Randal Park Community Development District

Agenda

November 21, 2025

AGENDA

Randal Park
Community Development District

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

November 14, 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, November 21, 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 October 17, 2025 Board of Supervisors Meeting
5. 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
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date – December 19, 2025
9. 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, **October 17, 2025** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius	Chairperson
Katie Steuck	Vice Chairperson
Sean Masherella	Assistant Secretary
Marcela Asquith	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Jarett Wright	Field Operations
Alexandra Panagos	CALM
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**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Engineer's Report**

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the September 19, 2025 Board of Supervisors Meeting**

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the Minutes of the September 19, 2025 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS **Approval of Landscape/Grounds Maintenance Services Agreement with Prince and Sons, Inc.**

Mr. Showe stated after the last meeting where you ranked the landscape maintenance firms we drafted the contract with Prince and Sons and they will start November 1st.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the Landscape/Grounds Maintenance Services Agreement with Prince and Sons, Inc. was approved.

SIXTH ORDER OF BUSINESS **Ratification of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**

Mr. Showe stated we are asking the board to ratify the agreement with Orange County Property Appraiser that we executed on behalf of the district. This is the agreement that allows us to use the tax roll for assessment purposes.

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser was ratified.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being no comments, the next item followed.

B. Manager

Mr. Showe stated as a reminder your ethics training needs to be done by December 31st.

Ms. Trucco stated I can re-send those links.

i. Approval of Check Registers

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

ii. Balance Sheet and Income Statement

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

C. Field Manager's Report

Mr. Wright reviewed the field manager's report and presented options for a resin-based fountain at the dog park.

D. Amenity Report

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

EIGHTH ORDER OF BUSINESS Supervisor's Requests

Mr. Masherella stated a neighbor mentioned the signs around the lakes and going into the conservation area and I checked a couple others and they are set back and not maintained.

Mr. Wright stated every sign needs a 2 X 2 box around it where there are no weeds or vegetation, so the signs are clearly visible.

Ms. Steuck asked is this something we should ask Yellowstone to take care of before their contract is up because it is something that they should have been maintaining?

Mr. Folda stated we will try to get that done.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Next Meeting Date – November 21, 2025

Mr. Showe stated the next meeting is scheduled for November 21, 2025.

ELEVENTH ORDER OF BUSINESS Adjournment

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

__________________________________ __________________________________
Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

