

*Randal Park Community
Development District*

Agenda

December 19, 2025

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

December 12, 2025

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

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, December 19, 2025 at 9:30 AM at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the November 21, 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
 1. Consideration of Proposal for Concrete Repair from Alpha Foundations
 - D. Amenity Report
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date - January 16, 2026
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, **November 21, 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
Branden Swendsen	Assistant Secretary
Marcela Asquith	Assistant Secretary <i>by telephone</i>

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel <i>by telephone</i>
Jarett Wright	Field Operations
Alexandra Panagos	CALM
Lucas Martin	Prince and Sons
James Smith	Prince and Sons
Santos Pantoja	Prince and Sons
Anthony Sandretto	Prince and Sons

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 October 17,
2025 Board of Supervisors Meeting**

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the minutes of the October 17, 2025 meeting were approved as presented.

FIFTH 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 Ms. Steuck with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

C. Field Manager's Report

Mr. Wright reviewed the field manager's report, copy of which was included in the agenda package and introduced the representatives of Prince and Sons who discussed the conditions of the property.

D. Amenity Report

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

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Masherella stated the fountain has chips in it.

Mr. Wright stated that is going to be difficult and you are going to have to deal with the with same thing over and over again in the future. If we can break all that off and go with a

concrete base or something easier to repair that may be the way to go. I will bring some options to the next meeting for your consideration.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Next Meeting Date – December 19, 2025

Mr. Showe stated the next meeting is scheduled for December 19, 2025.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Masherella seconded by Mr. Swendsen with all in favor the meeting adjourned at 9:49 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION B

SECTION 1

Randal Park

Community Development District

Summary of Check Register

November 11, 2025 to December 9, 2025

Bank	Date	Check No.'s	Amount
<u>General Fund</u>			
	11/12/25	3665-3673	\$ 43,558.22
	11/20/25	3674-3680	\$ 13,919.44
	11/24/25	3681-3682	\$ 1,050.00
	12/2/25	3683-3690	\$ 12,138.94
			<u>\$ 70,666.60</u>
		Autodrafts	\$ 14,579.26
			<u>\$ 14,579.26</u>
<u>Supervisor Fees</u>			
	Oct-25		
	Kathryn F. Steuck	50355	\$ 184.70
	Marcela L. Asquith	50356	\$ 184.70
	Sean D. Masherella	50357	\$ 184.70
	Stephany C. Cornelius	50358	\$ 184.70
	Christopher B. Swendsen	50359	\$ 184.70
			<u>\$ 923.50</u>
Total Amount			\$ 86,169.36

*** CHECK DATES 11/11/2025 - 12/09/2025 ***

RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/12/25	00185	10/23/25 50797	202509 320-53800-51000		*	123.86	
			JANITORIAL SUPPLIES-SEP25				
		11/01/25 50844	202511 320-53800-46700		*	2,623.00	
			JANITORIAL SVCS NOV 25				
				B&T BUILDING SERVICES, INC			2,746.86 003665
11/12/25	00176	11/03/25 11113	202511 320-53800-46400		*	2,250.00	
			POOL MAINT NOV 25				
				FIVE STAR PRO SERVICES			2,250.00 003666
11/12/25	00118	10/03/25 10032025	202510 300-36900-10200		*	250.00	
			REFUND DEPOSIT CHECK				
				MA GIRLIE SENO-ALO			250.00 003667
11/12/25	00260	10/03/25 10032025	202510 300-36900-10200		*	250.00	
			REFUND DEPOSIT CHECK				
				MAURICIO QUESADA			250.00 003668
11/12/25	00172	11/01/25 20870	202511 320-53800-46200		*	29,761.83	
			LANDSCAPA MAINT NOV 25				
				PRINCE AND SONS INC.			29,761.83 003669
11/12/25	00033	11/13/25 11132025	202511 300-20700-10300		*	2,759.46	
			FY25 ASSESS TSFR SER 2012				
				RANDAL PARK CDD C/O WELLS FARGO			2,759.46 003670
11/12/25	00110	11/13/25 11132025	202511 300-20700-10300		*	4,113.69	
			FY25 ASSESS TSFR SER 2015				
				RANDAL PARK CDD C/O WELLS FARGO			4,113.69 003671
11/12/25	00111	11/13/25 11132025	202511 300-20700-10300		*	821.38	
			FY25 ASSESS TSFR SER2018				
				RANDAL PARK CDD C/O WELLS FARGO			821.38 003672
11/12/25	00038	10/15/25 322242	202510 320-53800-46300		*	605.00	
			POOL CHEMICALS				
				SPIES POOL, LLC			605.00 003673
11/20/25	00263	10/14/25 10142025	202510 300-36900-10200		*	500.00	
			REFUND FULL PYMT 11/23				
				ANA VILLALBA-RAMIREZ			500.00 003674
11/20/25	00001	11/01/25 866	202511 320-53800-12000		*	1,796.75	
			FIELD MANAGEMENT NOV 25				
		11/01/25 867	202511 320-53800-12000		*	3,605.33	
			FACILITY MANAGEMENT NOV25				

RAND RANDAL PARK BOH

RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		11/01/25	868	202511	310-51300-34000					*	4,292.00		
			MANAGEMENT FEES NOV 25										
		11/01/25	868	202511	310-51300-35200					*	114.67		
			WEBSITE ADMIN NOV 25										
		11/01/25	868	202511	310-51300-35100					*	172.00		
			INFORMATION TECH NOV 25										
		11/01/25	868	202511	310-51300-31300					*	946.33		
			DISSEMINATION SVC NOV 25										
		11/01/25	868	202511	310-51300-51000					*	.69		
			OFFICE SUPPLIES NOV 25										
		11/01/25	868	202511	310-51300-42000					*	92.32		
			POSTAGE										
		11/01/25	868	202511	310-51300-42500					*	10.35		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			11,030.44	003675
11/20/25	00025	11/12/25	147108	202510	310-51300-31500					*	894.00		
			GENERAL COUNSEL OCT 25										
									LATHAM LUNA EDEN & BEAUDINE LLP			894.00	003676
11/20/25	00262	11/13/25	11132025	202511	300-36900-10200					*	250.00		
			REFUND DEPOSIT CK 11/9										
									MARIYEL VILLALOBOS			250.00	003677
11/20/25	00261	11/17/25	11172025	202511	300-36900-10200					*	250.00		
			REFUND DEPOSIT CK 11/16										
									STERLING THOMAS			250.00	003678
11/20/25	00038	11/18/25	23155	202511	320-53800-46300					*	750.00		
			POOL CHEMICALS NOV 25										
									SPIES POOL, LLC			750.00	003679
11/20/25	00048	11/13/25	82965	202511	320-53800-48000					*	245.00		
			REMOVE/REPLACE LIGHTS										
									TERRY'S ELECTRIC INCORPORATED			245.00	003680
11/24/25	00169	11/20/25	53	202511	320-53800-12200					*	930.00		
			POOL ATTENDANTS NOV 25										
									COMMUNITY ASSOCIATION AND LIFESTYLE			930.00	003681
11/24/25	00238	8/13/25	254499	202508	320-53800-34500					*	120.00		
			WI-PAK SERVICE-AUG25										
									GUARDIAN ACCESS SOLUTIONS LLC			120.00	003682
12/02/25	00266	12/02/25	12022025	202512	300-36900-10200					*	250.00		
			REFUND DEPOSIT CHK 11/29										
									CIARA NATASHA T CHIN			250.00	003683
									RAND RANDAL PARK				
									BOH				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/02/25	00129	11/20/25 42505408	202511 320-53800-46700	TRAFFIC MATS	*	354.56	
				CINTAS			354.56 003684
12/02/25	00096	12/01/25 12/6/25	202512 320-53800-49400	HOLIDAY PARTY 12/6/25	*	7,621.95	
				EVENTS BY JOHN MICHAEL INC			7,621.95 003685
12/02/25	00176	12/01/25 11148	202512 320-53800-46400	POOL MAINTENANCE DEC 25	*	2,250.00	
				FIVE STAR PRO SERVICES			2,250.00 003686
12/02/25	00238	11/01/25 256380	202511 320-53800-34500	WIPAK FEE NOV 25	*	120.00	
				GUARDIAN ACCESS SOLUTIONS LLC			120.00 003687
12/02/25	00265	12/01/25 12012025	202512 300-36900-10200	REFUND DEPOSIT CHK 11/22	*	250.00	
				JENNA DIPPOLITO			250.00 003688
12/02/25	00264	10/27/25 000349	202512 320-53800-49400	PHOTOBOOTH RENTAL	*	1,257.48	
				PHOTOBOOTH_US			1,257.48 003689
12/02/25	00049	12/01/25 390863	202512 320-53800-34500	SECURITY MONITORING DEC25	*	34.95	
				SYNERGY FL			34.95 003690
TOTAL FOR BANK A						70,666.60	

