUG25	*	60.48		
									ARROW ENVIRONMENTAL SERVICES			60.48	003586
9/04/25	00192	8/18/25	000268SE	202509	300-15500-10000				10/4 FALL FESTIVE DEPOSIT	*	250.00		
									BEDFORD PRODUCTIONS LLC			250.00	003587
9/04/25	00169	8/29/25	47	202508	320-53800-12200				POOL ATTENDANTS-AUG25	*	4,125.00		
									COMMUNITY ASSOCIATION AND LIFESTYLE			4,125.00	003588
9/04/25	00129	8/15/25	42402405	202508	320-53800-46700				BATHROOM MATS-08.15.25	*	354.56		
									CINTAS			354.56	003589
9/04/25	00209	8/27/25	INV24567	202508	320-53800-47600				SECURITY-8/17-8/23/25	*	996.00		
									OFF DUTY MANAGEMENT, INC			996.00	003590
9/09/25	00031	7/31/25	229928	202507	320-53800-47000				LAKE MAINT PDS-JUL25	*	319.98		
		7/31/25	229928	202507	320-53800-47000				LAKE MAINT DOWN-JUL25	*	61.45		
		7/31/25	229928	202507	320-53800-47000				MAINT AC1 RETENT-JUL25	*	56.16		
		7/31/25	229928	202507	320-53800-47000				MAINT AC2 RETENT-JUL25	*	107.01		
		7/31/25	229928	202507	320-53800-47000				MAINT 4 RET POND-JUL25	*	398.40		
									APPLIED AQUATIC MANAGMENT, INC.			943.00	003591
9/09/25	00169	9/02/25	48	202509	320-53800-12100				AMENITY MANAGEMENT-SEP25	*	8,410.83		
									COMMUNITY ASSOCIATION AND LIFESTYLE			8,410.83	003592
9/09/25	00057	8/28/25	14866128	202508	320-53800-46100				HVAC MAINTENANCE-8/28/25	*	708.98		
									FRANK'S AIR CONDITIONING, INC.			708.98	003593
9/09/25	00209	9/04/25	INV24800	202508	320-53800-47600				SECURITY SVC-8/24-8/25/25	*	664.00		
									OFF DUTY MANAGEMENT, INC			664.00	003594

RAND RANDAL PARK BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/09/25	00033	9/08/25 09082025	202509 300-20700-10300 ASSESSMENT TSFR-S2012	RANDAL PARK CDD C/O WELLS FARGO	*	13,953.34	13,953.34 003595
9/09/25	00110	9/08/25 09082025	202509 300-20700-10300 ASSESSMENT TSFR-S2015	RANDAL PARK CDD C/O WELLS FARGO	*	20,801.04	20,801.04 003596
9/09/25	00111	9/08/25 09082025	202509 300-20700-10300 ASSESSMENT TSFR-S2018	RANDAL PARK CDD C/O WELLS FARGO	*	4,153.31	4,153.31 003597
9/09/25	00049	8/01/25 372954	202508 320-53800-34500 SECURITY MONITORING-AUG25	SYNERGY FL	*	34.95	34.95 003598
9/09/25	00038	8/06/25 320147	202508 320-53800-46300 BULK BLEACH/ACID-8/6/25		*	232.00	
		8/18/25 22752	202508 320-53800-46300 MONTH CHEM & CNTRL-AUG25	SPIES POOL, LLC	*	750.00	982.00 003599
9/09/25	00066	8/15/25 974535	202508 320-53800-46200 LANDSCAPE MAINT-AUG25	YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	27,009.25	27,009.25 003600
9/16/25	99999	9/16/25 VOID	202509 000-00000-00000 VOID CHECK		C	.00	.00 003601
				*****INVALID VENDOR NUMBER*****			
9/16/25	00169	7/09/25 44	202507 320-53800-12100 AMENITY MANAGEMENT-JUL25		*	8,410.83	
		7/09/25 44	202507 320-53800-49400 PUBLIX JEWELRY EVENT		*	31.20	
		7/09/25 44	202507 320-53800-51000 BBQ SPARE PARTS		*	565.46	
		7/09/25 44	202507 320-53800-49400 COSTCO JEWELRY EVENT		*	218.63	
		7/09/25 44	202507 320-53800-48000 HILDRETH ALLEY SECURITY		*	111.08	
		7/09/25 44	202507 320-53800-48000 OFFICE TINTED WINDOW		*	73.60	
		7/09/25 44	202507 320-53800-49400 DYNAMIC MUSIC		*	427.11	
		7/09/25 44	202507 320-53800-48000 OUTDOOR POOL SPEAKER		*	273.60	

