

*Randal Park Community
Development District*

Agenda

January 16, 2026

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

January 9, 2026

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

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, January 16, 2026 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 December 19, 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
 1. Consideration of Proposal for Interior Design Services for the Randal Park Clubhouse
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date – February 20, 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, **December 19, 2025** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius	Chairperson
Katie Steuck	Vice Chairperson
Sean Masherella	Assistant Secretary
Brandon Swendsen	Assistant Secretary <i>by telephone</i>

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Engineer's Report

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the November 21,
2025 Board of Supervisors Meeting**

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the minutes of the November 21, 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. Steuck seconded by Mr. Masherella 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 management report, copy of which was included in the agenda package.

1. Consideration of Proposal for Concrete Repair from Alpha Foundation

Mr. Wright reviewed the proposal to repair 16 areas where the sidewalk is lifting and to level the bench pad at Hildreth Park.

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the proposal from Alpha Foundations in the amount of \$7,622.14 was approved.

ii. Proposal for Tree Trimming

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor the tree trimming proposal from Prince and Sons in the amount of \$2,800 was approved.

D. Amenity Report

Ms. Panagos gave an overview of 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 light for the fountain turns off early; you can hear the fountain running but it is pitch black.

Mr. Wright stated it may be a timer issue.

Mr. Swendsen stated there are a couple boards on the bridge that might need to be tacked down.

Mr. Wright stated I will look at that.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – January 16, 2026

Mr. Showe stated the next meeting is scheduled for January 16, 2026 at the same location.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Masherella seconded by Ms. Steuck with all in favor the meeting adjourned at 9:44 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	AMOUNTCHECK.... 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	AMOUNTCHECK..... 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	AMOUNTCHECK..... 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	AMOUNTCHECK..... AMOUNT #
11/24/25	00259	11/14/25 4401-12. 202511 300-15500-10000 8730 RANDAL PARK-DEC25			*	239.98	
CHARTER COMMUNICATIONS							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
December 31, 2025



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Randal Park
Community Development District
Combined Balance Sheet
December 31, 2025

	General Fund	Debt Service Funds	Capital Project Funds	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 367,056	\$ -	\$ -	\$ -	\$ 367,056
Due from Colonial Properties	\$ 10,816	\$ -	\$ -	\$ -	\$ 10,816
Due from General Fund	\$ -	\$ 33,877	\$ -	\$ -	\$ 33,877
Investments:					
State Board of Administration (SBA)	\$ 325,341	\$ -	\$ -	\$ 412,008	\$ 737,349
Series 2012					
Reserve	\$ -	\$ 405,059	\$ -	\$ -	\$ 405,059
Revenue	\$ -	\$ 340,423	\$ -	\$ -	\$ 340,423
Interest	\$ -	\$ 59	\$ -	\$ -	\$ 59
Prepayment	\$ -	\$ 1,287	\$ -	\$ -	\$ 1,287
Sinking Fund	\$ -	\$ 98	\$ -	\$ -	\$ 98
Series 2015					
Reserve	\$ -	\$ 602,042			\$ 602,042
Revenue	\$ -	\$ 471,085	\$ -	\$ -	\$ 471,085
Interest	\$ -	\$ 87	\$ -	\$ -	\$ 87
Construction	\$ -	\$ -	\$ 508	\$ -	\$ 508
Series 2018					
Reserve	\$ -	\$ 54,351	\$ -	\$ -	\$ 54,351
Revenue	\$ -	\$ 72,644	\$ -	\$ -	\$ 72,644
Interest	\$ -	\$ 13	\$ -	\$ -	\$ 13
Cap Interest	\$ -	\$ 2,953	\$ -	\$ -	\$ 2,953
Construction	\$ -	\$ -	\$ 55	\$ -	\$ 55
Cost of Issuance	\$ -	\$ -	\$ 8	\$ -	\$ 8
Prepaid Expenses	\$ 240	\$ -	\$ -	\$ -	\$ 240
Total Assets	\$ 703,453	\$ 1,983,978	\$ 572	\$ 412,008	\$ 3,100,011
Liabilities:					
Due to Debt Service	\$ 33,877	\$ -	\$ -	\$ -	\$ 33,877
Total Liabilities	\$ 33,877	\$ -	\$ -	\$ -	\$ 33,877
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 240	\$ -	\$ -	\$ -	\$ 240
Restricted for:					
Debt Service	\$ -	\$ 1,983,978	\$ -	\$ -	\$ 1,983,978
Capital Project	\$ -	\$ -	\$ 572	\$ -	\$ 572
Assigned for:					
Capital Reserve Fund	\$ -	\$ -	\$ -	\$ 412,008	\$ 412,008
Unassigned	\$ 669,337	\$ -	\$ -	\$ -	\$ 669,337
Total Fund Balances	\$ 669,577	\$ 1,983,978	\$ 572	\$ 412,008	\$ 3,066,135
Total Liabilities & Fund Balance	\$ 703,453	\$ 1,983,978	\$ 572	\$ 412,008	\$ 3,100,011