SECTION B

SECTION 1

Randal Park
Community Development District

Summary of Check Register

October 4, 2025 to November 10, 2025

Bank	Date	Check No.'s		Amount
General Fund				
	10/10/25	3628-3637	$	16,250.66
	10/20/25	3639-3645	$	24,954.73
	10/23/25	3646-3650	$	30,685.21
	10/31/25	3651-3655	$	37,811.95
	11/6/25	3656-3664	$	24,586.34
			$	134,288.89
General Fund - Autopay				
	10/10/25	80000	$	14,383.42
	11/7/25	80001	$	14,244.53
	10/31/25	80002	$	239.98
	10/31/25	80003	$	239.98
			$	29,107.91
Supervisor Fees	Oct-25			
	Kathryn F. Steuck	50351	$	184.70
	Marcela L. Asquith	50352	$	184.70
	Sean D. Masherella	50353	$	184.70
	Stephany C. Cornelius	50354	$	184.70
			$	738.80
		Total Amount	**$**	**164,135.60**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/10/25	00185	10/01/25	50744	202510	320-53800-46700		*	1,923.00		
			JANITORIAL SVCS-OCT25							
						B&T BUILDING SERVICES, INC			1,923.00	003628
10/10/25	00176	10/01/25	11077	202510	320-53800-46400		*	2,850.00		
			POOL MAINTENANCE-OCT25							
						FIVE STAR PRO SERVICES			2,850.00	003629
10/10/25	00046	9/30/25	37319A	202509	320-53800-46900		*	185.00		
			FOUNTAIN MAINT-SEP25							
						FOUNTAIN DESIGN GROUP, INC.			185.00	003630
10/10/25	00055	9/30/25	18448	202509	320-53800-46000		*	104.75		
			FIRE EXTIN CERT/INSPECT							
						FLORIDA STATE FIRE EQUIPMENT, INC.			104.75	003631
10/10/25	00001	9/15/25	860	202510	310-51300-31700		*	5,732.00		
			ASSESSMENT ROLL CERT-FY26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,732.00	003632
10/10/25	00209	8/21/25	INV24403	202508	320-53800-47600		*	664.00		
			SECURITY SVC-8/10-8/15/25							
						OFF DUTY MANAGEMENT, INC			664.00	003633
10/10/25	00033	10/07/25	10072025	202510	300-20700-10300		*	1,705.98		
			ASSESS TSFR FY25-S2012							
						RANDAL PARK CDD C/O WELLS FARGO			1,705.98	003634
10/10/25	00110	10/07/25	10072025	202510	300-20700-10300		*	2,543.19		
			ASSESS TSFR FY25-S2015							
						RANDAL PARK CDD C/O WELLS FARGO			2,543.19	003635
10/10/25	00111	10/07/25	10072025	202510	300-20700-10300		*	507.79		
			ASSESS TSFR FY25-S2018							
						RANDAL PARK CDD C/O WELLS FARGO			507.79	003636
10/10/25	00049	10/01/25	381957	202510	320-53800-34500		*	34.95		
			SECURITY MONITORING-OCT25							
						SYNERGY FL			34.95	003637
10/14/25	99999	10/14/25	VOID	202510	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	003638
10/20/25	00169	10/03/25	50	202510	320-53800-12100		*	8,915.50		
			AMENITY MANAGEMENT-OCT25							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		10/03/25	50	202510 320-53800-51000		*	164.36		
			AMAZON-SANITIZING WIPES						
		10/03/25	50	202510 320-53800-51000		*	487.45		
			TOMMY TAGS-UNIFORMS						
		10/03/25	50	202510 320-53800-49400		*	57.55		
			PUBLIX SUMMER KIDS EVENT						
		10/03/25	50	202510 320-53800-49400		*	310.50		
			POTTERY KIDS EVENT						
		10/03/25	50	202510 320-53800-51000		*	53.54		
			SAMS-CLEANING SUPPLIES						
		10/03/25	50	202510 320-53800-48000		*	376.04		
			RESTAURANT STORE-CHANGING						
		10/03/25	50	202510 320-53800-48000		*	222.18		
			HOME DEP MAINTENANCE SUPP						
		10/03/25	50	202510 320-53800-48000		*	199.53		
			HOME DEP MAINTENANCE SUPP						
		10/03/25	50	202510 320-53800-49400		*	102.73		
			DOMINOS MEET YOUR CLASS						
		10/03/25	50	202510 320-53800-48000		*	143.60		
			HOME DEPOT MAINTENANCE						
		10/03/25	50	202510 320-53800-48000		*	346.62		
			FENCE OUTLET-GATEHINGE						
		10/03/25	50	202510 320-53800-48000		*	10.35		
			ORANGE COUNTY SOLID WASTE						
		10/03/25	50	202510 320-53800-48000		*	10.35		
			ORANGE COUNTY SOLID WASTE						
		10/03/25	50	202510 320-53800-51000		*	42.55		
			AMAZON COFFEE						
		10/03/25	50	202510 320-53800-48000		*	172.49		
			RESTAURANT STORE PLATFORM						
		10/03/25	50	202510 320-53800-49400		*	19.96		
			SAMS ICE CREAM MEET EVENT						
		10/03/25	50	202510 320-53800-51000		*	138.97		
			COSTCO OFFICE SUPPLIES						
		10/03/25	50	202510 320-53800-51000		*	47.29		
			SAMS DRINKS						
					COMMUNITY ASSOCIATION AND LIFESTYLE			11,821.56	003639
10/20/25	00129	10/11/25	42461516	202510 320-53800-46700		*	354.56		
			TRAFFIC MATS-10.11.25						
					CINTAS			354.56	003640
10/20/25	00027	10/01/25	93078	202510 310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE FY26						
					FLORIDA DEPARTMENT OF COMMERCE			175.00	003641

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	DESCRIPTION / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/25	00001	10/01/25	861	202510	310-51300-34000	MANAGEMENT FEES-OCT25	*	4,292.00		
		10/01/25	861	202510	310-51300-35200	WEBSITE ADMIN-OCT25	*	114.67		
		10/01/25	861	202510	310-51300-35100	INFORMATION TECH-OCT25	*	172.00		
		10/01/25	861	202510	310-51300-31300	DISSEMINATION SVCS-OCT25	*	946.33		
		10/01/25	861	202510	310-51300-51000	OFFICE SUPPLIES-OCT25	*	2.34		
		10/01/25	861	202510	310-51300-42000	POSTAGE-OCT25	*	241.97		
		10/01/25	861	202510	310-51300-42500	COPIES-OCT25	*	10.65		
		10/01/25	862	202510	320-53800-12300	FACILITY MANAGEMENT-OCT25	*	3,605.33		
		10/01/25	863	202510	320-53800-12000	FIELD MANAGEMENT-OCT25	*	1,796.75		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			11,182.04	003642
10/20/25	00256	10/13/25	10132025	202510	300-36900-10200	CLUBHOUSE RENTAL REFUND	*	250.00		
						KARI GRIMM			250.00	003643
10/20/25	00003	9/30/25	12477748	202509	310-51300-48000	NOT OF MEET DATES-9/8/25	*	275.68		
						ORLANDO SENTINEL COMMUNICATIONS			275.68	003644
10/20/25	00061	8/18/25	2000282	202508	320-53800-48000	LITTER PICKUP/LINER BAGS	*	895.89		
						PROPET DISTRIBUTORS, INC.			895.89	003645
10/23/25	00001	9/30/25	864	202509	320-53800-12300	INSTLL FRENCH DRAIN/RIVER	*	810.90		
		9/30/25	865	202509	320-53800-12300	SUPPLEMENTAL MAINT HOURS	*	781.06		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			1,591.96	003646
10/23/25	00025	10/15/25	146468	202509	310-51300-31500	ATTORNEY SVCS-SEP25	*	1,175.00		
						LATHAM LUNA EDEN & BEAUDINE LLP			1,175.00	003647
10/23/25	00061	10/13/25	2001316	202510	320-53800-48000	DISPENSER DECAL X20	*	159.00		
						PROPET DISTRIBUTORS, INC.			159.00	003648