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/24/25	00259	11/14/25 4401-12. 202511 300-15500-10000 8730 RANDAL PARK-DEC25		CHARTER COMMUNICATIONS	*	239.98	239.98 080004
11/24/25	00021	11/20/25 5000-10. 202510 320-53800-43000 OUC ELECTRIC-OCT25			*	3,706.65	
		11/20/25 5000-10. 202510 320-53800-43100 OUC STREETLIGHTS-OCT25			*	8,639.46	
		11/20/25 5000-10. 202510 320-53800-43200 OUC AMENITY-OCT25			*	1,746.36	
		11/20/25 5000-10. 202510 320-53800-43300 OUC REFUSE SVC-OCT25			*	246.81	
			OUC				14,339.28 080005
TOTAL FOR BANK Z						14,579.26	
TOTAL FOR REGISTER						85,245.86	

RAND RANDAL PARK BOH

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
November 30, 2025



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

	General Fund	Debt Service Funds	Capital Project Funds	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 349,944	\$ -	\$ -	\$ -	\$ 349,944
Due from General Fund	\$ -	\$ 55,775	\$ -	\$ -	\$ 55,775
Investments:					
State Board of Administration (SBA)	\$ 324,243	\$ -	\$ -	\$ 410,618	\$ 734,862
Series 2012					
Reserve	\$ -	\$ 403,783	\$ -	\$ -	\$ 403,783
Revenue	\$ -	\$ 289,755	\$ -	\$ -	\$ 289,755
Interest	\$ -	\$ 31	\$ -	\$ -	\$ 31
Prepayment	\$ -	\$ 1,283	\$ -	\$ -	\$ 1,283
Sinking Fund	\$ -	\$ 70	\$ -	\$ -	\$ 70
Series 2015					
Reserve	\$ -	\$ 600,147			\$ 600,147
Revenue	\$ -	\$ 395,666	\$ -	\$ -	\$ 395,666
Interest	\$ -	\$ 45	\$ -	\$ -	\$ 45
Construction	\$ -	\$ -	\$ 506	\$ -	\$ 506
Series 2018					
Reserve	\$ -	\$ 54,180	\$ -	\$ -	\$ 54,180
Revenue	\$ -	\$ 57,653	\$ -	\$ -	\$ 57,653
Interest	\$ -	\$ 4	\$ -	\$ -	\$ 4
Cap Interest	\$ -	\$ 2,944	\$ -	\$ -	\$ 2,944
Construction	\$ -	\$ -	\$ 55	\$ -	\$ 55
Cost of Issuance	\$ -	\$ -	\$ 8	\$ -	\$ 8
Prepaid Expenses	\$ 1,025	\$ -	\$ -	\$ -	\$ 1,025
Total Assets	\$ 675,212	\$ 1,861,336	\$ 570	\$ 410,618	\$ 2,947,737
Liabilities:					
Accounts Payable	\$ 475	\$ -	\$ -	\$ -	\$ 475
Due to Debt Service	\$ 55,775	\$ -	\$ -	\$ -	\$ 55,775
Total Liabilities	\$ 56,250	\$ -	\$ -	\$ -	\$ 56,250
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,025	\$ -	\$ -	\$ -	\$ 1,025
Restricted for:					
Debt Service	\$ -	\$ 1,861,336	\$ -	\$ -	\$ 1,861,336
Capital Project	\$ -	\$ -	\$ 570	\$ -	\$ 570
Assigned for:					
Capital Reserve Fund	\$ -	\$ -	\$ -	\$ 410,618	\$ 410,618
Unassigned	\$ 617,938	\$ -	\$ -	\$ -	\$ 617,938
Total Fund Balances	\$ 618,962	\$ 1,861,336	\$ 570	\$ 410,618	\$ 2,891,487
Total Liabilities & Fund Balance	\$ 675,212	\$ 1,861,336	\$ 570	\$ 410,618	\$ 2,947,737