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 180,341	\$ 180,341	\$ -
Colonial Properties Contribution	\$ 57,051	\$ 14,263	\$ 15,869	\$ 1,606
Interest Income	\$ 1,922	\$ 1,922	\$ 4,278	\$ 2,356
Miscellaneous Revenue	\$ 1,000	\$ 250	\$ 520	\$ 270
Activities	\$ 5,000	\$ 1,250	\$ 1,265	\$ 15
Rentals	\$ 9,000	\$ 2,250	\$ 5,500	\$ 3,250
Total Revenues	\$ 1,225,653	\$ 200,275	\$ 207,772	\$ 7,497
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,585	\$ 415
FICA Expense	\$ 918	\$ 230	\$ 184	\$ 46
Annual Audit	\$ 4,700	\$ -	\$ -	\$ -
Trustee Fees	\$ 13,750	\$ 5,583	\$ 5,583	\$ -
Dissemination Agent	\$ 11,356	\$ 2,839	\$ 2,839	\$ (0)
Reamortization	\$ -	\$ -	\$ 350	\$ (350)
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 20,000	\$ 5,000	\$ 1,194	\$ 3,806
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Management Fees	\$ 51,504	\$ 12,876	\$ 12,876	\$ 0
Information Technology	\$ 2,064	\$ 516	\$ 516	\$ 0
Website Maintenance	\$ 1,376	\$ 344	\$ 344	\$ 0
Telephone	\$ 100	\$ 25	\$ -	\$ 25
Postage	\$ 1,000	\$ 250	\$ 391	\$ (141)
Insurance	\$ 10,207	\$ 10,207	\$ 8,345	\$ 1,862
Printing & Binding	\$ 1,500	\$ 375	\$ 29	\$ 347
Legal Advertising	\$ 2,250	\$ 563	\$ -	\$ 563
Other Current Charges	\$ 1,500	\$ 375	\$ -	\$ 375
Office Supplies	\$ 200	\$ 50	\$ 4	\$ 46
Property Appraiser	\$ 800	\$ 200	\$ -	\$ 200
Property Taxes	\$ 300	\$ 300	\$ -	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 153,232	\$ 51,139	\$ 41,146	\$ 9,994
<u>Operations & Maintenance</u>				
Contract Services:				
Field Management	\$ 21,561	\$ 5,390	\$ 5,390	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 4,800	\$ -	\$ 4,800
Landscape Maintenance	\$ 360,000	\$ 90,000	\$ 86,533	\$ 3,467
Lake Maintenance	\$ 11,882	\$ 2,970	\$ 2,913	\$ 57
Security Patrol	\$ 41,250	\$ 10,313	\$ -	\$ 10,313
Repairs & Maintenance				
Facility Maintenance	\$ 43,264	\$ 10,816	\$ 10,816	\$ 0
Repairs & Maintenance	\$ 30,000	\$ 7,500	\$ 557	\$ 6,943
Operating Supplies	\$ 8,000	\$ 2,000	\$ 1,042	\$ 958
Landscape Replacement	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Irrigation Repairs	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Fountain Repairs	\$ 3,000	\$ 750	\$ -	\$ 750
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 572,157	\$ 149,789	\$ 116,250	\$ 33,539