RAND RANDAL PARK BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/09/25 44	202507 320-53800-51000		*	24.71	
			COFFEE SUPPLIES				
		7/09/25 44	202507 320-53800-51000		*	4.12	
			MAINTENANCE SUPPLIES				
		8/01/25 46	202508 320-53800-12100		*	8,410.83	
			AMENITY MANAGEMENT-AUG25				
		8/01/25 46	202508 320-53800-49400		*	16.66	
			DUNKIN DONUTS-TRASH EVENT				
		8/01/25 46	202508 320-53800-49400		*	111.26	
			AUTUMN & RO-MOTHER DAY				
		8/01/25 46	202508 320-53800-51000		*	164.36	
			AMAZON SANITIZING WIPES				
		8/01/25 46	202508 320-53800-51000		*	25.71	
			OFFICE DEPOT MARKERS				
		8/01/25 46	202508 320-53800-51000		*	116.52	
			AMAZON HAND SANITIZER				
		8/01/25 46	202508 320-53800-51000		*	23.47	
			AMAZON TOOLS				
		8/01/25 46	202508 320-53800-51000		*	241.04	
			AMAZON POWER SURGE PROTEC				
				COMMUNITY ASSOCIATION AND LIFESTYLE			19,250.19 003602
9/16/25 00252		9/15/25 09152025	202509 300-36900-10200		*	250.00	
			CLUBHOUSE RENTAL REFUND				
				DAVID EVANGELISTA			250.00 003603
9/16/25 00001		9/01/25 855	202509 320-53800-12300		*	2,835.92	
			FACILITY MANAGEMENT-SEP25				
		9/01/25 856	202509 320-53800-12000		*	1,744.42	
			FIELD MANAGEMENT-SEP25				
		9/01/25 856	202509 320-53800-49400		*	458.85	
			DUMPSTR RENTAL 4TH OF JUL				
		9/01/25 857	202509 310-51300-34000		*	4,167.00	
			MANAGEMENT FEES-SEP25				
		9/01/25 857	202509 310-51300-35200		*	111.33	
			WEBSITE ADMIN-SEP25				
		9/01/25 857	202509 310-51300-35100		*	167.00	
			INFORMATION TECH-SEP25				
		9/01/25 857	202509 310-51300-31300		*	918.75	
			DISSEMINATION SVCS-SEP25				
		9/01/25 857	202509 310-51300-51000		*	.75	
			OFFICE SUPPLIES-SEP25				
		9/01/25 857	202509 310-51300-42000		*	44.51	
			POSTAGE-SEP25				
		9/01/25 857	202509 310-51300-42500		*	12.15	
			COPIES-SEP25				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			10,460.68 003604
				RAND RANDAL PARK BOH			