Randal Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 58,269	\$ 58,269	\$ -
Colonial Properties Contribution	\$ 57,051	\$ 9,509	\$ 5,053	\$ (4,456)
Interest Income	\$ 1,922	\$ 1,922	\$ 3,179	\$ 1,257
Miscellaneous Revenue	\$ 1,000	\$ 167	\$ 145	\$ (22)
Activities	\$ 5,000	\$ 833	\$ 600	\$ (233)
Rentals	\$ 9,000	\$ 1,500	\$ 2,750	\$ 1,250
Total Revenues	\$ 1,225,653	\$ 72,199	\$ 69,995	\$ (2,204)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
FICA Expense	\$ 918	\$ 153	\$ 61	\$ 92
Annual Audit	\$ 4,700	\$ -	\$ -	\$ -
Trustee Fees	\$ 13,750	\$ 5,583	\$ 5,583	\$ -
Dissemination Agent	\$ 11,356	\$ 1,893	\$ 1,893	\$ (0)
Reamortization	\$ -	\$ -	\$ 350	\$ (350)
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Attorney	\$ 20,000	\$ 3,333	\$ 894	\$ 2,439
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Management Fees	\$ 51,504	\$ 8,584	\$ 8,584	\$ 0
Information Technology	\$ 2,064	\$ 344	\$ 344	\$ 0
Website Maintenance	\$ 1,376	\$ 229	\$ 229	\$ 0
Telephone	\$ 100	\$ 17	\$ -	\$ 17
Postage	\$ 1,000	\$ 167	\$ 334	\$ (168)
Insurance	\$ 10,207	\$ 10,207	\$ 8,345	\$ 1,862
Printing & Binding	\$ 1,500	\$ 250	\$ 21	\$ 229
Legal Advertising	\$ 2,250	\$ 375	\$ -	\$ 375
Other Current Charges	\$ 1,500	\$ 250	\$ -	\$ 250
Office Supplies	\$ 200	\$ 33	\$ 3	\$ 30
Property Appraiser	\$ 800	\$ 133	\$ -	\$ 133
Property Taxes	\$ 300	\$ 300	\$ -	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 153,232	\$ 41,425	\$ 33,349	\$ 8,076
<u>Operations & Maintenance</u>				
Contract Services:				
Field Management	\$ 21,561	\$ 3,593	\$ 3,594	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 3,200	\$ -	\$ 3,200
Landscape Maintenance	\$ 360,000	\$ 60,000	\$ 56,771	\$ 3,229
Lake Maintenance	\$ 11,882	\$ 1,980	\$ 971	\$ 1,009
Security Patrol	\$ 41,250	\$ 6,875	\$ -	\$ 6,875
Repairs & Maintenance				
Facility Maintenance	\$ 43,264	\$ 7,211	\$ 7,211	\$ 0
Repairs & Maintenance	\$ 30,000	\$ 5,000	\$ 557	\$ 4,443
Operating Supplies	\$ 8,000	\$ 1,333	\$ 1,042	\$ 292
Landscape Replacement	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Fountain Repairs	\$ 3,000	\$ 500	\$ -	\$ 500
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 572,157	\$ 102,860	\$ 79,145	\$ 23,715

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

	Adopted	Prorated Budget	Actual		
	Budget	Thru 11/30/25	Thru 11/30/25	Variance	
Utilities					
Utilities - Common Area	\$ 29,034	\$ 4,839	\$ 3,707	\$ 1,132	
Streetlighting	\$ 110,000	\$ 18,333	\$ 8,639	\$ 9,694	
Amenity Center					
Amenity Management	\$ 106,986	\$ 17,831	\$ 17,831	\$ -	
Pool Attendants	\$ 16,740	\$ 2,790	\$ 930	\$ 1,860	
Pool Permit	\$ 615	\$ -	\$ -	\$ -	
Cable TV/Internet/Telephone	\$ 4,857	\$ 810	\$ 480	\$ 330	
Utilities - Amenity Center	\$ 28,205	\$ 4,701	\$ 1,746	\$ 2,954	
Refuse Service	\$ 3,168	\$ 528	\$ 247	\$ 281	
Amenity Center Access Cards	\$ 1,000	\$ 167	\$ -	\$ 167	
HVAC Maintenance	\$ 574	\$ 96	\$ -	\$ 96	
Special Events	\$ 15,000	\$ 2,500	\$ 2,886	\$ (386)	
Holiday Decorations	\$ 10,000	\$ 9,971	\$ 9,971	\$ -	
Security Monitoring	\$ 2,600	\$ 433	\$ 310	\$ 123	
Janitorial Services	\$ 30,037	\$ 5,006	\$ 5,610	\$ (604)	
Pool Maintenance	\$ 32,130	\$ 5,355	\$ 5,100	\$ 255	
Pool Chemicals & Repairs	\$ 50,000	\$ 8,333	\$ 2,337	\$ 5,996	
Amenity Repairs & Maintenance	\$ 9,500	\$ 1,583	\$ 4,688	\$ (3,105)	
Pest Control	\$ 3,500	\$ 583	\$ 69	\$ 514	
Other					
Property Insurance	\$ 50,000	\$ 50,000	\$ 38,356	\$ 11,644	
Contingency	\$ 24,032	\$ 4,005	\$ -	\$ 4,005	
Subtotal Amenity Center	\$ 527,978	\$ 137,864	\$ 102,907	\$ 34,958	
Total Operations & Maintenance	\$ 1,100,135	\$ 240,724	\$ 182,051	\$ 58,673	
Total Expenditures	\$ 1,253,367	\$ 282,149	\$ 215,400	\$ 66,749	
Excess (Deficiency) of Revenues over Expenditures	\$ (27,713)	\$ (209,950)	\$ (145,405)	\$ 64,546	
<u>Other Financing Sources/(Uses):</u>					
Transfer Out - Capital Reserve	\$ (14,514)	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ (14,514)	\$ -	\$ -	\$ -	
Net Change in Fund Balance	\$ (42,228)	\$ (209,950)	\$ (145,405)	\$ 64,546	
Fund Balance - Beginning	\$ 42,228		\$ 764,367		
Fund Balance - Ending	\$ 0		\$ 618,962		

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues				
Interest	\$ 9,148	\$ 762	\$ 2,880	\$ 2,117
Total Revenues	\$ 9,148	\$ 762	\$ 2,880	\$ 2,117
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Pool Resurfacing	\$ 28,500	\$ -	\$ -	\$ -
Total Expenditures	\$ 53,500	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (44,352)	\$ 762	\$ 2,880	\$ 2,117
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 14,514	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 14,514	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (29,838)	\$ 762	\$ 2,880	\$ 2,117
Fund Balance - Beginning	\$ 407,793		\$ 407,739	
Fund Balance - Ending	\$ 377,955		\$ 410,618	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 396,407	\$ 20,002	\$ 20,002	\$ -
Interest Income	\$ 18,042	\$ 3,007	\$ 6,381	\$ 3,374
Total Revenues	\$ 414,450	\$ 23,010	\$ 26,383	\$ 3,374
Expenditures:				
Interest - 11/01	\$ 134,188	\$ 134,188	\$ 133,269	\$ 919
Principal - 11/01	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Interest - 5/01	\$ 130,359	\$ -	\$ -	\$ -
Total Expenditures	\$ 389,547	\$ 259,188	\$ 258,269	\$ 919
Excess (Deficiency) of Revenues over Expenditures	\$ 24,903	\$ (236,178)	\$ (231,886)	\$ 4,292
Fund Balance - Beginning	\$ 526,818		\$ 946,811	
Fund Balance - Ending	\$ 551,721		\$ 714,925	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 589,600	\$ 29,819	\$ 29,819	\$ -
Interest Income	\$ 25,057	\$ 4,176	\$ 9,128	\$ 4,952
Total Revenues	\$ 614,657	\$ 33,995	\$ 38,947	\$ 4,952
Expenditures:				
Interest - 11/01	\$ 191,030	\$ 191,030	\$ 190,865	\$ 165
Principal Payment - 11/01	\$ 200,000	\$ 200,000	\$ 180,000	\$ 20,000
Interest - 05/01	\$ 186,780	\$ -	\$ -	\$ -
Total Expenditures	\$ 577,810	\$ 391,030	\$ 370,865	\$ 20,165
Excess (Deficiency) of Revenues over Expenditures	\$ 36,847	\$ (357,035)	\$ (331,918)	\$ 25,117
Net Change in Fund Balance	\$ 36,847	\$ (357,035)	\$ (331,918)	\$ 25,117
Fund Balance - Beginning	\$ 738,077		\$ 1,357,594	
Fund Balance - Ending	\$ 774,924		\$ 1,025,676	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,674	\$ 5,954	\$ 5,954	\$ -
Interest Income	\$ 2,996	\$ 499	\$ 1,032	\$ 533
Total Revenues	\$ 120,670	\$ 6,453	\$ 6,986	\$ 533
Expenditures:				
Interest - 11/01	\$ 40,280	\$ 40,280	\$ 40,280	\$ -
Principal - 5/01	\$ 35,000	\$ -	\$ -	\$ -
Interest - 5/01	\$ 40,280	\$ -	\$ -	\$ -
Total Expenditures	\$ 115,560	\$ 40,280	\$ 40,280	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,110	\$ (33,827)	\$ (33,294)	\$ 533
Net Change in Fund Balance	\$ 5,110	\$ (33,827)	\$ (33,294)	\$ 533
Fund Balance - Beginning	\$ 90,195		\$ 154,029	
Fund Balance - Ending	\$ 95,305		\$ 120,735	

