

*Randal Park Community
Development District*

Agenda

February 20, 2026

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 13, 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, February 20, 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 January 16, 2026 Board of Supervisors Meeting
5. Discussion of Future Capital Expenses
6. 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
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date - March 20, 2026
10. 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, **January 16, 2026** 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 <i>by telephone</i>
Sean Masherella	Assistant Secretary
Marcela Asquith	Assistant Secretary
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Robert Petillo	District Counsel
Jarett Wright	Field Operations
Alexandra Panagos	CALM
Gloria VanDusen	Interior Design

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 December 19, 2025 Meeting

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor the minutes of the December 19, 2025 meeting were approved as presented.

- **Consideration of Proposal for Interior Design Services for the Randal Park Clubhouse (Item 5Di)**

Ms. VanDusen gave a brief overview of her background and stated I provided a proposal for a design plan for the space. A plan for the space, selection of furniture and proposed budget will be provided at a future meeting.

After discussion the board asked staff to prepare some cash flow needs that are coming up as such as the pool repair and report back to the board what the reserve study has outlined and what budget may be available for the clubhouse.

Ms. Cornelius joined the meeting during this item.

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. Asquith with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

C. Field Manager's Report

Mr. Wright reviewed the field management report, copy of which was provided in the agenda package.

D. Amenity Report

Ms. Panagos reviewed the amenity report for December, copy of which was provided in the agenda package.

i. Consideration of Proposal for Interior Design Services for the Randal Park Clubhouse

This item was taken earlier in the meeting.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – February 20, 2026

Mr. Showe stated the next meeting will be held February 20, 2026.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cornelius seconded by Mr. Swendsen with all in favor the meeting adjourned at 10:02 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

Available Funding	FY 2026	FY 2027	FY 2028
Current Capital Reserve	\$412,008	\$386,522	\$369,585
Added Capital	\$14,514	\$13,062.60	\$11,756.34
	<u>\$426,522</u>	<u>\$399,585</u>	<u>\$381,341</u>

Projects	FY 2026	FY 2027	FY 2028
Pedestrian Bridge			\$90,000
Pool Resurface			\$103,000
Columns	\$40,000	\$30,000	
Amenity Furniture			\$50,000
Balance at Year End	<u>\$386,522</u>	<u>\$369,585</u>	<u>\$138,341</u>

SECTION VI

SECTION B

SECTION 1

Randal Park

Community Development District

Summary of Check Register

January 7, 2026 to February 9th, 2026

Bank	Date	Check No.'s	Amount
<u>General Fund</u>			
	1/8/26	3708-3721	\$ 5,457.99
	1/15/26	3722-3729	\$ 83,349.10
	1/22/26	3730-3733	\$ 11,939.73
	1/27/26	3734-3739	\$ 68,027.89
	2/3/26	3740-3745	\$ 35,086.70
			\$ 203,861.41
		Autodrafts	\$ 14,346.34
			\$ 14,346.34
<u>Supervisor Fees</u>			
	Jan-26		
	Kathryn F. Steuck	50363	\$ 184.70
	Marcela L. Asquith	50364	\$ 184.70
	Sean D. Masherella	50365	\$ 184.70
	Stephany C. Cornelius	50366	\$ 184.70
	Christopher B. Swendsen	50367	\$ 184.70
			\$ 923.50
Total Amount			\$ 219,131.25