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
9/16/25	00253	9/08/25	09082025	202509	300-36900	10200				*	250.00		
			CLUBHOUSE RENTAL REFUND						JAYMIN PATEL			250.00	003605
9/16/25	00254	9/08/25	09082025	202509	300-36900	10200				*	250.00		
			CLUBHOUSE RENTAL REFUND						JENIFFER DANTES			250.00	003606
9/16/25	00025	9/15/25	144996	202508	310-51300	31500				*	666.27		
			GENERAL COUNSEL-AUG25						LATHAM LUNA EDEN & BEAUDINE LLP			666.27	003607
9/16/25	00048	8/05/25	81326	202508	320-53800	12300				*	647.00		
			FIX 3 POLE 50 AMP BREAKER						TERRY'S ELECTRIC INCORPORATED			647.00	003608
9/23/25	00251	9/12/25	24203	202509	320-53800	46000				*	1,330.00		
			SEWER CLEANING 9/12/25						ATLANTIC PIPE SERVICES, LLC			1,330.00	003609
9/23/25	00031	8/31/25	230570	202508	320-53800	47000				*	319.98		
		8/31/25	230570	202508	320-53800	47000				*	61.45		
		8/31/25	230570	202508	320-53800	47000				*	56.16		
		8/31/25	230570	202508	320-53800	47000				*	107.01		
		8/31/25	230570	202508	320-53800	47000				*	398.40		
			LAKE MAINT PDS-AUG25						APPLIED AQUATIC MANAGMENT, INC.			943.00	003610
9/23/25	00043	7/17/25	80573385	202507	320-53800	46800				*	60.48		
		9/01/25	83288415	202509	320-53800	46800				*	707.95		
			PEST CONTROL - JUL25						ARROW ENVIRONMENTAL SERVICES			768.43	003611
9/23/25	00185	8/01/25	50177	202508	320-53800	46700				*	1,672.00		
		9/01/25	50316	202509	320-53800	46700				*	1,798.00		
			JANITORIAL SVCS-AUG25						B&T BUILDING SERVICES, INC			3,470.00	003612
9/23/25	00133	9/03/25	186332	202507	320-53800	53000				*	4,800.00		
			QTRRLY MAINT MITIGATION						BIO-TECH CONSULTING INC.			4,800.00	003613
									RAND RANDAL PARK BOH				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/23/25	00129	8/29/25 42417250	202508 320-53800-46800	TRAFFIC MATS-08/29/25	*	354.56	
		9/12/25 42431927	202509 320-53800-46700	TRAFFIC MATS-SEP25	*	354.56	
				CINTAS			709.12 003614
9/23/25	00022	9/11/25 29164	202509 300-15500-10000	FY26 INSURANCE POLICY	*	46,701.00	
				EGIS INSURANCE ADVISORS, LLC			46,701.00 003615
9/23/25	00001	8/31/25 858	202508 320-53800-46000	FRENCH DRAIN	*	1,918.89	
		8/31/25 859	202508 320-53800-48000	AMENITY POND BENCHES	*	8,622.13	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			10,541.02 003616
9/23/25	00049	9/01/25 377442	202509 320-53800-34500	SECURITY MONITORING-SEP25	*	34.95	
				SYNERGY FL			34.95 003617
9/23/25	00038	8/19/25 320567	202508 320-53800-46300	INSTALL TIMER/COVER	*	353.95	
		9/04/25 321058	202509 320-53800-46300	POOL CHEMICALS-SEP25	*	232.00	
		9/18/25 22889	202509 320-53800-46300	MONTH CHEM & CONTRL-SEP25	*	750.00	
				SPIES POOL, LLC			1,335.95 003618
10/01/25	00031	9/15/25 231095	202509 320-53800-47000	LAKE MAINT PDS-SEP25	*	319.98	
		9/15/25 231095	202509 320-53800-47000	LAKE MAINT DOWN-SEP25	*	61.45	
		9/15/25 231095	202509 320-53800-47000	MAINT AC1 RETENT-SEP25	*	56.16	
		9/15/25 231095	202509 320-53800-47000	MAINT AC2 RETENT-SEP25	*	107.01	
		9/15/25 231095	202509 320-53800-47000	MAINT 4 RET PONDS-SEP25	*	398.40	
				APPLIED AQUATIC MANAGMENT, INC.			943.00 003619
10/01/25	00043	9/16/25 83286541	202509 320-53800-46800	PEST CONTROL-SEP25	*	65.92	
				ARROW ENVIRONMENTAL SERVICES			65.92 003620
10/01/25	00169	9/26/25 49	202509 320-53800-12200	POOL ATTENDANTS-SEP25	*	2,940.00	
				COMMUNITY ASSOCIATION AND LIFESTYLE			2,940.00 003621
				RAND RANDAL PARK BOH			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/01/25	00095	10/04/25 20134	202510 320-53800-49400	FALL EVNT TRAIN/FACEPAINT	*	650.00	
				CAPTAIN CARNIVAL			650.00 003622
10/01/25	00118	9/23/25 09232025	202509 300-36900-10200	CLUBHOUSE RENTAL REFUND	*	250.00	
				MA GIRLIE SENO-ALO			250.00 003623
10/01/25	00255	9/23/25 09232025	202509 300-36900-10200	CLUBHOUSE RENTAL REFUND	*	250.00	
				MARY HERNDON			250.00 003624
10/01/25	00177	10/04/25 RANDALPA	202510 320-53800-49400	FALL EVNT PETTING ZOO DEP	*	512.50	
				NOAHS LANDING PETTING ZOO AND PONY			512.50 003625
10/01/25	00048	9/25/25 82138	202509 320-53800-12300	RPLC BALLAST RESTROOM	*	319.00	
				TERRY'S ELECTRIC INCORPORATED			319.00 003626
10/01/25	00066	9/18/25 996734	202509 320-53800-47200	CORE AERATE 4 PARKS	*	2,945.09	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			2,945.09 003627
TOTAL FOR BANK A						197,215.86	
TOTAL FOR REGISTER						197,215.86	