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

	Series		Series		
	2015		2018		Total
Revenues					
Interest Income	\$	3	\$	0	\$ 4
Total Revenues	\$	3	\$	0	\$ 4
Expenditures:					
Capital Outlay	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	3	\$	0	\$ 4
Fund Balance - Beginning	\$	503	\$	63	\$ 566
Fund Balance - Ending	\$	506	\$	64	\$ 570

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	\$ 1,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,179
Special Assessments - Tax Roll	\$ -	\$ 58,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58,269
Colonial Properties Contribution	\$ 5,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,053
Miscellaneous Revenue	\$ 70	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	145
Activities	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Rentals	\$ 1,000	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,750
Total Revenues	\$ 6,123	\$ 60,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	69,995
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ 5,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,583
Dissemination Agent	\$ 946	\$ 946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,893
Reamortization	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	350
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	894
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Management Fees	\$ 4,292	\$ 4,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,584
Information Technology	\$ 172	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	344
Website Maintenance	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	229
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 242	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	334
Insurance	\$ 8,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,345
Printing & Binding	\$ 11	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 2	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 27,720	\$ 5,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,349

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	\$ 1,797	\$ 1,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,594
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 27,009	\$ 29,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	56,771
Lake Maintenance	\$ 971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	971
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Maintenance	\$ 3,605	\$ 3,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,211
Repairs & Maintenance	\$ -	\$ 557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	557
Operating Supplies	\$ 934	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,042
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
Subtotal Operations & Maintenance	\$ 43,316	\$ 35,828	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79,145
Utilities													
Utilities - Common Area	\$ 3,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,707
Streetlighting	\$ 8,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,639
Amenity Center													
Amenity Management	\$ 8,916	\$ 8,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,831
Pool Attendants	\$ -	\$ 930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	930
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	480
Utilities - Amenity Center	\$ 1,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,746
Refuse Service	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	247
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 2,716	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,886
Holiday Decorations	\$ 9,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,971
Security Monitoring	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	310
Janitorial Services	\$ 2,632	\$ 2,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,610
Pool Maintenance	\$ 2,850	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,100
Pool Chemicals & Repairs	\$ 1,587	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,337
Amenity Repairs & Maintenance	\$ 1,640	\$ 3,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,688
Pest Control	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	69
Other													
Property Insurance	\$ 38,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,356
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Center	\$ 83,470	\$ 19,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102,907
Total Operations & Maintenance	\$ 126,787	\$ 55,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	182,051
Total Expenditures	\$ 154,507	\$ 60,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	215,400
Excess (Deficiency) of Revenues over Expenditures	\$ (148,385)	\$ (199)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(145,405)
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (148,385)	\$ (199)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(145,405)

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	\$403,783
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)
Less : November 1, 2025 (Mandatory)	(\$125,000)
Current Bonds Outstanding	\$3,885,000

Series 2015 Special Assessment Bonds	
Interest Rate:	(4.25% , 5% , 5.2%)
Maturity Date:	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement	\$596,080
Reserve Fund Balance	\$600,147
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)
Less : November 1, 2025 (Mandatory)	(\$180,000)
Current Bonds Outstanding	\$7,305,000

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	\$54,180
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	\$12,775,000
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Randal Park CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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

								51.09%	17.54%	26.15%	5.22%	100.00%
								Series 2012 Debt Service				
Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service	Total
11/20/25	ACH	10/26-11/01/25	\$17,776.05	(\$763.79)	(\$711.05)	\$0.00	\$16,301.21	\$8,328.80	\$2,859.12	\$4,262.25	\$851.04	\$16,301.21
11/25/25	ACH	11/02-11/07/25	\$101,815.13	\$0.00	(\$4,072.64)	\$0.00	\$97,742.49	\$49,939.73	\$17,143.35	\$25,556.57	\$5,102.84	\$97,742.49
TOTAL			\$ 119,591.18	\$ (763.79)	\$ (4,783.69)	\$ -	\$ 114,043.70	\$ 58,268.53	\$ 20,002.47	\$ 29,818.82	\$ 5,953.88	\$ 114,043.70

5%	Net Percent Collected
\$2,140,032.12	Balance Remaining to Collect

SECTION C

Randal Park CDD

Field Management Report



December 19th, 2025

Jarett Wright

Senior Field Manager

GMS

Site Items

Front Entrance Enhancements

- ✚ Working with Prince and Sons to generate proposal for front entrance enhancements to improve aesthetics.
- ✚ Looking to remove the mulch and palmetto bushes and replace with river rock and various plants to add color and reduce ongoing maintenance needs.



Site Items

General Maintenance Continued

- ✚ 5 Lights at the entrance monument are being relocated due to damaged wiring and to account for future enhancements.
- ✚ Mulching was completed and all grasses are being reset for the winter months.
- ✚ Received proposal for sidewalk / bench pad leveling at Hildreth Park.



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 1



Customer Contract

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Customer Initial: X _____



Orlando
3723 Hogshead Rd
Apopka, FL 32073

Phone: 689-219-3640
Website: www.alphafoundations.com

Licensed Contractor	Date
CBC1257350	12/2/2025
Customer and Account Number	Phone (Work or Home)
Randal Park	(407)750-3599
Project Location	E-mail
8767 Lovett Ave Orlando, FL 32832	Jwright@gmscfl.com

PROPOSED PRODUCTS	QTY
Utilities Protection	1.0
5 Year Annual Service Plan	1.0
SettleStop PolyRenewal 16 Areas of Lift Level	524.0
Subtotal	\$8,469.05
Discount	\$846.91
Contract Price	\$7,622.14

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Alpha Foundation Specialists, LLC (the "Contractor").

X_____ Customer is responsible for removing all personal items from the work area.	X_____ A full perimeter drainage system with sump pump was recommended.
X_____ Customer assumes responsibility for damages to hidden or unmarked utility lines.	X_____ Customer is aware of warranty and all addenda.
X_____ Stabilization is warranted. Contractor can attempt to lift at Customer's request.	X_____ Customer is responsible for providing all necessary electrical outlets.

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work..