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/23/25	00038	10/18/25	23020	202510	320-53800-46300		*	750.00		
			CHEMICAL & CONTROL-OCT25							
						SPIES POOL, LLC			750.00	003649
10/23/25	00066	10/15/25	1015776	202510	320-53800-46200		*	27,009.25		
			LANDSCAPE MAINT-OCT25							
						YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			27,009.25	003650
10/31/25	00079	10/23/25	9	202510	310-51300-31300		*	250.00		
			AMORT SCHEDULE S2012 PPAY							
		10/23/25	9	202510	310-51300-31300		*	100.00		
			AMORT SCHEDULE S2015 PPAY							
						DISCLOSURE SERVICES LLC			350.00	003651
10/31/25	00056	10/21/25	5421	202510	320-53800-47300		*	9,970.70		
			HOLIDAY DECOR FY26							
						JINGLE BELL LIGHTS LLC			9,970.70	003652
10/31/25	00257	10/21/25	10212025	202510	300-36900-10200		*	250.00		
			CLUBHOUSE RENTAL REFUND							
						SINIMOL PAVL			250.00	003653
10/31/25	00038	10/08/25	322056	202510	320-53800-46300		*	232.00		
			BULK BLEACH/ACID 10/8/25							
						SPIES POOL, LLC			232.00	003654
10/31/25	00066	9/15/25	994925	202509	320-53800-46200		*	27,009.25		
			LANDSCAPE MAINT-SEP25							
						YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			27,009.25	003655
11/06/25	00031	10/15/25	231770	202510	320-53800-47000		*	329.00		
			LAKE MAINT PDS-OCT25							
		10/15/25	231770	202510	320-53800-47000		*	63.00		
			LAKE MAINT DOWN-OCT25							
		10/15/25	231770	202510	320-53800-47000		*	58.00		
			MAINT AC1 RETENT-OCT25							
		10/15/25	231770	202510	320-53800-47000		*	110.00		
			MAINT AC2 RETENT-OCT25							
		10/15/25	231770	202510	320-53800-47000		*	411.00		
			MAINT 4 RET PONDS-OCT25							
						APPLIED AQUATIC MANAGMENT,INC.			971.00	003656
11/06/25	00043	10/23/25	84646802	202510	320-53800-46800		*	68.92		
			PEST CONTROL OCT 25							
						ARROW ENVIRONMENTAL SERVICES			68.92	003657

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
11/06/25	00169	11/01/25	52	202511	320-53800-12100		*	8,915.50		
			AMENITY MANAGEMENT NOV 25							
		11/01/25	52	202511	320-53800-49400		*	170.33		
			AMAZON EVENT SUPPLIES							
		11/01/25	52	202511	320-53800-48000		*	296.65		
			SALSBURY MAIL KEY LOCK							
		11/01/25	52	202511	320-53800-46000		*	186.88		
			FAST SIGN STREET SIGN							
		11/01/25	52	202511	320-53800-46000		*	164.92		
			HOMEDEPOT DRAIN/PEBBLES							
		11/01/25	52	202511	320-53800-46000		*	137.53		
			HOMEDEPOT MAINT SUPPLIES							
		11/01/25	52	202511	320-53800-46000		*	67.29		
			HOMEDEPOT MAINT SUPPLIES							
		11/01/25	52	202511	320-53800-48000		*	95.35		
			HOMEDEPOT LIGHT BULBS							
		11/01/25	52	202511	320-53800-51000		*	107.48		
			AMAZON OFFICE SUPPLIES							
		11/01/25	52	202511	320-53800-48000		*	205.98		
			HOMEDEPOT LIGHT BULBS							
						COMMUNITY ASSOCIATION AND LIFESTYLE			10,347.91	003658
11/06/25	00129	10/24/25	42476351	202510	320-53800-46700		*	354.56		
			TRAFFIC MATS OCT 25							
						CINTAS			354.56	003659
11/06/25	00238	5/15/25	252622	202505	320-53800-34500		*	54.00		
			PDK CLOUD SERVICE-MAY25							
		6/12/25	253224	202506	320-53800-34500		*	120.00		
			WI-PAK SERVICE-JUN25							
		6/16/25	253285	202506	320-53800-34500		*	54.00		
			PDK CLOUD SERVICE-JUN25							
		7/10/25	253787	202507	320-53800-34500		*	120.00		
			WI-PAK SERVICES-JUL25							
		7/17/25	253931	202507	320-53800-34500		*	54.00		
			PDK CLOUD SERVICES-JUL25							
		8/14/25	254560	202508	320-53800-34500		*	54.00		
			PDK CLOUD SERVICE-AUG25							
		9/03/25	254862	202509	320-53800-34500		*	658.00		
			PDK ANNUAL SUB FY26							
		9/11/25	255136	202509	320-53800-34500		*	120.00		
			WI-PAK SERVICE-SEP25							
		10/13/25	255732	202510	320-53800-34500		*	120.00		
			WI-PAK SERVICE-OCT25							
						GUARDIAN ACCESS SOLUTIONS LLC			1,354.00	003660