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/26	00205	1/05/26	01052026	202601	300-36900	10200		REFUND DEPOSIT CK 12/27 ANGELYNN LA PAZ	*	250.00	250.00	003708
1/08/26	00043	12/16/25	89686566	202512	320-53800	46800		PEST CONTROL DEC 25 ARROW ENVIRONMENTAL SERVICES	*	68.92	68.92	003709
1/08/26	00129	12/18/25	42534958	202512	320-53800	46700		TRAFFIC MATS 1/02/26 42550182 202601 320-53800-46700 TRAFFIC MATS CINTAS	*	354.56	709.12	003710
1/08/26	00176	1/01/26	11181	202601	320-53800	46400		POOL MAINTENANCE JAN 26 FIVE STAR PRO SERVICES	*	2,340.00	2,340.00	003711
1/08/26	00046	12/24/25	38071A	202512	320-53800	46900		QRTLTY FOUNTAIN CLEANING FOUNTAIN DESIGN GROUP, INC.	*	185.00	185.00	003712
1/08/26	00238	1/01/26	257190	202601	320-53800	34500		MONTHLY WIPAK FEE JAN 26 GUARDIAN ACCESS SOLUTIONS LLC	*	120.00	120.00	003713
1/08/26	00270	1/05/26	01052026	202601	300-36900	10200		REFUND DEPOSIT CK 12/22 JENNIFER MCCLURE	*	250.00	250.00	003714
1/08/26	00118	1/05/26	01052026	202601	300-36900	10200		REFUND DEPOSIT CK 12/28 MA GIRLIE SENO-ALO	*	250.00	250.00	003715
1/08/26	00118	1/05/26	01052026	202601	300-36900	10200		REFUND DEPOSIT CK 12/23 MA GIRLIE SENO-ALO	*	250.00	250.00	003716
1/08/26	00181	1/05/26	01052026	202601	300-36900	10200		REFUND DEPOSIT CK 1/3/26 NATALIE COLON	*	250.00	250.00	003717
1/08/26	00268	1/05/26	01052026	202601	300-36900	10200		REFUND DEPOSIT CK 12/20 ROBINSON CHERESTAL	*	250.00	250.00	003718