Customer

Contractor

X_____

X_____

X_____

—

Date 12/2/2025

Date 12/2/2025

Product Specifications

- PolyRenewal is a two-part urethane polymer that expands into rigid, structural foam to fill voids, stabilize, and sometimes lift concrete. Small 3/8" holes are drilled in strategic locations in the slab. PolyRenewal is injected beneath the slab to fill voids and attempt lift. Holes are grouted and sealed but may not match the color of the existing flooring or concrete. Customer is aware that the concrete can crack during the lifting process. Contractor will repair cracks that are caused by the lift but will not replace any concrete. The concrete can sometimes be ground down to reduce tripping hazards. Customer is aware that the concrete may not be perfectly level. Contractor guarantees stabilization. Sealing all joints and preexisting cracks are recommended and can be added for an additional charge.
- Five years of service is included in this contract. Customer is aware this will be on the anniversary date of install completed. This is not refundable and will transfer to new home owners if house is sold.
- Utilities protection will cover repairs to private utilities damaged during installation (cable, sprinklers, private water lines, private electric lines etc). Repairs limited to damaged area and do not include full line replacement.

Terms and Conditions

1. **Services.** Alpha Foundation Specialists, LLC d/b/a Alpha Foundations, license no.CBC1257350, is licensed by the Florida Department of Business and Professional Regulation.

This Contract for the services requested by Customer (the "Work") is based primarily upon Customer's description of the project and/or the related problem(s) and is intended to remediate those problem(s). Contractor assumes existing construction generally complies with the relevant building codes. Any drawing(s) attached to the Contract are intended solely for illustration purposes, are not to scale, and do not create any additional representation, warranty, or commitment on the part of Contractor in connection with the Work. Contractor is not responsible for products, services, or conditions not expressly reflected herein, not expressly included in the Contract, and not purchased and paid for by Customer. Start dates and completion deadlines for the Work are approximate and may be affected by events beyond Contractor's control, such as weather, permitting issues, access to the property, etc. Any delay caused by events beyond the control of Contractor shall not constitute abandonment and shall not be included in calculating timeframes for payment and performance. Contractor reserves the right to amend the scope of the Work in order to best address the project and/or problems. Any changes to the scope of Work which change the cost, materials, work to be performed, or estimated completion date must be made in writing, signed by both parties, and paid for before the Work can be performed. Any deviation from the scope of Work set forth in the Contract that results in additional costs, including but not limited to unforeseen site conditions, unusual building construction, changes needed after Contractor's engineering/ management review of the signed Contract, and/or special requirements from the county/city/agency, will become an extra charge over and above the contract amount set forth in the Contract. If Customer and Contractor cannot agree on the amount of such additional costs and sign an amendment to the Contract, then Contractor has the option, at its sole discretion, of not proceeding with the Work and canceling the Contract for its convenience. Contractor reserves the right to substitute a product with an equivalent or superior product. The Work will be completed in a workmanlike manner according to the standard practices of the industry, and Contractor will comply with local permitting, inspection, and zoning requirements.

2. **Acceptance of Contract.** By signing the Contract, Customer acknowledges that he/she understands and accepts all terms, the Terms and Conditions and the Warranties, and desires to enter into a contract with Contractor for the completion of the Work. Customer's signature authorizes Contractor to perform the Work as specified in the Contract. The Contract may be withdrawn by Contractor if it is not accepted within thirty (30) days from the date of delivery.
3. **Compensation.** Customer agrees to pay Contractor compensation as set forth in the Contract. Payment must be made in full upon completion of the Work. Failure by Customer to make payments when due shall constitute a breach of the Contract. A service fee of \$25 will be charged for each returned check, and interest at a rate of 1% per month shall be applied to any amounts owed by Customer to Contractor (both pre-judgment and post-judgment) if Customer fails to pay the amounts owed for the Work as agreed.
4. **Insurance.** Contractor represents and warrants that it maintains insurance as set forth in the Contractor's Certificate of Liability Insurance, which can be made available upon request.

5. **Dispute Resolution.**

Dispute Resolution. Contractor and Customer agree that the Contract evidences a transaction involving or affecting interstate commerce and that their agreement to arbitrate, including whether an agreement to arbitrate exists or whether the controversy is subject to an agreement to arbitrate, shall be governed by the Federal Arbitration Act ("FAA"), 9 U.S.C. § 1, et seq. Any claim, dispute, or other matter in controversy arising out of or related to this Contract or breach thereof and/or related to the Work shall be settled by arbitration administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules and the FAA in the place where the project is located, unless another location is mutually agreed upon, and judgment on the award rendered by the single arbitrator appointed to decide such proceeding may be entered in accordance with applicable law in any court having jurisdiction thereof. The fee schedule is listed on the AAA website at <http://info.adr.org/constructionfeeschedule/>. For any other issues, the Contract shall be governed by the law of the place where the project is located, excluding that jurisdiction's choice of law rules.

If Customer elects to initiate arbitration, the arbitrator has the discretion and authority to award such remedies as may be available under applicable law.

If payment in full is not made when due, Contractor may recover from Customer all expenses of collection, including attorneys' fees, court costs, court reporter fees, and expert witness fees, in such amount as the arbitrator may adjudge reasonable if Contractor prevails on such payment claim. Except as stated in the preceding sentence, each party shall be responsible for its own attorneys' fees for the arbitration. Contractor is also entitled to recover interest on the unpaid amount from the date due until paid at the rate of 1% per month. EACH PARTY TO THIS CONTRACT FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, WAIVES ALL RIGHTS TO TRIAL BY JURY FOR ANY CLAIM, DISPUTE, OR OTHER MATTER IN CONTROVERSY ARISING OUT OF OR RELATED TO THIS CONTRACT.

6. **Customer's Responsibility.**

- a. **Cosmetic Repairs.** Unless specifically noted in the Contract, Contractor is not responsible for any cosmetic repairs. Rather, Customer is responsible for any finished carpentry, painting, repointing, electrical work, extending discharge lines, replacement of floor tiles, carpeting, paneling, etc. that may be necessary after Contractor has completed the Work, unless such repairs are specifically identified in the Contract. When trenching or excavation is required, Contractor will backfill and compact soil to the best of its ability; however, Customer may need to add more topsoil at a later date if the excavated area settles. Customer is also responsible for any landscaping, reseeding, and resodding that may be necessary after Contractor has completed the Work.
- b. **Utilities.** Contractor will call the appropriate utility protection service or damage prevention authority (i.e., 811 or "Miss Utility") to have all public underground utilities located. If Customer lives at a rural address, public lines will only be located to the pole or Customer's property line. Customer is responsible for marking any private lines such as satellite dish cables, propane lines, low voltage lighting wires, sprinkler system lines, security system wires, services to outbuildings and swimming pools, etc. Customer assumes all responsibility for damage caused to hidden, buried, or unmarked fuel/utility/service/private lines. Unless otherwise noted, electrical work is not included in this Contract and problems with electrical connections are the responsibility of Customer.
- c. **Water Seepage.** Customer agrees to maintain positive drainage away from any wall(s) repaired by wall anchors, foundation piers, and/or carbon fiber strips/reinforcers. In the event of a wall anchor installation, a water management system is recommended to reduce hydrostatic pressure (which increases at greater depths) on the wall(s) and reduce the chance of water seepage into the basement. Water seepage into any area of the basement is NOT covered by the attached Warranties.
- d. **Access and Personal Property.** Customer shall provide access to the areas where the Work is to be performed and shall furnish utilities of electric and water at no cost to Contractor. Customer shall prepare such areas so that Contractor can begin work, including moving all items at least 10 feet away from areas where Work is to be performed and adequately sealing off living space from work areas. Customer shall remove or protect personal property, inside and outside of the residence, including but not limited to carpets, rugs, shrubs and plants, and Contractor shall not be responsible for said items. In the event that the removals have not been completed by the scheduled start date for Work, Customer shall be assessed a trip fee of \$250. Contractor may offer, but is not required, to assist (i) in the preparation of the Work areas and/or (ii) in the removal and replacement of drywall, paneling, flooring, finish carpentry, wall coverings, or landscaping at a rate of \$40 per man hour.
- e. **Representations.** Customer warrants that except as described in the request for service, all electrical, plumbing, HVAC, restoration, and