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/06/25	00099	10/18/25	2108	202510	320-53800-47500		*	9,000.00		
			PRESSURE WASHING							
						PRESSURE WASH THIS, INC			9,000.00	003661
11/06/25	00049	11/01/25	386498	202511	320-53800-34500		*	34.95		
			SECURITY MONITORING NOV25							
						SYNERGY FL			34.95	003662
11/06/25	00048	11/04/25	82848	202511	320-53800-48000		*	2,205.00		
			REMOVE/REPLACE LIGHTBULBS							
						TERRY'S ELECTRIC INCORPORATED			2,205.00	003663
11/06/25	00258	11/03/25	11032025	202511	300-36900-10200		*	250.00		
			REFUND DEPOSIT CHECK							
						YESENIA GUZMAN			250.00	003664

TOTAL FOR BANK A 134,288.89

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/10/25	00021	9/23/25	51554950	202508	320-53800-43000		*	3,805.48		
			OUC ELECTRIC-AUG25							
		9/23/25	51554950	202508	320-53800-43100		*	8,633.84		
			OUC STREETLIGHTS-AUG25							
		9/23/25	51554950	202508	320-53800-43200		*	1,711.53		
			OUC AMENITY CENTER-AUG25							
		9/23/25	51554950	202508	320-53800-43300		*	232.57		
			OUC REFUSE SVC-AUG25							
						OUC			14,383.42	080000
11/07/25	00021	10/22/25	51554950	202509	320-53800-43000		*	3,743.99		
			OUC ELECTRIC-SEP25							
		10/22/25	51554950	202509	320-53800-43100		*	8,639.46		
			OUC STREETLIGHTS-SEP25							
		10/22/25	51554950	202509	320-53800-43200		*	1,614.27		
			OUC AMENITY CENTER-SEP25							
		10/22/25	51554950	202509	320-53800-43300		*	246.81		
			OUC REFUSE SVC-SEP25							
						OUC			14,244.53	080001
10/31/25	00259	9/14/25	16617440	202510	320-53800-41000		*	239.98		
			8730 RANDAL PARK-OCT25							
						CHARTER COMMUNICATIONS			239.98	080002
10/31/25	00259	10/14/25	16617440	202511	300-15500-10000		*	239.98		
			8730 RANDAL PARK-NOV25							
						CHARTER COMMUNICATIONS			239.98	080003