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Utilities				
Utilities - Common Area	\$ 29,034	\$ 7,259	\$ 7,000	\$ 259
Streetlighting	\$ 110,000	\$ 27,500	\$ 17,279	\$ 10,221
Amenity Center				
Amenity Management	\$ 106,986	\$ 26,747	\$ 26,747	\$ -
Pool Attendants	\$ 16,740	\$ 4,185	\$ 930	\$ 3,255
Pool Permit	\$ 615	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,857	\$ 1,214	\$ 720	\$ 494
Utilities - Amenity Center	\$ 28,205	\$ 7,051	\$ 3,110	\$ 3,941
Refuse Service	\$ 3,168	\$ 792	\$ 494	\$ 298
Amenity Center Access Cards	\$ 1,000	\$ 250	\$ -	\$ 250
HVAC Maintenance	\$ 574	\$ 144	\$ -	\$ 144
Special Events	\$ 15,000	\$ 3,750	\$ 13,095	\$ (9,345)
Holiday Decorations	\$ 10,000	\$ 9,971	\$ 9,971	\$ -
Security Monitoring	\$ 2,600	\$ 650	\$ 465	\$ 185
Janitorial Services	\$ 30,037	\$ 7,509	\$ 8,266	\$ (757)
Pool Maintenance	\$ 32,130	\$ 8,033	\$ 7,350	\$ 683
Pool Chemicals & Repairs	\$ 50,000	\$ 12,500	\$ 3,329	\$ 9,171
Amenity Repairs & Maintenance	\$ 9,500	\$ 2,375	\$ 7,919	\$ (5,544)
Pest Control	\$ 3,500	\$ 875	\$ 138	\$ 737
Other				
Property Insurance	\$ 50,000	\$ 50,000	\$ 38,356	\$ 11,644
Contingency	\$ 24,032	\$ 6,008	\$ -	\$ 6,008
Subtotal Amenity Center	\$ 527,978	\$ 176,811	\$ 145,167	\$ 31,645
Total Operations & Maintenance	\$ 1,100,135	\$ 326,601	\$ 261,417	\$ 65,184
Total Expenditures	\$ 1,253,367	\$ 377,740	\$ 302,563	\$ 75,177
Excess (Deficiency) of Revenues over Expenditures	\$ (27,713)	\$ (177,465)	\$ (94,790)	\$ 82,674
<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)	\$ (177,465)	\$ (94,790)	\$ 82,674
Fund Balance - Beginning	\$ 42,228		\$ 764,367	
Fund Balance - Ending	\$ 0		\$ 669,577	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues				
Interest	\$ 9,148	\$ 762	\$ 4,270	\$ 3,507
Total Revenues	\$ 9,148	\$ 762	\$ 4,270	\$ 3,507
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Pool Resurfacing	\$ 28,500	\$ -	\$ -	\$ -
Total Expenditures	\$ 53,500	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (44,352)	\$ 762	\$ 4,270	\$ 3,507
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 14,514	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 14,514	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (29,838)	\$ 762	\$ 4,270	\$ 3,507
Fund Balance - Beginning	\$ 407,793		\$ 407,739	
Fund Balance - Ending	\$ 377,955		\$ 412,008	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 396,407	\$ 61,907	\$ 61,907	\$ -
Interest Income	\$ 18,042	\$ 4,511	\$ 8,626	\$ 4,115
Total Revenues	\$ 414,450	\$ 66,418	\$ 70,533	\$ 4,115
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	\$ (192,769)	\$ (187,735)	\$ 5,034
Fund Balance - Beginning	\$ 526,818		\$ 946,811	
Fund Balance - Ending	\$ 551,721		\$ 759,075	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 589,600	\$ 92,289	\$ 92,289	\$ -
Interest Income	\$ 25,057	\$ 6,264	\$ 12,307	\$ 6,042
Total Revenues	\$ 614,657	\$ 98,553	\$ 104,596	\$ 6,042
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	\$ (292,477)	\$ (266,269)	\$ 26,207
Net Change in Fund Balance	\$ 36,847	\$ (292,477)	\$ (266,269)	\$ 26,207
Fund Balance - Beginning	\$ 738,077		\$ 1,357,594	
Fund Balance - Ending	\$ 774,924		\$ 1,091,325	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,674	\$ 18,427	\$ 18,427	\$ -
Interest Income	\$ 2,996	\$ 749	\$ 1,402	\$ 653
Total Revenues	\$ 120,670	\$ 19,176	\$ 19,829	\$ 653
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	\$ (21,104)	\$ (20,451)	\$ 653
Net Change in Fund Balance	\$ 5,110	\$ (21,104)	\$ (20,451)	\$ 653
Fund Balance - Beginning	\$ 90,195		\$ 154,029	
Fund Balance - Ending	\$ 95,305		\$ 133,578	