handyman services located on the property are in good repair and condition and agrees to indemnify Contractor for any defective conditions that exist prior to or that occur after performance of the Work through no fault of Contractor. Customer is responsible for protecting the components that Contractor provides from future damage and shall follow all instructions provided in maintaining and protecting such components.

7. **On-Site Meetings.** Customer shall meet with Contractor on-site before the Work begins and shall meet with Contractor on-site when the Work is completed and ready for inspection such that Contractor can explain the Work and finalize payment by Customer. Customer shall be responsible for being present on-site during any attempts to lift any part of the structure and/or concrete pavement.
8. **Notice and Contractor's Right to Cure.** Customer shall promptly report, in writing, any problems with the Work to Contractor. If the problem with the Work is attributable to Contractor, Contractor will begin to repair/correct the problem within fourteen (14) days of receipt of written notice and shall complete the repair/correction in a reasonable time.
9. **Assignment.** This Contract will be binding upon the parties hereto and their respective successors and assigns. This Contract is not assignable without the written consent of both parties.
10. **Miscellaneous.** This Contract constitutes the entire agreement of the parties. All prior agreements, whether written or oral, are merged herein and shall be of no force or effect. This Contract shall not be modified except in writing signed by both parties. The waiver by any party of a breach or the failure to enforce any provision of this Contract shall not operate as a continued waiver or agreement or be construed as any other waiver or agreement. The validity, performance, and construction of this Contract shall be governed and interpreted in accordance with the law of the place where the project is located. If any term, condition, or provision of this Contract is found unenforceable by a court of law or equity, this Contract shall be construed as though that term, condition, or provision did not exist, and its unenforceability shall have no effect whatsoever on the rest of this Contract.
11. **Signatures.** This Contract may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument. This Contract may be executed by facsimile or electronic signature pages which shall have the same force and effect as original executed signature pages. The person signing below for Customer represents that he/she has authority to act on behalf of the owner(s) of the property described in the Contract.
12. **Limitation of Liability.** IN NO EVENT SHALL CONTRACTOR BE RESPONSIBLE FOR INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF USE OF THE SUBJECT PROPERTY, DAMAGE TO ANY PROPERTY NOT FURNISHED BY CONTRACTOR, ATTORNEYS' FEES, EXPERT FEES AND/OR COSTS. **THE TOTAL LIABILITY OF CONTRACTOR UNDER ANY CLAIMS, LOSSES, COSTS OR DAMAGES WHATSOEVER ARISING OUT OF, RESULTING FROM OR IN ANY WAY RELATED TO THIS CONTRACT AND/OR THE WORK SHALL NOT EXCEED THE TOTAL COMPENSATION PAID BY CUSTOMER TO CONTRACTOR PURSUANT TO THIS CONTRACT.**
13. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF CUSTOMER LOSES MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-6593, Construction Industry Licensing Board, 2601 Blair Stone Road, Tallahassee, Florida 32399.

IN WITNESS WHEREOF, Customer and Contractor have caused their duly authorized representatives to execute this Contract as of the date first written above.

Customer

Name:

X_____

By: Randal Park

Contractor Alpha Foundation Specialists, LLC

Name:

_X_____

By: Chris Batten

Warranties

These Warranties are in effect only after the Work is completed and Customer has paid in full. If payment is not received, these Warranties are null and void. These Warranties are made in lieu of all other warranties, express or implied, and of all other obligations on the part of Contractor to Customer. There are no other oral or written warranties. There are no warranties which extend beyond the descriptions that appear below, including no warranties of express or implied merchantability and no warranties of express or implied fitness for a particular purpose. These Warranties are transferable to future owners of the structure on which the Work is completed. Contractor shall charge a fee of \$240 to complete a system inspection and new owner orientation. All warranty claims must be brought prior to the expiration of the applicable warranty period in order to be valid. Contractor does not warrant products not mentioned herein. Some products may be covered by a separate manufacturer's warranty, and Customer is responsible for compliance with any notice and claim procedure included in such warranties.