TOTAL FOR BANK Z 29,107.91

TOTAL FOR REGISTER 163,396.80

SECTION 2

Randal Park

Community Development District

Unaudited Financial Reporting

October 31, 2025

Table of Contents

Randal Park

Community Development District

Combined Balance Sheet

October 31, 2025

	General Fund	Debt Service Funds	Capital Project Funds	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 112,183	$ -	$ -	$ -	$ 112,183
Due from Colonial Properties	$ 5,053	$ -	$ -	$ -	$ 5,053
Due from General Fund	$ -	$ 1,956	$ -	$ -	$ 1,956
Investments:					
State Board of Administration (SBA)	$ 539,020	$ -	$ -	$ 409,224	$ 948,243
Series 2012					
Reserve	$ -	$ 402,414	$ -	$ -	$ 402,414
Revenue	$ -	$ 285,181	$ -	$ -	$ 285,181
Interest	$ -	$ 133,285	$ -	$ -	$ 133,285
Prepayment	$ -	$ 1,279	$ -	$ -	$ 1,279
Sinking Fund	$ -	$ 125,057	$ -	$ -	$ 125,057
Series 2015					
Reserve	$ -	$ 598,113			$ 598,113
Revenue	$ -	$ 389,012	$ -	$ -	$ 389,012
Interest	$ -	$ 190,889	$ -	$ -	$ 190,889
Sinking Fund	$ -	$ 180,000	$ -	$ -	$ 180,000
Construction	$ -	$ -	$ 505	$ -	$ 505
Series 2018					
Reserve	$ -	$ 53,996	$ -	$ -	$ 53,996
Revenue	$ -	$ 56,508	$ -	$ -	$ 56,508
Interest	$ -	$ 40,280	$ -	$ -	$ 40,280
Cap Interest	$ -	$ 2,934	$ -	$ -	$ 2,934
Construction	$ -	$ -	$ 55	$ -	$ 55
Cost of Issuance	$ -	$ -	$ 8	$ -	$ 8
Assessment Receivable	$ 5,996	$ 5,739			$ 11,735
Prepaid Expenses	$ 600	$ -	$ -	$ -	$ 600
Total Assets	**$ 662,851**	**$ 2,466,641**	**$ 568**	**$ 409,224**	**$ 3,539,283**
Liabilities:					
Accounts Payable	$ 26,982	$ -	$ -	$ -	$ 26,982
FICA Payable	$ 122	$ -	$ -	$ -	$ 122
Due to Debt Service	$ 1,956	$ -	$ -	$ -	$ 1,956
Total Liabilites	**$ 29,060**	**$ -**	**$ -**	**$ -**	**$ 29,060**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 600	$ -	$ -	$ -	$ 600
Restricted for:					
Debt Service	$ -	$ 2,466,641	$ -	$ -	$ 2,466,641
Capital Project	$ -	$ -	$ 568	$ -	$ 568
Assigned for:					
Capital Reserve Fund	$ -	$ -	$ -	$ 409,224	$ 409,224
Unassigned	$ 633,191	$ -	$ -	$ -	$ 633,191
Total Fund Balances	**$ 633,791**	**$ 2,466,641**	**$ 568**	**$ 409,224**	**$ 3,510,224**
Total Liabilities & Fund Balance	$ 662,851	$ 2,466,641	$ 568	$ 409,224	$ 3,539,283

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,151,680	$ -	$ -	$ -
Colonial Properties Contribution	$ 57,051	$ 4,754	$ 5,053	$ 298
Interest Income	$ 1,922	$ 1,922	$ 1,956	$ 34
Miscellaneous Revenue	$ 1,000	$ 83	$ 70	$ (13)
Activities	$ 5,000	$ 417	$ -	$ (417)
Rentals	$ 9,000	$ 750	$ 1,500	$ 750
Total Revenues	**$ 1,225,653**	**$ 7,926**	**$ 8,578**	**$ 652**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ 800	$ 200
FICA Expense	$ 918	$ 77	$ 61	$ 15
Annual Audit	$ 4,700	$ -	$ -	$ -
Trustee Fees	$ 13,750	$ 5,583	$ 5,583	$ -
Dissemination Agent	$ 11,356	$ 946	$ 946	$ (0)
Reamortization	$ -	$ -	$ 350	$ (350)
Arbitrage	$ 1,800	$ -	$ -	$ -
Engineering	$ 10,000	$ 833	$ -	$ 833
Attorney	$ 20,000	$ 1,667	$ -	$ 1,667
Assessment Administration	$ 5,732	$ 5,732	$ 5,732	$ (0)
Management Fees	$ 51,504	$ 4,292	$ 4,292	$ 0
Information Technology	$ 2,064	$ 172	$ 172	$ 0
Website Maintenance	$ 1,376	$ 115	$ 115	$ 0
Telephone	$ 100	$ 8	$ -	$ 8
Postage	$ 1,000	$ 83	$ 242	$ (159)
Insurance	$ 10,207	$ 10,207	$ 8,345	$ 1,862
Printing & Binding	$ 1,500	$ 125	$ 11	$ 114
Legal Advertising	$ 2,250	$ 188	$ -	$ 188
Other Current Charges	$ 1,500	$ 125	$ -	$ 125
Office Supplies	$ 200	$ 17	$ 2	$ 14
Property Appraiser	$ 800	$ 67	$ -	$ 67
Property Taxes	$ 300	$ 300	$ -	$ 300
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 153,232**	**$ 31,711**	**$ 26,826**	**$ 4,885**
Operations & Maintenance				
Contract Services:				
Field Management	$ 21,561	$ 1,797	$ 1,797	$ (0)
Mitigation Monitoring	$ 19,200	$ 1,600	$ -	$ 1,600
Landscape Maintenance	$ 360,000	$ 30,000	$ 27,009	$ 2,991
Lake Maintenance	$ 11,882	$ 990	$ 971	$ 19
Security Patrol	$ 41,250	$ 3,438	$ -	$ 3,438
Repairs & Maintenance				
Facility Maintenance	$ 43,264	$ 3,605	$ 3,605	$ 0
Repairs & Maintenance	$ 30,000	$ 2,500	$ -	$ 2,500
Operating Supplies	$ 8,000	$ 667	$ 934	$ (267)
Landscape Replacement	$ 15,000	$ 15,000	$ -	$ 15,000
Irrigation Repairs	$ 10,000	$ 833	$ -	$ 833
Fountain Repairs	$ 3,000	$ 250	$ -	$ 250
Pressure Washing	$ 9,000	$ 9,000	$ 9,000	$ -
Subtotal Operations & Maintenance	**$ 572,157**	**$ 69,680**	**$ 43,316**	**$ 26,363**