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

	Series	Series	
	2015	2018	Total
Revenues			
Interest Income	\$ 5	\$ 1	\$ 6
Total Revenues	\$ 5	\$ 1	\$ 6
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5	\$ 1	\$ 6
Fund Balance - Beginning	\$ 503	\$ 63	\$ 566
Fund Balance - Ending	\$ 508	\$ 64	\$ 572

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	\$ 1,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,278
Special Assessments - Tax Roll	\$ -	\$ 58,269	\$ 122,072	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	180,341
Colonial Properties Contribution	\$ 5,053	\$ 5,397	\$ 5,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,869
Miscellaneous Revenue	\$ 70	\$ 75	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	520
Activities	\$ -	\$ 600	\$ 665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,265
Rentals	\$ 1,000	\$ 1,750	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,500
Total Revenues	\$ 6,123	\$ 66,090	\$ 131,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	207,772
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,585
FICA Expense	\$ 61	\$ -	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	184
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ 5,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,583
Dissemination Agent	\$ 946	\$ 946	\$ 946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,839
Reamortization	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	350
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 894	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,194
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Management Fees	\$ 4,292	\$ 4,292	\$ 4,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,876
Information Technology	\$ 172	\$ 172	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	516
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	344
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 242	\$ 92	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	391
Insurance	\$ 8,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,345
Printing & Binding	\$ 11	\$ 10	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 2	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 27,720	\$ 5,928	\$ 7,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,146

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	\$ 1,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,390
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 27,009	\$ 29,762	\$ 29,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	86,533
Lake Maintenance	\$ 971	\$ 971	\$ 971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,913
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Maintenance	\$ 3,605	\$ 3,605	\$ 3,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,816
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	\$ 36,799	\$ 36,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	116,250
Utilities													
Utilities - Common Area	\$ 3,707	\$ 3,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,000
Streetlighting	\$ 8,639	\$ 8,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,279
Amenity Center													
Amenity Management	\$ 8,916	\$ 8,916	\$ 8,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,747
Pool Attendants	\$ -	\$ 930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	930
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 240	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	720
Utilities - Amenity Center	\$ 1,746	\$ 1,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,110
Refuse Service	\$ 247	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	494
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 2,716	\$ 170	\$ 10,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,095
Holiday Decorations	\$ 9,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,971
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	465
Janitorial Services	\$ 2,632	\$ 4,061	\$ 1,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,266
Pool Maintenance	\$ 2,850	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,350
Pool Chemicals & Repairs	\$ 1,587	\$ 750	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,329
Amenity Repairs & Maintenance	\$ 2,908	\$ 3,048	\$ 1,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,919
Pest Control	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	138
Other													
Property Insurance	\$ 38,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,356
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Center	\$ 84,738	\$ 34,131	\$ 26,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	145,167
Total Operations & Maintenance	\$ 128,055	\$ 70,930	\$ 62,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	261,417
Total Expenditures	\$ 155,775	\$ 76,859	\$ 69,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	302,563
Excess (Deficiency) of Revenues over Expenditures	\$ (149,653)	\$ (10,768)	\$ 61,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(94,790)
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (149,653)	\$ (10,768)	\$ 61,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(94,790)

Randal Park
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate:	(5.75% , 6.125% , 6.875%)
Maturity Date:	11/1/2042
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement	\$397,203
Reserve Fund Balance	\$405,059
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	\$602,042
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	\$54,351
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
--------------------------------	---------------------