RAND RANDAL PARK BOH

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
September 30, 2025



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

	General Fund	Debt Service Funds	Capital Project Funds	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 234,713	\$ -	\$ -	\$ -	\$ 234,713
Due from Colonial Properties	\$ 5,081	\$ -	\$ -	\$ -	\$ 5,081
Due from General Fund	\$ -	\$ 4,757	\$ -	\$ -	\$ 4,757
Investments:					
State Board of Administration (SBA)	\$ 537,064	\$ -	\$ -	\$ 407,739	\$ 944,803
Series 2012					
Reserve	\$ -	\$ 409,596	\$ -	\$ -	\$ 409,596
Revenue	\$ -	\$ 531,403	\$ -	\$ -	\$ 531,403
Interest	\$ -	\$ 16	\$ -	\$ -	\$ 16
Prepayment	\$ -	\$ 1,274	\$ -	\$ -	\$ 1,274
Sinking Fund	\$ -	\$ 57	\$ -	\$ -	\$ 57
Series 2015					
Reserve	\$ -	\$ 596,080			\$ 596,080
Revenue	\$ -	\$ 754,833	\$ -	\$ -	\$ 754,833
Interest	\$ -	\$ 24	\$ -	\$ -	\$ 24
Construction	\$ -	\$ -	\$ 503	\$ -	\$ 503
Series 2018					
Reserve	\$ -	\$ 53,794	\$ -	\$ -	\$ 53,794
Revenue	\$ -	\$ 95,972	\$ -	\$ -	\$ 95,972
Interest	\$ -	\$ 10	\$ -	\$ -	\$ 10
Cap Interest	\$ -	\$ 2,924	\$ -	\$ -	\$ 2,924
Construction	\$ -	\$ -	\$ 55	\$ -	\$ 55
Cost of Issuance	\$ -	\$ -	\$ 8	\$ -	\$ 8
Prepaid Expenses	\$ 56,402	\$ -	\$ -	\$ -	\$ 56,402
Total Assets	\$ 833,261	\$ 2,450,740	\$ 566	\$ 407,739	\$ 3,692,305
Liabilities:					
Accounts Payable	\$ 50,059	\$ -	\$ -	\$ -	\$ 50,059
Due to Debt Service	\$ 4,757	\$ -	\$ -	\$ -	\$ 4,757
Total Liabilities	\$ 54,816	\$ -	\$ -	\$ -	\$ 54,816
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 56,402	\$ -	\$ -	\$ -	\$ 56,402
Restricted for:					
Debt Service	\$ -	\$ 2,450,740	\$ -	\$ -	\$ 2,450,740
Capital Project	\$ -	\$ -	\$ 566	\$ -	\$ 566
Assigned for:					
Capital Reserve Fund	\$ -	\$ -	\$ -	\$ 407,739	\$ 407,739
Unassigned	\$ 722,042	\$ -	\$ -	\$ -	\$ 722,042
Total Fund Balances	\$ 778,444	\$ 2,450,740	\$ 566	\$ 407,739	\$ 3,637,489
Total Liabilities & Fund Balance	\$ 833,261	\$ 2,450,740	\$ 566	\$ 407,739	\$ 3,692,305