1. Definitions. The term "stabilize," as used in these Warranties, shall mean to make unlikely to give way or fail. The term "horizontal movement", as used in these Warranties shall mean bowing. The term "vertical movement," as used in these Warranties shall mean settlement.
2. Wall Support Systems. Contractor hereby warrants that wall support systems, including wall anchors, carbon fiber strips, and steel I-beam systems, will stop further inward horizontal movement of the wall(s) in the areas where they are installed for the lifetime of the structure from the date of installation. Wall support systems are warranted only to stabilize repaired walls(s), not straighten. Walls that do not have wall support systems installed by Contractor entirely from corner to corner are not warranted. Contractor recommends annual maintenance for wall support systems. The cost of maintenance is not included in this contract, but maintenance is available from Contractor at an additional charge. For carbon fiber strips, contractor does not warrant against: (1) any tipping or leaning at the top of the wall(s) repaired; (2) shearing or sliding at the bottom of the wall(s) repaired. In the rare instance that the repaired wall(s) experience leaning or shearing, steel brackets or other methods can be installed by Contractor at an additional charge.
3. Foundation Push Piers and Foundation Helical Piers. Contractor warrants that the foundation push piers and foundation helical piers will stabilize the affected area(s) against further vertical movement for the lifetime of the structure from the date of installation. Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's foundation. Foundation push piers and foundation helical piers are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
4. Steel Columns/Adjustable Screw Jacks/IntelliJack Supports/SettleStop Floor Supports. Contractor warrants that the support system will stabilize the affected area(s) against further vertical movement for a period of two (2) years from the date of installation. This two (2) years warranty against further vertical movement is separate and apart from the manufacturer's warranty of twenty-five (25) years on the product(s). Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's framing. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for wood repair (i.e., joist sistering, beam replacement, sill plate repair, cracking/movement in hardwood flooring or tiles) incidental to changes in environmental conditions and/or changes in the building envelope conditions, unless specifically noted in this Contract. Contractor warrants carpentry work for a period of one (1) year. Steel columns/adjustable screw jacks are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
5. Slab Piers. Contractor warrants that the slab piers will stabilize the affected area(s) against further vertical movement for a period of ten (10) years from the date of installation. Contractor DOES NOT WARRANT TO LIFT the slab back to its original position.
6. Water Management. Contractor warrants that if water from the walls or floor wall joint passes through the perimeter of the water management system and into the basement floor, Contractor will provide the additional labor and materials to fix the leak at no additional charge to the Customer. This warranty applies to water management systems along the specific areas where the system is installed. This warranty will be in effect for the lifetime of the structure and may be transferred to future homeowners provided Contractor is notified within thirty (30) days of the real estate transfer. Annual maintenance is strongly recommended for all water management systems, but is not required for the warranty to be in effect. The water management system shall not rust, rot, or corrode for the life of the structure. If the entire perimeter of the basement was not treated, then additional work at an additional charge may be necessary to extend the system or treat other areas or other problems not addressed by this Work. In addition, a pump or power failure is possible; therefore, this warranty is not a guarantee of a dry basement. This warranty shall not apply to condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, wall dampness, or efflorescence (white powder) on concrete, masonry or bricks. Contractor is not responsible for frozen discharge lines or water once it is pumped from the structure. Installation of a water management system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Floor cracks are warranted against leakage only with full perimeter water management systems. Primary AC operated sump pumps and DC back-up pumps may be covered under a separate manufacturer's warranty. Systems that drain to daylight cannot be warranted by Contractor if such system does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron get, or iron bacteria from the soil are rare, Contractor cannot be responsible for these situations, or for a system that requires cleaning, flushing, or other service as necessary to keep it functioning.
7. Crawl Space Encapsulation. A crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture; however, the encapsulation system does not claim to be a mold mitigation system and a dehumidification/air purification system is highly recommended to further reduce mold growth. CrawlSeal has a transferable twenty-five (25) years warranty—there will be no charge for service calls on any tears or holes in the CrawlSeal liner (not caused by abuse or misuse), in the unlikely event this occurs. Wet crawl spaces require a drainage system and a sump pump system to remedy any problems with water below the liner. There will be no charge for Contractor to repair tears or holes in the crawl space encapsulation liner, unless Contractor determines that the tear/hole was caused by abuse or misuse. Sump pumps and crawl space encapsulation systems may be covered under a separate manufacturer's warranty. Installation of a crawl space encapsulation system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Contractor is not responsible for frozen discharge lines, water once it is pumped from the structure, or condensation. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for the repair of pre-existing wood damage unless specifically noted in this Contract.
8. PolyRenewal and Expanding Polyurethane Structural Foam. Contractor guarantees stabilization of the areas serviced. The customer is aware that the work under contract will fill existing voids but may not lift or level the affected area. Contractor recommends sealing all cracks and joints, and Contractor can do so for an additional charge at Customer's request. Contractor warrants that the area where the slab of concrete was stabilized will not settle more than ¼ inch for a period of one (1) year from the date of installation. To the extent that the Customer maintains and fully pays for an Annual Service Agreement, this one (1) year warranty will continue annually and in a commensurate manner. In the event that the Contractor determines such movement exists, then Contractor will provide the labor and materials to re-inject the area at no additional charge to Customer. All

warranties are void if Customer does not maintain grade around slabs and seal joints between slabs. This Warranty does not include patching or caulking between slabs, surface wear and delamination, chemical stains, failure to maintain proper drainage, failures to the installed area that are the result of pre-existing and intrinsic structural deficiencies existing before Contractor commenced work under this Contract, and all other conditions to the installed area that are the result of causes and influences outside the control of the Contractor.

9. Exclusions. THIS WARRANTY DOES NOT COVER, AND CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR: (a) any product or system that is altered in any way; (b) exterior waterproofing; (c) system damage caused by Customer's negligence, misuse, abuse, or alteration; (d) damage, issues, and conditions incidental to installation, including dust and dirt; (e) changes to wood framing system; (f) damage to personal property of any type; (g) unmarked utility line breakage; (h) private utilities and lines (e.g., sprinkler, plumbing, discharge lines, etc.); (i) damage caused by unforeseen conditions such as mold, asbestos, or lead based paint; (j) removal and/or disposal of any hazardous materials; (k) failure or delay in performance or damage caused by acts of God (flood, fire, storm, earthquake, methane gas, etc.), acts of civil or military authority, or any other cause outside of Contractor's control; (l) damage beyond Contractor's control caused by dry rot, corrosion, termite infestation, and substandard construction; (m) damage done during a lifting operation; (n) basement water seepage, unless a full perimeter drainage system has been installed; (o) heave or any damage caused by it; and (p) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments. EXCEPT AS EXPRESSLY SET FORTH, ALL SERVICES, MATERIALS, PARTS AND COMPONENTS PROVIDED BY CONTRACTOR ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, AND CONTRACTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

NOTICE OF CANCELLATION

Transaction Date: _____

You may CANCEL this transaction, without any penalty or obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the Contract or sale, and any negotiable instrument executed by you will be returned within 10 BUSINESS DAYS following receipt by Contractor of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to Contractor at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or sale; or you may, if you wish, comply with the instructions of Contractor regarding the return shipment of the goods at Contractor's expense and risk.

If you do make the goods available to Contractor and Contractor does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Contractor, or if you agree to return the goods to Contractor and fail to do so, then you remain liable for performance of all obligations under the Contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

Alpha Foundation Specialists, LLC at 3723 Hogshead Rd, Apopka, FL 32073

NOT LATER THAN MIDNIGHT OF _____ (Date).

I HEREBY CANCEL THIS TRANSACTION.

(Date) _____

(Customer's signature) _____

If after three business days the transaction has not been canceled, then the deposit will be non-refundable.

PAYMENT TERMS

We propose hereby to complete the services indicated in this Contract for the sum of:

Contract Amount	\$7,622.14
Deposit	\$1,905.54
Due Upon Completion	\$5,716.60

Is the project financed? YES _____ NO _____ (Financing must be set up at the time of the signed contract.)

Approval/Account # _____

X _____ (initial) - Customer must be present on final day of install and final walk-through is to be performed with the job foreman.

X _____ (initial) - Balance to be paid in full to foreman on last day of install. (Unless financed)

BUYER'S RIGHT TO CANCEL.

This is a home solicitation sale, and if Customer does not want the goods or services, Customer may cancel the Contract by providing written notice to Contractor in person, by telegram, or by mail.

This notice must indicate that Customer does not want the goods or services and must be delivered or postmarked before midnight of the third business day after Customer signs the Contract.

The notice must be mailed or delivered to: Alpha Foundation Specialists, LLC at 3723 Hogshead Rd, Apopka, FL 32073.

If Customer cancels the Contract, Contractor may not keep all or part of any cash down payment. If Customer does not cancel the transaction during the cancellation period listed in this paragraph of the Contract, the deposit will be non-refundable. See the attached Notice of Cancellation form for further explanation of this cancellation right.