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
12/5/25	ACH	11/08-11/17/25	\$140,104.75	\$0.00	(\$5,604.22)	\$0.00	\$134,500.53	\$68,720.57	\$23,590.45	\$35,167.64	\$7,021.87	\$134,500.53
12/15/25	ACH	11/18-11/19/25	\$36,617.02	\$0.00	(\$1,464.69)	\$0.00	\$35,152.33	\$17,960.44	\$6,165.47	\$9,191.22	\$1,835.20	\$35,152.33
12/22/25	ACH	11/20-11/24/25	\$70,811.08	\$0.00	(\$2,832.46)	\$0.00	\$67,978.62	\$34,732.42	\$11,922.98	\$17,774.26	\$3,548.96	\$67,978.62
12/22/25	ACH	09/01-11/30/25	\$0.00	\$0.00	\$0.00	\$1,289.02	\$1,289.02	\$658.59	\$226.09	\$337.04	\$67.30	\$1,289.02
TOTAL								\$ 180,340.55	\$ 61,907.46	\$ 92,288.98	\$ 18,427.21	\$ 352,964.20

16%	Net Percent Collected
\$1,901,111.62	Balance Remaining to Collect

SECTION C

Randal Park CDD

Field Management Report

Completed Items

- Water pressure of the dog park fountain was reviewed due to resident complaints. The backflow is located on the opposite side of the park resulting in flowrate drop-off. We do not recommend changes currently due to potential costs.



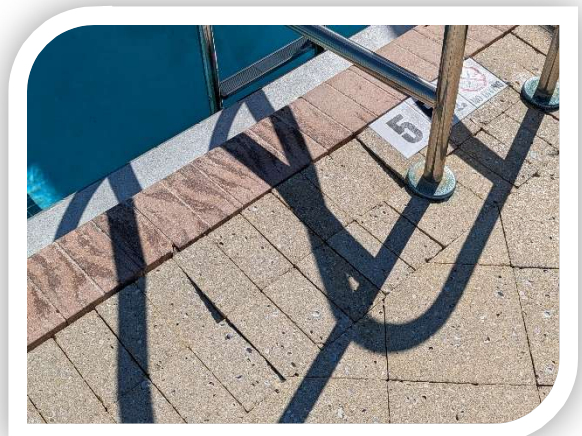
Contracted Services

- Landscape maintenance, aquatics, and fountain maintenance are performing as expected.
- Bi-weekly mowing of the common areas will continue until April 1st. Fertilization treatments are being conducted in January to assist the turf health in the dormancy period.
- Coordinating with Prince and Sons to develop plans for the front entrance enhancements.



Site Items

- Pool pavers that are sinking will be repaired on 1/12/2026.
- Quotes for repairing various areas of the clubhouse will be presented at the February meeting.
- Ordering new pond signage and no parking signage to be installed upon delivery.



SECTION D

Randal Park
December 2025

RANDAL PARK



Randal Park Amenity Report December 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

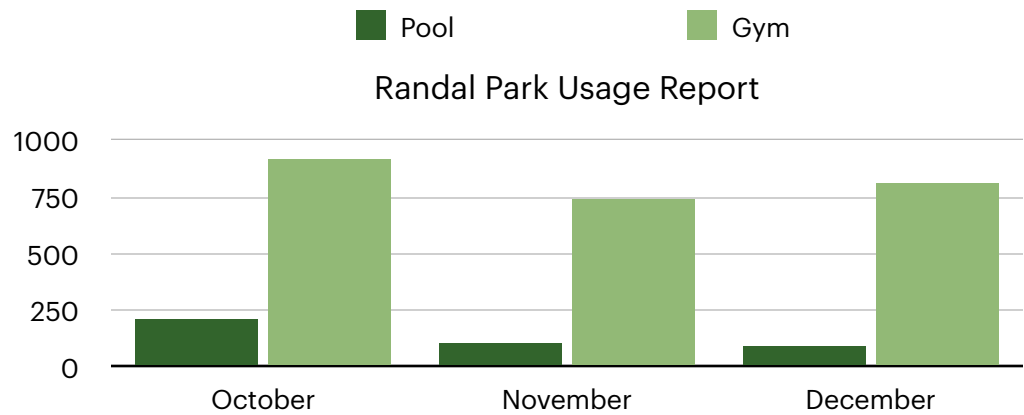
December Randal House Rentals: 5

December Events:

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

Events scheduled for January:

- * Bingo Night: TBD



Holiday Mix
Saturday, December 6th
6:00pm- 9:00pm
Total Guest Participation: 65



SECTION 1



CAMPBELL + VAN DUSEN
DESIGN STUDIO
ARCHITECTURE + INTERIOR DESIGN

January 6, 2026

Alex Penagos
Randall Park CDD
8730 Randal Park Blvd,
Orlando FL 32832

Re: Interior Design Services for Randall Park Clubhouse Refresh
Location: 8730 Randall Park Blvd., Orlando, FL 32832

Dear Alex,

Thank you for the opportunity to work with you on Interior Design for the Randall Park Clubhouse. This agreement is between Campbell + Van Dusen Design Studio (Consultant) and Randall Park CDD (Client).

Scope of Work

Interior Design Consultation Services for cosmetic refresh of the existing clubhouse – excluding any construction. Services to include development of CAD base from paper drawings, space planning and new window treatment and furniture options, including two options on cost.

Optional Photorealistic renderings available for \$1,000 per view.

NOTE: Excludes Construction Documentation, Engineering, and Procurement.

Professional Design Services

1. CAD Development

Precision input/conversion of legacy paper floorplans to develop working CAD drawings for the above-referenced clubhouse.

2. Space Planning

Space planning of the existing clubhouse for updates/refresh.

Service Understandings

- **Basis of Design:** Space plan will be based on tenant's program criteria and reflect space requirements detailed by program within the space proposed.
- **Miscellaneous Graphics:** Plan may include representations of furniture, fixtures, and equipment which, if shown, are provided as a reference only and do not represent an actual selection or existing item.
- **Code Requirements:** Plan is to demonstrate all spaces called for in the programming and shall reflect required circulation needed to meet local and National Building Code requirements.

Deliverables

Plan: Provide Plan(s) formatted 11"x17" landscape transmitted in Adobe .pdf format for Client use. Test fit plan(s) to indicate program elements in relationships required by tenant and in conformance with building code.

Finished Concept Design Plan will indicate extent of new construction for pricing purposes, including the following: proposed partitions, doors, interior glazed openings, millwork, plumbing fixtures, all rooms labeled per the programming and inclusive of all spaces required by the programming. The furnishings and equipment shown on the Test Fit plan are for scale reference only and do not reflect final selections.

Note: Hard copies can be printed upon request. Reimbursement expenses will apply.

Review: Review plan with the Client/tenant via phone conference or in person meeting at local site determined by Client.

Revise: Provide revisions reflecting Client comments.

Confirm: Contact Client/Tenant to confirm satisfaction with finished plan.

3. Furniture and Window Treatment Coordination

Conceptual development of new window treatment and furniture options, including two options on cost.

- **Furniture Coordination**

- Furniture selections of finishes & fabrics
- Estimating, review/pricing & working to budgets
- Coordination with selected furniture vendor

Basis of Compensation:

Interior Design Conceptual Development	\$3,500.00
--	------------

<input type="checkbox"/> Optional Photorealistic Renderings	\$1,000.00 per view
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Reimbursable Expenses

Reimbursable expenses are in addition to the Consultant's compensation and include actual expenditures made by the Consultant in the interest of the project, such as:

- Reproductions
- Postage and handling of documents
- Renderings, models, and mock-ups beyond the scope of work, authorized by Client
- Mileage to/from client site
- Payment of invoices charged to Consultant for incidental materials and furnishings for the project, as authorized in writing by Client

Reimbursable expenses are charged to the Client with a multiple of 1.1, or plus ten percent (10%) times the amount billed to the Consultant.

AGREEMENT / SIGNATURES:

If you are in agreement with this Proposal and the Agreement for Services which is attached and a part of this Proposal, please sign the duplicate of this letter and return it

to our office as your acceptance and authorization to proceed. We are looking forward to this opportunity and are prepared to begin work immediately.