Randal Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 1,151,680	\$ 1,183,987	\$ 32,307
Colonial Properties Contribution	\$ 55,607	\$ 55,607	\$ 57,942	\$ 2,335
Interest Income	\$ -	\$ -	\$ 16,064	\$ 16,064
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 2,295	\$ 1,295
Activities	\$ 5,000	\$ 5,000	\$ 2,590	\$ (2,410)
Rentals	\$ 9,000	\$ 9,000	\$ 14,510	\$ 5,510
Total Revenues	\$ 1,222,287	\$ 1,222,287	\$ 1,277,388	\$ 55,100
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 11,200	\$ 800
FICA Expense	\$ 918	\$ 918	\$ 857	\$ 61
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,700	\$ (100)
Trustee Fees	\$ 12,500	\$ 12,500	\$ 11,000	\$ 1,500
Dissemination Agent	\$ 11,025	\$ 11,025	\$ 11,025	\$ -
Arbitrage	\$ 1,800	\$ 1,800	\$ 1,200	\$ 600
Engineering	\$ 10,000	\$ 10,000	\$ 120	\$ 9,880
Attorney	\$ 20,000	\$ 20,000	\$ 11,368	\$ 8,632
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Management Fees	\$ 50,004	\$ 50,004	\$ 50,004	\$ -
Information Technology	\$ 2,004	\$ 2,004	\$ 2,004	\$ -
Website Maintenance	\$ 1,336	\$ 1,336	\$ 1,336	\$ 0
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 1,000	\$ 1,000	\$ 1,030	\$ (30)
Insurance	\$ 8,094	\$ 8,094	\$ 8,977	\$ (883)
Printing & Binding	\$ 1,500	\$ 1,500	\$ 246	\$ 1,254
Legal Advertising	\$ 2,250	\$ 2,250	\$ 2,365	\$ (115)
Other Current Charges	\$ 1,500	\$ 1,500	\$ 523	\$ 977
Office Supplies	\$ 200	\$ 200	\$ 10	\$ 190
Property Appraiser	\$ 800	\$ 800	\$ -	\$ 800
Property Taxes	\$ 300	\$ 300	\$ 325	\$ (25)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 147,671	\$ 147,671	\$ 124,029	\$ 23,642
Operations & Maintenance				
Contract Services:				
Field Management	\$ 20,933	\$ 20,933	\$ 20,933	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 19,200	\$ 19,200	\$ -
Landscape Maintenance	\$ 330,404	\$ 330,404	\$ 324,111	\$ 6,293
Lake Maintenance	\$ 11,640	\$ 11,640	\$ 11,316	\$ 324
Security Patrol	\$ 41,250	\$ 41,250	\$ 37,852	\$ 3,398
Repairs & Maintenance				
Facility Maintenance	\$ 34,031	\$ 34,031	\$ 36,226	\$ (2,195)
Repairs & Maintenance	\$ 30,000	\$ 30,000	\$ 17,545	\$ 12,455
Operating Supplies	\$ 9,800	\$ 9,800	\$ 7,778	\$ 2,022
Landscape Replacement	\$ 15,000	\$ 15,000	\$ 28,742	\$ (13,742)
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 4,044	\$ 5,956
Fountain Repairs	\$ 3,000	\$ 3,000	\$ 957	\$ 2,043
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 534,259	\$ 534,259	\$ 517,704	\$ 16,554