RAND RANDAL PARK BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/26	00049	1/01/26	395254	202601	320-53800-34500		SECURITY MONITORING JAN26 SYNERGY FL	*	34.95	34.95	003719
1/08/26	00269	1/05/26	01052026	202601	300-36900-10200		REFUND DEPOSIT CK 12/21 TANYA DOYLE	*	250.00	250.00	003720
1/08/26	00267	1/05/26	01052026	202601	300-36900-10200		REFUND DEPOSIT CK 12/14 TIFFANY & GILVAM DOS SANTOS	*	250.00	250.00	003721
1/15/26	00185	1/01/26	51606	202601	320-53800-46700		CLEANING JAN 26 B&T BUILDING SERVICES, INC	*	2,121.00	2,121.00	003722
1/15/26	00057	12/30/25	16504439	202512	320-53800-46100		AC MAINTENANCE/REPAIR FRANK'S AIR CONDITIONING, INC.	*	552.27	552.27	003723
1/15/26	00001	11/30/25	873	202511	320-53800-46000		DOG FOUNTAIN	*	3,787.89		
		11/30/25	874	202511	320-53800-46000		ALLEY POTHOLE REPAIR	*	564.67		
		1/01/26	875	202601	320-53800-12000		FIELD MANAGEMENT JAN 26	*	1,796.75		
		1/01/26	875	202601	320-53800-46000		PRIVATE GRAVITY SEWER LN	*	293.09		
		1/01/26	875	202601	320-53800-46000		FISHING SIGNAGE FOR PONDS	*	275.28		
		1/01/26	876	202601	320-53800-12300		FACILITY MANAGEMENT JAN26	*	3,605.33		
		1/01/26	877	202601	310-51300-34000		MANAGEMENT FEES JAN 26	*	4,292.00		
		1/01/26	877	202601	310-51300-35200		WEBSITE ADMIN JAN 26	*	114.67		
		1/01/26	877	202601	310-51300-35100		INFORMATION TECH JAN 26	*	172.00		
		1/01/26	877	202601	310-51300-31300		DISSEMINATION SVC JAN 26	*	946.33		
		1/01/26	877	202601	310-51300-51000		OFFICE SUPPLIES	*	.63		
		1/01/26	877	202601	310-51300-42000		POSTAGE	*	158.03		
		1/01/26	877	202601	310-51300-42500		COPIES	*	17.40		
										16,024.07	003724
GOVERNMENTAL MANAGEMENT SERVICES-CF											
RAND RANDAL PARK BOH											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/15/26	00025	1/13/26	149252	202512	310	51300	31500		GENERAL COUNSEL DEC 25	*	1,013.30		
									LATHAM LUNA EDEN & BEAUDINE LLP			1,013.30	003725
1/15/26	00172	1/01/26	21766	202601	320	53800	46200		LANDSCAPE MAINT JAN 26	*	29,761.83		
									PRINCE AND SONS INC.			29,761.83	003726
1/15/26	00033	1/15/26	01152026	202601	300	20700	10300		FY25 ASSESSMENT TSFR S12	*	12,149.07		
									RANDAL PARK CDD C/O WELLS FARGO			12,149.07	003727
1/15/26	00110	1/15/26	01152026	202601	300	20700	10300		FY25 ASSESSMENT TSFR S15	*	18,111.30		
									RANDAL PARK CDD C/O WELLS FARGO			18,111.30	003728
1/15/26	00111	1/15/26	01152026	202601	300	20700	10300		FY25 ASSESSMENT TSFR S18	*	3,616.26		
									RANDAL PARK CDD C/O WELLS FARGO			3,616.26	003729
1/22/26	00169	1/05/26	56	202601	320	53800	12100		AMENITY MANAGEMENT JAN 26	*	8,915.50		
		1/05/26	56	202601	320	53800	46000		MAINT REPAIRS	*	26.92		
		1/05/26	56	202601	320	53800	49400		EMPTY NESTOR EVENT PUBLIX	*	40.51		
		1/05/26	56	202601	320	53800	49400		EMPTY NESTOR EVENT SAMS	*	116.55		
		1/05/26	56	202601	320	53800	48000		OFFICE WINDOW BLINDS	*	65.41		
		1/05/26	56	202601	320	53800	49400		COOKIE WORKSHOP	*	517.50		
		1/05/26	56	202601	320	53800	46000		MAINTENANCE SUPPLIES	*	20.78		
									COMMUNITY ASSOCIATION AND LIFESTYLE			9,703.17	003730
1/22/26	00271	1/14/26	01142026	202601	300	36900	10200		REFUND DEP&RENTAL 1/31	*	500.00		
									MYLENE PACLIBARE			500.00	003731
1/22/26	00061	1/06/26	2002366	202601	320	53800	48000		DOGISMART PICK UP BAGS	*	986.56		
									PROPET DISTRIBUTORS, INC.			986.56	003732
1/22/26	00038	1/18/26	23421	202601	320	53800	46400		MONTHLY CHEMICALS	*	750.00		
									SPIES POOL, LLC			750.00	003733
									RAND RANDAL PARK BOH				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/27/26	00129	1/16/26	42565811	202601	320-53800-46700		TRAFFIC MATS CINTAS	*	354.56	354.56	003734
1/27/26	00272	1/23/26	01232026	202601	300-36900-10200		CLUBHOUSE DEPOSIT REFUND JAIRO TORRES MERLO	*	250.00	250.00	003735
1/27/26	00231	1/23/26	01232026	202601	300-36900-10200		CLUBHOUSE DEPOSIT REFUND LUDMILA TORREALBA	*	250.00	250.00	003736
1/27/26	00033	1/26/26	01262026	202601	300-20700-10300		ASSESSMENT TRANSFER S2012 RANDAL PARK CDD C/O WELLS FARGO	*	24,090.15	24,090.15	003737
1/27/26	00110	1/26/26	01262026	202601	300-20700-10300		ASSESSMENT TRANSFER S2015 RANDAL PARK CDD C/O WELLS FARGO	*	35,912.57	35,912.57	003738
1/27/26	00111	1/26/26	01262026	202601	300-20700-10300		ASSESSMENT TRANSFER S2018 RANDAL PARK CDD C/O WELLS FARGO	*	7,170.61	7,170.61	003739
2/03/26	00273	1/27/26	01272026	202602	300-36900-10200		REFUND DEP CHECK 1/24/26 APRIL MARRONE	*	250.00	250.00	003740
2/03/26	00031	1/15/26	233755	202601	320-53800-47000		LAKE MAINTENANCE JAN 26 APPLIED AQUATIC MANAGMENT, INC.	*	971.00	971.00	003741
2/03/26	00043	1/20/26	90869744	202601	320-53800-46800		PEST CONTROL JAN 26 ARROW ENVIRONMENTAL SERVICES	*	68.92	68.92	003742
2/03/26	00035	1/20/26	2503391	202601	310-51300-32300		TRUSTEE FEE SER 2018 COMPUTERSHARE	*	4,000.00	4,000.00	003743
2/03/26	00172	2/01/26	22163	202602	320-53800-46200		LANDSCAPE MAINT FEB 26 PRINCE AND SONS INC.	*	29,761.83	29,761.83	003744
2/03/26	00049	2/01/26	399691	202602	320-53800-34500		SECURITY MONITORING FEB26 SYNERGY FL	*	34.95	34.95	003745
TOTAL FOR BANK A									203,861.41		
RAND RANDAL PARK BOH											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						203,861.41	