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Utilities				
Utilities - Common Area	$ 29,034	$ 2,420	$ -	$ 2,420
Streetlighting	$ 110,000	$ 9,167	$ -	$ 9,167
Amenity Center				
Amenity Management	$ 106,986	$ 8,916	$ 8,916	$ -
Pool Attendants	$ 16,740	$ 1,395	$ -	$ 1,395
Pool Permit	$ 615	$ -	$ -	$ -
Cable TV/Internet/Telephone	$ 4,857	$ 405	$ 240	$ 165
Utilities - Amenity Center	$ 28,205	$ 2,350	$ -	$ 2,350
Refuse Service	$ 3,168	$ 264	$ -	$ 264
Amenity Center Access Cards	$ 1,000	$ 83	$ -	$ 83
HVAC Maintenance	$ 574	$ 48	$ -	$ 48
Special Events	$ 15,000	$ 1,250	$ 2,716	$ (1,466)
Holiday Decorations	$ 10,000	$ 9,971	$ 9,971	$ -
Security Monitoring	$ 2,600	$ 217	$ 155	$ 62
Janitorial Services	$ 30,037	$ 2,503	$ 2,632	$ (129)
Pool Maintenance	$ 32,130	$ 2,678	$ 2,850	$ (173)
Pool Chemicals & Repairs	$ 50,000	$ 4,167	$ 1,587	$ 2,580
Amenity Repairs & Maintenance	$ 9,500	$ 792	$ 1,640	$ (848)
Pest Control	$ 3,500	$ 292	$ 69	$ 223
Other				
Property Insurance	$ 50,000	$ 50,000	$ 38,356	$ 11,644
Contingency	$ 24,032	$ 2,003	$ -	$ 2,003
Subtotal Amenity Center	**$ 527,978**	**$ 98,918**	**$ 69,131**	**$ 29,787**
Total Operations & Maintenance	**$ 1,100,135**	**$ 168,597**	**$ 112,448**	**$ 56,150**
Total Expenditures	**$ 1,253,367**	**$ 200,309**	**$ 139,274**	**$ 61,035**
Excess (Deficiency) of Revenues over Expenditures	$ (27,713)	$ (192,382)	$ (130,696)	$ 61,686
Other Financing Sources/(Uses):				
Transfer Out - Capital Reserve	$ (14,514)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (14,514)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (42,228)**	**$ (192,382)**	**$ (130,696)**	**$ 61,686**
Fund Balance - Beginning	$ 42,228		$ 764,487	
Fund Balance - Ending	$ 0		$ 633,791	

Randal Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	$ 9,148	$ 762	$ 1,485	$ 722
Total Revenues	**$ 9,148**	**$ 762**	**$ 1,485**	**$ 722**
Expenditures:				
Capital Outlay	$ 25,000	$ -	$ -	$ -
Pool Resurfacing	$ 28,500	$ -	$ -	$ -
Total Expenditures	**$ 53,500**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ (44,352)**	**$ 762**	**$ 1,485**	**$ 722**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 14,514	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ 14,514**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (29,838)**	**$ 762**	**$ 1,485**	**$ 722**
Fund Balance - Beginning	$ 407,793		$ 407,739	
Fund Balance - Ending	$ 377,955		$ 409,224	

Randal Park

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 396,407	$ -	$ -	$ -
Interest Income	$ 18,042	$ 1,504	$ 3,163	$ 1,660
Total Revenues	**$ 414,450**	**$ 1,504**	**$ 3,163**	**$ 1,660**
Expenditures:				
Interest - 11/01	$ 134,188	$ -	$ -	$ -
Principal - 11/01	$ 125,000	$ -	$ -	$ -
Interest - 5/01	$ 130,359	$ -	$ -	$ -
Total Expenditures	**$ 389,547**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 24,903	$ 1,504	$ 3,163	$ 1,660
Fund Balance - Beginning	$ 526,818		$ 946,811	
Fund Balance - Ending	$ 551,721		$ 949,974	

Randal Park

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 589,600	$ 589,600	$ -	$ (589,600)
Interest Income	$ 25,057	$ 2,088	$ 4,534	$ 2,446
Total Revenues	**$ 614,657**	**$ 591,688**	**$ 4,534**	**$ (587,155)**
Expenditures:				
Interest - 11/01	$ 191,030	$ -	$ -	$ -
Principal Payment - 11/01	$ 200,000	$ -	$ -	$ -
Interest - 05/01	$ 186,780	$ -	$ -	$ -
Total Expenditures	**$ 577,810**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 36,847	$ 591,688	$ 4,534	$ (587,155)
Net Change in Fund Balance	**$ 36,847**	**$ 591,688**	**$ 4,534**	**$ (587,155)**
Fund Balance - Beginning	$ 738,077		$ 1,357,594	
Fund Balance - Ending	$ 774,924		$ 1,362,128	