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

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Utilities				
Utilities - Common Area	\$ 33,000	\$ 33,000	\$ 36,905	\$ (3,905)
Streetlighting	\$ 121,000	\$ 121,000	\$ 112,115	\$ 8,885
Amenity Center				
Amenity Management	\$ 100,930	\$ 100,930	\$ 100,930	\$ (0)
Pool Attendants	\$ 15,500	\$ 15,500	\$ 16,508	\$ (1,008)
Pool Permit	\$ 550	\$ 550	\$ 615	\$ (65)
Cable TV/Internet/Telephone	\$ 4,857	\$ 4,857	\$ 3,430	\$ 1,427
Utilities - Amenity Center	\$ 25,641	\$ 25,641	\$ 19,022	\$ 6,619
Refuse Service	\$ 3,168	\$ 3,168	\$ 3,076	\$ 92
Amenity Center Access Cards	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
HVAC Maintenance	\$ 574	\$ 574	\$ 932	\$ (358)
Special Events	\$ 15,000	\$ 15,000	\$ 18,348	\$ (3,348)
Holiday Decorations	\$ 9,500	\$ 9,500	\$ 9,931	\$ (431)
Security Monitoring	\$ 2,345	\$ 2,345	\$ 1,757	\$ 588
Janitorial Services	\$ 26,250	\$ 26,250	\$ 29,462	\$ (3,212)
Pool Maintenance	\$ 30,240	\$ 30,240	\$ 29,680	\$ 560
Pool Chemicals & Repairs	\$ 19,450	\$ 19,450	\$ 40,379	\$ (20,929)
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 846	\$ (846)
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 22,796	\$ (17,796)
Pest Control	\$ 11,500	\$ 11,500	\$ 3,626	\$ 7,874
Other				
Property Insurance	\$ 55,019	\$ 55,019	\$ 45,279	\$ 9,740
Contingency	\$ 34,032	\$ 34,032	\$ 980	\$ 33,052
Subtotal Amenity Center	\$ 514,556	\$ 514,556	\$ 496,619	\$ 17,937
Total Operations & Maintenance	\$ 1,048,815	\$ 1,048,815	\$ 1,014,323	\$ 34,492
Total Expenditures	\$ 1,196,486	\$ 1,196,486	\$ 1,138,352	\$ 58,133
Excess (Deficiency) of Revenues over Expenditures	\$ 25,802	\$ 25,802	\$ 139,036	\$ 113,234
<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	\$ -	\$ (0)	\$ 113,234	\$ 113,234
Fund Balance - Beginning	\$ -		\$ 665,210	
Fund Balance - Ending	\$ -		\$ 778,444	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Interest	\$ 8,614	\$ 8,614	\$ 18,241	\$ 9,627
Total Revenues	\$ 8,614	\$ 8,614	\$ 18,241	\$ 9,627
Expenditures:				
Capital Outlay	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Total Expenditures	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Excess (Deficiency) of Revenues over Expenditures	\$ (16,386)	\$ (16,386)	\$ 18,241	\$ 34,627
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	\$ 9,416	\$ 44,043	\$ 34,627
Fund Balance - Beginning	\$ 328,863		\$ 363,696	
Fund Balance - Ending	\$ 338,278		\$ 407,739	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 396,407	\$ 396,407	\$ 406,440	\$ 10,033
Interest Income	\$ 20,042	\$ 20,042	\$ 36,576	\$ 16,534
Total Revenues	\$ 416,449	\$ 416,449	\$ 443,016	\$ 26,567
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	\$ 16,272	\$ (2,974)
Fund Balance - Beginning	\$ 491,322		\$ 927,779	
Fund Balance - Ending	\$ 510,569		\$ 944,051	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 589,600	\$ 589,600	\$ 605,903	\$ 16,303
Interest Income	\$ 27,333	\$ 27,333	\$ 51,080	\$ 23,747
Total Revenues	\$ 616,934	\$ 616,934	\$ 656,984	\$ 40,050
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	\$ 76,110	\$ 30,274
Net Change in Fund Balance	\$ 45,836	\$ 45,836	\$ 76,110	\$ 30,274
Fund Balance - Beginning	\$ 641,940		\$ 1,277,371	
Fund Balance - Ending	\$ 687,776		\$ 1,353,481	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,674	\$ 117,674	\$ 120,980	\$ 3,306
Interest Income	\$ 2,496	\$ 2,496	\$ 6,030	\$ 3,534
Total Revenues	\$ 120,169	\$ 120,169	\$ 127,009	\$ 6,840
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	\$ 9,874	\$ 6,840
Net Change in Fund Balance	\$ 3,034	\$ 3,034	\$ 9,874	\$ 6,840
Fund Balance - Beginning	\$ 77,664		\$ 143,333	
Fund Balance - Ending	\$ 80,698		\$ 153,208	

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

	Series	Series	
	2015	2018	Total
Revenues			
Interest Income	\$ 21	\$ 3	\$ 24
Total Revenues	\$ 21	\$ 3	\$ 24
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 21	\$ 3	\$ 24
Fund Balance - Beginning	\$ 481	\$ 60	\$ 542
Fund Balance - Ending	\$ 503	\$ 63	\$ 566

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	2,203	16,064
Special Assessments - Tax Roll	\$ -	40,837	133,331	32,182	797,737	65,474	12,755	27,456	10,839	17,759	40,647	4,970	1,183,987
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	5,081	57,942
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)	1,250	14,510
Total Revenues	\$ 6,239	\$ 49,615	\$ 138,967	\$ 38,057	\$ 803,457	\$ 75,770	\$ 18,545	\$ 32,240	\$ 17,914	\$ 23,664	\$ 45,557	\$ 11,301	\$ 1,277,388
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	800	-	1,800	-	2,000	1,000	1,000	800	1,000	1,000	1,000	11,200
FICA Expense	\$ 61	61	-	138	-	153	77	77	61	77	77	77	857
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	919	11,025
Arbitrage	\$ -	-	-	-	-	-	600	-	-	600	-	-	1,200
Engineering	\$ -	-	120	-	-	-	-	-	-	-	-	-	120
Attorney	\$ 1,773	701	1,510	2,122	1,332	597	500	625	845	697	666	-	11,368
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	4,167	50,004
Information Technology	\$ 167	167	167	167	167	167	167	167	167	167	167	167	2,004
Website Maintenance	\$ 111	111	111	111	111	111	111	111	111	111	111	111	1,336
Telephone	\$ -	-	-	-	-	-	-	-	-	-	-	-	-
Postage	\$ 56	15	101	86	31	170	119	133	144	112	17	45	1,030
Insurance	\$ 8,688	-	-	-	-	-	-	-	-	289	-	-	8,977
Printing & Binding	\$ 12	90	23	3	20	32	12	15	8	15	5	12	246
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	1	10
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	\$ 7,130	\$ 6,498	\$ 124,029