Very truly yours,

Campbell + Van Dusen Design Studio

Client: Randall Park CDD



Gloria Van Dusen ASID

Principal I Designer

Accepted by: _____

Date _____

AGREEMENT FOR SERVICES

This Agreement for Services is hereby incorporated in and made a part of this Proposal dated 01.06.2026 from Campbell + Van Dusen Design Studio (Consultant) to Randall Park CDD (Client).

1. TERMS OF AGREEMENT: Client hereby accepts Consultant's offer to provide services as described in Consultant's Proposal and agrees that such services and any additional services authorized by Client shall be governed by this Agreement. If Client requests Consultant to start performing services prior to receipt of this Agreement, Client agrees that Consultant's performance is based on reliance that Client will accept and execute this Agreement. Any terms of acceptance, purchase order, contract, or other writing submitted by Client in response to the Proposal which differs from the terms of the Proposal or this Agreement shall not apply.

2. CLIENT OBLIGATIONS: Client shall provide Consultant with full information in a timely manner regarding Project requirements and information necessary and relevant for Consultant to perform the services required of it pursuant to the Proposal and this Agreement. Client shall provide prompt written notice to Consultant if Client becomes aware of any alleged fault for defect in the Project, including any errors, omissions, or inconsistencies in Consultant's services.

3. OWNERSHIP OF DOCUMENTS: The Consultant grants to the Client a non-exclusive license to use and reproduce Consultant's work product and any instruments of services prepared by Consultant pursuant to the Proposal and this Agreement, solely for services related to the project, provided that the Client shall comply with all obligations, including prompt payment of all sums due, under the Proposal and this Agreement. Any termination of the Proposal or this Agreement prior to the completion of the Project shall terminate this license. Upon such termination, the Client shall refrain from making further reproductions or use of the work product or services of Consultant and shall return to Consultant within seven days of termination all originals and reproductions of all work product, instruments of service, or other tangible or intangible property or things prepared by Consultant or its agents, employees or consultants pursuant to the Proposal and this Agreement. The Client authorizes Consultant to provide copies of the Instruments of Service in electronic format to third parties, solely for use in matters related to the Project. The Client acknowledges that the information and data related to the Instruments of Services and delivered to client by Consultant in electronic format may vary from that contained on physical copies of the Instruments of Service, and client agrees to assume all risks associated with its use of the Instruments of Service in electronic format and, to the fullest extent permitted by law, to release and indemnify Consultant from and against all claims, liabilities, damages, judgments, awards and costs related to the use of such electronic documents by Client or others to whom the Instruments of Service are provided by Client in electronic format.

4. DURATION OF SERVICES: Fees for services covered by this Agreement shall be valid for eight (8) months, after which the rates shall be reviewed and adjusted if deemed necessary by the Consultant. The Consultant shall provide written notification of any such rate changes to the Client.

All services for addenda dated prior to one (1) year after date of this Agreement shall be provided at above-quoted rates.

5. DELAYS: The Client agrees that the Consultant is not responsible for damages arising directly or indirectly from any delays for causes beyond the Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in timely manner; failure of performance by the Client or the Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions.

In addition, if the delays resulting from any such causes increase the cost or time required by the Consultant to perform its services in an orderly and efficient manner, the Consultant shall be entitled to a reasonable adjustment in schedule and compensation.

6. PAYMENT TERMS:

RETAINER. \$1,750.00 due upon execution of this agreement as retainer. Additional invoices will be sent as the project is completed. Reimbursements will be billed on-going.

PAYMENT DUE. Invoices shall be submitted by the Consultant Monthly and are due upon presentation and shall be considered past due if not paid within 30 calendar days of the due date.