Randal Park

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget		Prorated Budget Thru 10/31/25		Actual Thru 10/31/25		Variance	
Revenues:								
Special Assessments - Tax Roll	$	117,674	$	-	$	-	$	-
Interest Income	$	2,996	$	250	$	510	$	261
Total Revenues	**$**	**120,670**	**$**	**250**	**$**	**510**	**$**	**261**
Expenditures:								
Interest - 11/01	$	40,280	$	-	$	-	$	-
Principal - 5/01	$	35,000	$	-	$	-	$	-
Interest - 5/01	$	40,280	$	-	$	-	$	-
Total Expenditures	**$**	**115,560**	**$**	**-**	**$**	**-**	**$**	**-**
Excess (Deficiency) of Revenues over Expenditures	$	5,110	$	250	$	510	$	261
Net Change in Fund Balance	**$**	**5,110**	**$**	**250**	**$**	**510**	**$**	**261**
Fund Balance - Beginning	$	90,195			$	154,029		
Fund Balance - Ending	$	95,305			$	154,539		

Randal Park

Community Development District

Capital Projects Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Series 2015	Series 2018	Total
Revenues			
Interest Income	$ 2	$ 0	$ 2
Total Revenues	**$ 2**	**$ 0**	**$ 2**
Expenditures:			
Capital Outlay	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 2**	**$ 0**	**$ 2**
Fund Balance - Beginning	$ 503	$ 63	$ 566
Fund Balance - Ending	$ 505	$ 63	$ 568

Randal Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Interest Income	$ 1,956	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,956
Special Assessments - Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Colonial Properties Contribution	$ 5,053	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,053
Miscellaneous Revenue	$ 70	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70
Activities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rentals	$ 1,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500
Total Revenues	**$ 6,623**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,578**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 800
FICA Expense	$ 61	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ 5,583	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,583
Dissemination Agent	$ 946	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 946
Reamortization	$ 350	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Management Fees	$ 4,292	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,292
Information Technology	$ 172	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 172
Website Maintenance	$ 115	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 115
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 242	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 242
Insurance	$ 8,345	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,345
Printing & Binding	$ 11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ 2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2
Property Appraiser	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 26,826**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,826**

Randal Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Contract Services:													
Field Management	$ 1,797	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,797
Mitigation Monitoring	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 27,009	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,009
Lake Maintenance	$ 971	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 971
Security Patrol	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Facility Maintenance	$ 3,605	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,605
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Supplies	$ 934	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 934
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fountain Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pressure Washing	$ 9,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,000
Subtotal Operations & Maintenance	**$ 43,316**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 43,316**
Utilities													
Utilities - Common Area	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Center													
Amenity Management	$ 8,916	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,916
Pool Attendants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cable TV/Internet/Telephone	$ 240	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 240
Utilities - Amenity Center	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Refuse Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Center Access Cards	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
HVAC Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special Events	$ 2,716	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,716
Holiday Decorations	$ 9,971	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,971
Security Monitoring	$ 155	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 155
Janitorial Services	$ 2,632	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,632
Pool Maintenance	$ 2,850	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,850
Pool Chemicals & Repairs	$ 1,587	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,587
Amenity Repairs & Maintenance	$ 1,640	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,640
Pest Control	$ 69	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 69
Other													
Property Insurance	$ 38,356	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,356
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Amenity Center	**$ 69,131**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 69,131**
Total Operations & Maintenance	**$ 112,448**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 112,448**
Total Expenditures	**$ 139,274**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 139,274**
Excess (Deficiency) of Revenues over Expenditures	$ (132,652)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (130,696)
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (132,652)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (130,696)**

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	$402,414	
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	$598,113	
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	$53,996	
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**

SECTION C

Randal Park CDD

Field Management Report

November 21st, 2025

Jarett Wright

Senior Field Manager

GMS

Site Items

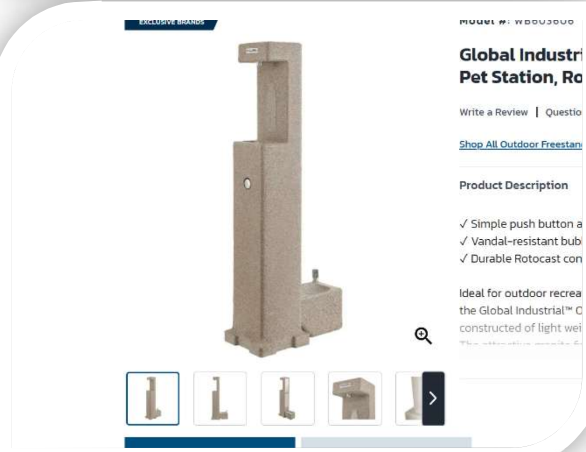
General Maintenance

- Pressure washing of the CDD Parks was conducted the week of October 13th.
- Due to supply issues 3 benches were ordered to facilitate the repairs of multiple broken bench slats. Old bench parts will be used to replace broken slats on various benches.
- Gathering quotes to repair multiple damaged clubhouse columns suffering from rot damage. Recommend that these be sealed annually to mitigate future damage.
- Scheduling touchup painting and cleaning of the gym.
- Holiday lighting was installed at the amenity center.