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	\$ 1,744	\$ 20,933
Mitigation Monitoring	\$ -	\$ -	\$ 4,800	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 19,200
Landscape Maintenance	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 324,111
Lake Maintenance	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 11,316
Security Patrol	\$ -	\$ -	\$ 4,096	\$ 5,888	\$ 3,878	\$ 3,724	\$ 4,345	\$ 3,721	\$ 3,900	\$ 4,980	\$ 3,320	\$ -	\$ 37,852
Facility Maintenance	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 4,065	\$ 2,836	\$ 2,836	\$ 2,836	\$ 3,483	\$ 3,155	\$ 36,226
Repairs & Maintenance	\$ -	\$ 423	\$ 3,169	\$ 735	\$ 6,434	\$ -	\$ 944	\$ -	\$ -	\$ -	\$ 4,405	\$ 1,435	\$ 17,545
Operating Supplies	\$ 668	\$ 838	\$ 311	\$ 822	\$ 831	\$ 944	\$ 279	\$ 714	\$ 995	\$ 804	\$ 571	\$ -	\$ 7,778
Landscape Replacement	\$ 4,321	\$ -	\$ 7,750	\$ -	\$ -	\$ -	\$ 5,456	\$ 6,373	\$ -	\$ 1,896	\$ -	\$ 2,945	\$ 28,742
Irrigation Repairs	\$ -	\$ -	\$ 1,749	\$ 320	\$ -	\$ -	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,044
Fountain Repairs	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 185	\$ -	\$ 217	\$ 185	\$ -	\$ -	\$ 185	\$ 957
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	\$ 45,013	\$ 41,476	\$ 37,416	\$ 517,704
Utilities													
Utilities - Common Area	\$ 3,254	\$ 1,623	\$ 936	\$ 1,777	\$ 2,877	\$ 1,810	\$ 1,616	\$ 3,517	\$ 3,831	\$ 3,411	\$ 8,079	\$ 4,172	\$ 36,905
Streetlighting	\$ 8,586	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ 17,273	\$ 8,639	\$ 112,115
Amenity Center													
Amenity Management	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 100,930
Pool Attendants	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 615	\$ 1,503	\$ 2,675	\$ 3,210	\$ 4,125	\$ 2,940	\$ 16,508
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 615	\$ -	\$ -	\$ -	\$ 615
Cable TV/Internet/Telephone	\$ 658	\$ -	\$ 658	\$ 329	\$ -	\$ 345	\$ 240	\$ 240	\$ 240	\$ 480	\$ -	\$ 240	\$ 3,430
Utilities - Amenity Center	\$ 1,528	\$ 1,070	\$ 985	\$ 1,462	\$ 1,873	\$ 1,900	\$ 1,331	\$ 1,180	\$ 1,229	\$ 1,520	\$ 3,261	\$ 1,682	\$ 19,022
Refuse Service	\$ 223	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 471	\$ 238	\$ 3,076
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 709	\$ -	\$ 932
Special Events	\$ 438	\$ 2,995	\$ 7,810	\$ 372	\$ 107	\$ 1,196	\$ 1,116	\$ 510	\$ 1,890	\$ 677	\$ 778	\$ 459	\$ 18,348
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,931
Security Monitoring	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 155	\$ 35	\$ 35	\$ 35	\$ 35	\$ 1,757
Janitorial Services	\$ 2,834	\$ 1,956	\$ 2,376	\$ 1,896	\$ 2,442	\$ 2,174	\$ 2,814	\$ 2,779	\$ 2,975	\$ 2,681	\$ 2,381	\$ 2,153	\$ 29,462
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	\$ 1,336	\$ 982	\$ 40,379
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 95	\$ 164	\$ -	\$ -	\$ 164	\$ 422	\$ -	\$ -	\$ -	\$ 846
Amenity Repairs & Maintenance	\$ 395	\$ 303	\$ 763	\$ -	\$ 958	\$ 2,546	\$ 1,477	\$ 1,938	\$ 2,468	\$ 3,326	\$ 8,622	\$ -	\$ 22,796
Pest Control	\$ 60	\$ 60	\$ 60	\$ 60	\$ 1,260	\$ 578	\$ 175	\$ 60	\$ 60	\$ 60	\$ 415	\$ 774	\$ 3,626
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	\$ 43,447	\$ 58,747	\$ 30,724	\$ 496,619
Total Operations & Maintenance	\$ 126,315	\$ 72,359	\$ 88,866	\$ 81,077	\$ 76,121	\$ 73,830	\$ 84,595	\$ 78,891	\$ 75,445	\$ 88,461	\$ 100,222	\$ 68,141	\$ 1,014,323
Total Expenditures	\$ 153,436	\$ 79,716	\$ 99,026	\$ 90,632	\$ 83,658	\$ 89,142	\$ 92,831	\$ 86,152	\$ 84,540	\$ 97,227	\$ 107,352	\$ 74,639	\$ 1,138,352
Excess (Deficiency) of Revenues over Expenditures	\$ (147,197)	\$ (30,101)	\$ 39,941	\$ (52,575)	\$ 719,798	\$ (13,373)	\$ (74,286)	\$ (53,913)	\$ (66,626)	\$ (73,564)	\$ (61,796)	\$ (63,338)	\$ 139,036
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,802)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ (25,802)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,802)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ (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)	\$ (73,564)	\$ (61,796)	\$ (63,338)	\$ 113,234