INTEREST. If payment in full is not received by the Consultant within 60 calendar days of the due date, invoices shall bear interest at one-and-one-half 1.5 percent (or the maximum rate allowable by law, whichever is less) of the PAST DUE amount per month, which shall be calculated from the invoice due date. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

COLLECTION COSTS. If the Client fails to make payments when due and the Consultant incurs any costs in order to collect overdue sums from the Client, the Client agrees that all such collection costs incurred shall immediately become due and payable to the Consultant. Collection costs shall include, without limitation, legal fees, collection agency fees and expenses, court costs, collection bonds and reasonable Consultant staff costs at standard billing rates for the Consultant's time spent in efforts to collect. This obligation of the Client to pay the Consultant's collection costs shall survive the term of this Agreement or any earlier termination by either party.

SUSPENSION OF SERVICES. If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Consultant may suspend performance of services upon Five (5) calendar days' notice to the Client. The Consultant shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Upon payment in full by the Client, the Consultant shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for the Consultant to resume performance.

TERMINATION OF SERVICES. If the Client fails to make payment to the Consultant in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by the Consultant.

SET-OFFS, BACKCHARGES, DISCOUNTS. Payment of invoices shall not be subject to any discounts or set-offs by the Client unless agreed to in writing by the Consultant. Payment to the Consultant for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party.

7. DISPUTE RESOLUTION:

MEDIATION. In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and the Consultant agree that all disputes between them arising out of or relating to this Agreement, or the Project shall be submitted to nonbinding mediation.

The Client and the Consultant further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, sub consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution among the parties to all those agreements.

8. LIMITATION OF LIABILITY: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant and its officers, directors, partners, employees, agents, and subconsultants, to Client, and anyone claiming through or under Client, for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way relating to this Project or Contract, from any cause or causes, including but not limited to tort (including negligence and professional errors and omissions), strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or \$50,000.00, whichever is greater.

PURSUANT TO FLORIDA STATUTE 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

9. INDEMNIFICATION: The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors and employees (collectively, Client) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Consultant's negligent performance of professional services under this Agreement and that of its sub consultants or anyone for whom the Consultant is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its officers, directors, employees and sub consultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable.

Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

10. BETTERMENT: If, due to the Consultant's negligence, a required item or component of the Project is omitted from the Consultant's construction documents, the Consultant shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event will the Consultant be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

11. HIDDEN OR UNEXPECTED CONDITIONS: DISCOVERY OF CONCEALED OR UNKNOWN CONDITIONS. Inasmuch as interior improvements within a structure designed by another Architect and Engineer requires that certain assumptions be made by the Consultant based on drawings which have been changed during construction without documentation, and because the Client has not contracted for detailed field investigation(s) and due to time constraints some of these assumptions may not be verifiable without change to the Client's schedule, the Client agrees to bear all costs, losses and

expenses, including the cost of the Consultant's Additional Services, arising from the discovery of changed or unknown conditions in the proposed structure.

12. INFORMATION PROVIDED BY OTHERS: The Client shall furnish, at the Client's expense, all information, requirements, reports, data, surveys and instructions required by this Agreement. The Consultant may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The Consultant shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the Client and/or the Client's consultants and contractors.

13. STANDARD OF CARE: In providing services under this Agreement, the Consultant shall perform in a manner consistent with and limited to that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. The Consultant makes no warranty, express or implied, as to its professional services rendered under this Agreement. Accordingly, the Client should prepare and plan for clarifications and modifications, which may impact both the cost and schedule of the Project.

14. RESPONSIBILITY FOR SUBCONSULTANTS: The Client hereby acknowledges that Subconsultants retained by the Consultant are independent contractors of the Consultant. The Client further acknowledges that the Consultant shall serve as the Client's Agent for the express limited purpose of contracting professional services to complete the Project. In the event that Client elects to institute an action or legal claim arising out of the performance of any Subconsultant's professional services on this project, the Client shall assert its claim directly against the Subconsultant without involving the Consultant.

15. TERMINATION: The Client may terminate this agreement at any time by sending written notice of such termination to the Consultant. The termination will be effective ten (10) days after receipt of such notice. The liability of the Client to the Consultant shall be limited to payment for work and services performed prior to termination.

16. SUCCESSORS AND ASSIGNS: The Client and Consultant each binds himself, his partners, successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither the Client nor the Consultant shall assign, sublet or transfer his interest in this Agreement without the written consent of the other.