Site Items

General Maintenance Continued

- New fishing rules signage was installed at the amenity pond.
- The Hildreth Park dog fountain replacement was delivered, and installation is in progress.
- Contract mulching of CDD areas is currently ongoing.
- Pool maintenance was reduced to the 3 x weekly schedule due to the decrease in rainfall and usage.



Conclusion

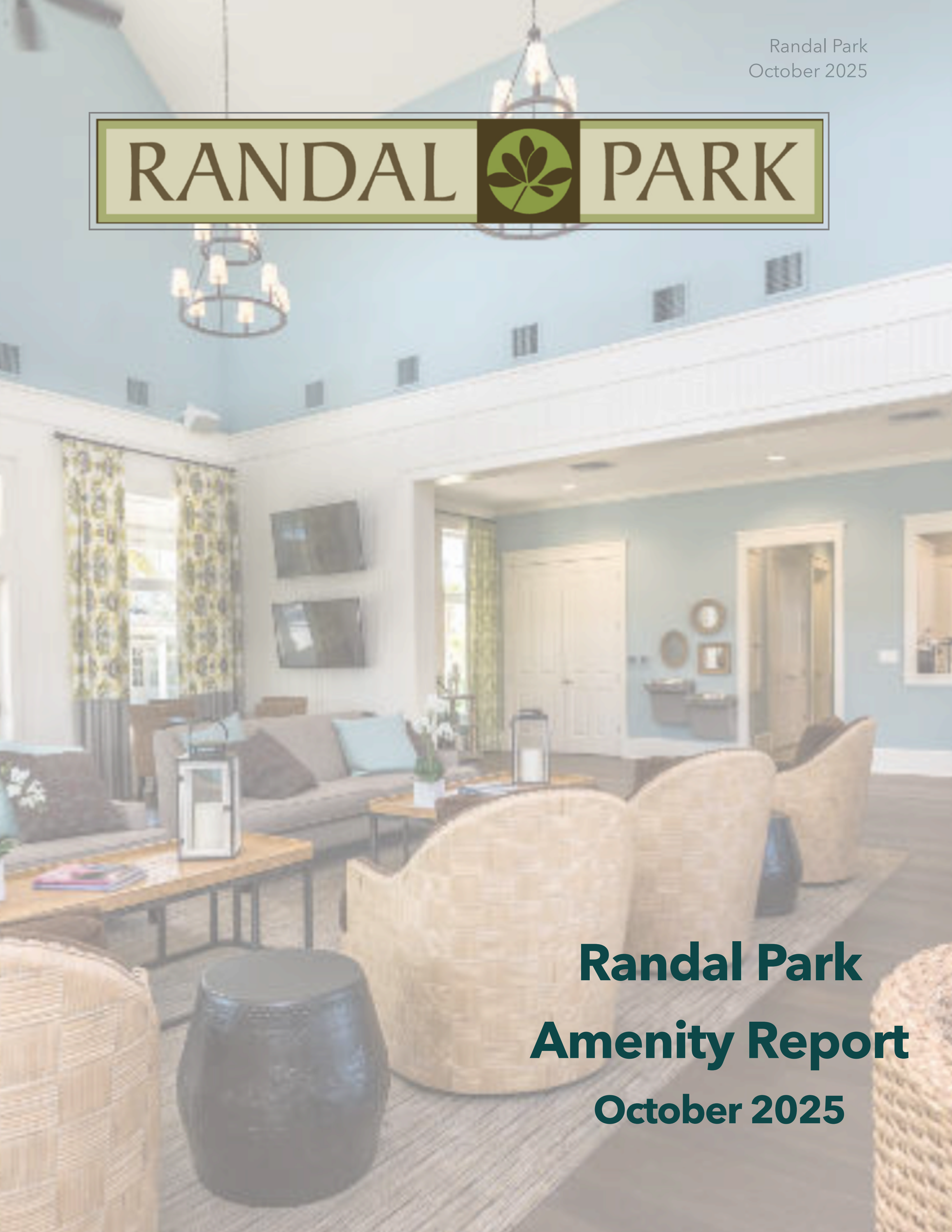
For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,

Jarett Wright

SECTION D

RANDAL PARK



Randal Park
Amenity Report
October 2025

FACILITY REPORT

Pool, Gym and Randal House Clubhouse

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

August Randal House Rentals: 3

October Events:

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

* Bourbon Night, Saturday, October 11, 2025

* Community Garage Sale- Saturday, October 18 , 2025

November Events:

* Cookie Decoration Worksop - Friday, November 7 , 2025

* Fall Festival - Saturday, November 15 , 2025