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	\$409,596
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	\$53,794
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
09/12/25	Interest	06/01-08/31/25	\$0.00	\$0.00	\$0.00	\$1,400.77	\$1,400.77	\$715.69	\$245.69	\$366.26	\$73.13	\$1,400.77
09/15/25	N/A	05/01-06/30/25	\$8,325.79	\$0.00	\$0.00	\$0.00	\$8,325.79	\$4,253.91	\$1,460.29	\$2,176.93	\$434.66	\$8,325.79
TOTAL			\$ 2,394,197.04	\$ (708.28)	\$ (90,945.78)	\$ 14,766.66	\$ 2,317,309.64	\$ 1,183,986.67	\$ 406,439.93	\$ 605,903.21	\$ 120,979.83	\$ 2,317,309.64

103%	Net Percent Collected
0	Balance Remaining to Collect

SECTION D

Randal Park
September 2025

RANDAL



PARK

Randal Park
Amenity Report
September 2025

FACILITY REPORT

Randal Park
September 2025

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: 5

September Events:

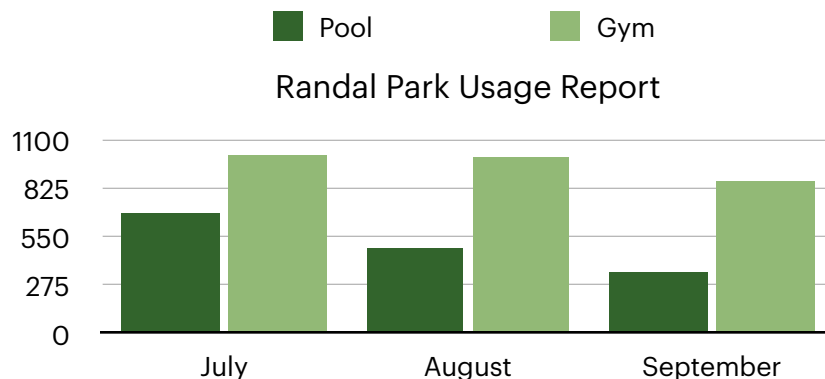
* Wine & Cheese - September 25, 2025

October Events:

* Fall Festival - Saturday, October 4 , 2025 - **Rescheduled - Nov 15**

* Bourbon Night, Saturday, October 11, 2025

* Community Garage Sale- Saturday, October 18 , 2025



Wine & Cheese
Thursday, September 25, 2025
6:00pm- 8:00pm

A total of 15 new Residents participate on this event