Customer

Contractor

X _____

X _____

X _____

—

Date _____ 12/2/2025

Date _____ 12/2/2025



A Safe and Stabilized Path Moving Forward

Concrete Lifting Solutions by the SettleStop® PolyRenewal® System

- ▶ Uneven, sinking, and cracking concrete slabs are more than an eyesore. They are harmful and unsightly tripping hazards that can put your family and your home's property value at risk.
- ▶ Prevent tripping hazards, protect your home's property value, and renew sinking concrete slabs.
- ▶ Our exclusive SettleStop® PolyRenewal® System is the most innovative solution for stabilizing sinking front porches, sidewalks, pool decks, driveways, and MORE!

Understanding Concrete Slab Sinking

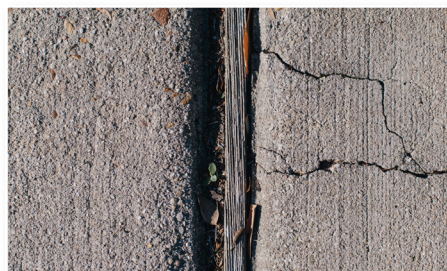
What Causes a Sinking Slab?

Uneven concrete slabs are most often caused by slab settlement. Slab settlement occurs when soil movement underneath the slab reduces its ability to support the slab above. When it comes to the causes of concrete settlement, there are three main culprits.



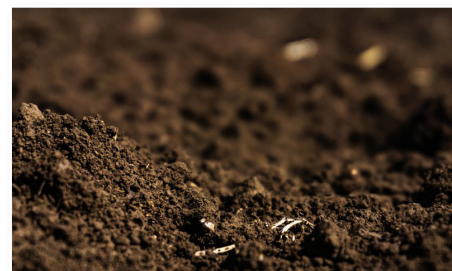
Soil Washout

Excess water caused by plumbing leaks, erosion, large rains, etc. may find its way underneath your concrete slab. As this water moves, it can wash away the soil that's supporting the weight of the concrete. Over time, voids may develop underneath the concrete slab causing your slab to sink.



Soil Moisture Content

Cycles of wet and dry have a direct effect on the soil underneath the concrete slab. When soil types like clay get wet, they expand. When the soil dries during drought conditions or from tree roots drawing valuable soil moisture, soil begins to shrink, creating voids under the slab. This lack of support can lead to uneven and cracked concrete.



Poorly Compacted Fill

During the construction of a driveway, patio, sidewalk or home, soil is spread out and moved around to achieve a desired grade level. As the fill soil underneath the slab compresses and settles so does the concrete slab.



WARNING SIGNS



Cracks

Having open cracks in your concrete slab means water and moisture have another way in. Allowing water to enter cracks and control joints can accelerate soil erosion, causing further damage.



Unevenness

Uneven concrete slabs are very dangerous and create tripping hazards. They also contribute to improper drainage and erosion.

Choosing the Best Solution, There is No Comparison!



Our SettleStop® PolyRenewal® System outperforms traditional repair methods. Unlike invasive and intensive processes like mudjacking and concrete replacement, PolyRenewal's unique expansive polyurethane technology utilizes high density polymers to stabilize and lift uneven concrete slabs.



SettleStop® PolyRenewal® Features



Fast-Acting: Reaches its final strength and is ready to support weight within 15 minutes



Waterproof: Closed cell foam does not absorb water, cannot be washed out, and is not affected by freeze and thaw cycles



Lightweight: Weighs 4-6 lbs. per cubic foot when installed, which is significantly less than the traditional methods



Strong: High density foam has 7,200 psf compressive strength



Environmentally Friendly: Foam is inert when cured



Precision Lift: Lift is achieved by actual expansion of the material rather than by pressurization of the material, meaning less chance of "blowouts" like with mudjacking

Seal the Cracks with our SettleStop® PolyRenewal® Crack Sealant

Prevent water from seeping into your newly stabilized and lifted concrete!



How SettleStop® PolyRenewal® Works

PolyRenewal's innovative technology renews and stabilizes sunken concrete slabs using a simple 4-step process:



Step 1

Penny-sized holes are drilled in the concrete slab



Step 2

Temporary injection ports are installed

We've engineered convenience into our process, ***so even extensive repairs can be completed in just a few hours!***



Step 3

Expansive polyurethane foam is injected to support and lift the slab



Step 4

The drilled holes are patched and smoothed over

A Multi-Use Concrete Solution

- ▶ Patio Repair
- ▶ Floor Repair
- ▶ Foundation Repair
- ▶ Garage Floor Repair
- ▶ Driveway Repair
- ▶ Pool Deck Repair
- ▶ Porch Repair
- ▶ Step Repair



Quick Results for Long Time Stability

Initial Reaction:
8 seconds

Full Rise:
30 seconds

90% Strength:
15 minutes





A Smooth Ride Ahead

When concrete slabs begin to sink and sag, they become tripping hazards. Protect your sidewalk, porches, driveways, pool decks, and more while restoring your home's beauty and safety with SettleStop® PolyRenewal®.

Your Home is Everything. Why Compromise?

SettleStop® PolyRenewal® System can:

- ▶ *Deliver long-term results, fast*
- ▶ *Stabilize sinking, uneven concrete without harmful environmental effects*
- ▶ *Support heavy loads up to 7,200 psf*



A Groundworks Company

(833) 733-0059 | AlphaFoundations.com

Rev. 12.02.21

SECTION D

Randal Park
November 2025

RANDAL



PARK

Randal Park
Amenity Report
November 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
- The pool attendant last day was October 31st.

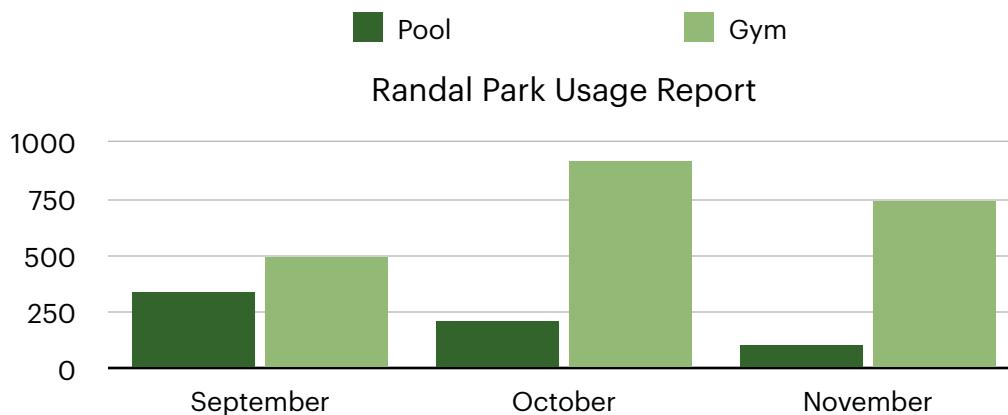
November Randal House Rentals: 5

November Events:

- * Cookie Decoration Workshop: Friday, November 7th
- * Fall Festival: Saturday, November 15th

Events scheduled for December:

- * Paint Night: Friday, December 5th - Vendor Cancelation
- * Holiday Mix: Friday, December 6th



Cookie Decoration Workshop
Friday, November 7th
6:00pm- 8:00pm
Total Guest Participation: 16



Fall Festival
Saturday, November 16th
2:00pm- 4:00pm
Total children: 80
Total adults: 87
Total Guest Participation: 167