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/26/26	00259	1/14/26 4401-02.	202601 300-15500-10000		8730 RANDAL PARK BD FEB26	*	239.98	
CHARTER COMMUNICATIONS								239.98 080010
1/26/26	99999	1/26/26 VOID	202601 000-00000-00000		VOID CHECK	C	.00	
*****INVALID VENDOR NUMBER*****								.00 080011
1/26/26	99999	1/26/26 VOID	202601 000-00000-00000		VOID CHECK	C	.00	
*****INVALID VENDOR NUMBER*****								.00 080012
1/26/26	00021	1/21/26 5000-12.	202512 320-53800-43000		7777 CORKFIELD AVE DEC25	*	2.18	
		1/21/26 5000-12.	202512 320-53800-43000		7945 CORKFIELD AVE DEC25	*	41.78	
		1/21/26 5000-12.	202512 320-53800-43000		8103 CORKFIELD AVE DEC25	*	7.18	
		1/21/26 5000-12.	202512 320-53800-43000		8101 DE HAVEN ST DEC25	*	52.91	
		1/21/26 5000-12.	202512 320-53800-43100		0 DOWDEN ST DEC 25	*	2,179.10	
		1/21/26 5000-12.	202512 320-53800-43000		9624 DOWDEN RD DEC 25	*	126.26	
		1/21/26 5000-12.	202512 320-53800-43000		10287 DOWDEN RD DEC 25	*	23.33	
		1/21/26 5000-12.	202512 320-53800-43000		8741 DUFFERIN LANE DEC 25	*	53.40	
		1/21/26 5000-12.	202512 320-53800-43000		8946 FULLERWOOD AVE DEC25	*	20.00	
		1/21/26 5000-12.	202512 320-53800-43000		7980 GAMEMASTER AVE DEC25	*	25.32	
		1/21/26 5000-12.	202512 320-53800-43000		8023 GAMEMASTER AVE DEC25	*	227.85	
		1/21/26 5000-12.	202512 320-53800-43000		8773 HILDRETH AVE DEC25	*	3.91	
		1/21/26 5000-12.	202512 320-53800-43000		8927 HILDRETH AVE DEC25	*	2.31	
		1/21/26 5000-12.	202512 320-53800-43000		8975 HILDRETH AVE DEC25	*	21.62	
		1/21/26 5000-12.	202512 320-53800-43000		8994 HILDRETH AVE DEC25	*	26.31	
		1/21/26 5000-12.	202512 320-53800-43000		8402 LOVETT AVE DEC25	*	1,022.09	
		1/21/26 5000-12.	202512 320-53800-43000		8767 LOVETT AVE DEC25	*	59.59	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/21/26		5000-12. 202512	320-53800-43000		8650 RANDAL PK BL DEC25	*	10.50		
1/21/26		5000-12. 202512	320-53800-43000		8730 RANDAL PK BL DEC25	*	32.90		
1/21/26		5000-12. 202512	320-53800-43200		8730 RANDAL PK BL DEC25	*	1,681.47		
1/21/26		5000-12. 202512	320-53800-43300		8730 RANDAL PK BL DEC 25	*	246.81		
1/21/26		5000-12. 202512	320-53800-43100		8841 RANDAL PK BL DEC 25	*	5,522.98		
1/21/26		5000-12. 202512	320-53800-43000		8846 RANDAL PK BL DEC 25	*	74.07		
1/21/26		5000-12. 202512	320-53800-43000		9106 RANDAL PK BL DEC 25	*	463.21		
1/21/26		5000-12. 202512	320-53800-43000		9200 RANDAL PK BL DEC 25	*	813.59		
1/21/26		5000-12. 202512	320-53800-43000		9464 RANDAL PK BL DEC 25	*	296.47		
1/21/26		5000-12. 202512	320-53800-43100		1900 SUMMIT TOWER DEC 25	*	985.12		
1/21/26		5000-12. 202512	320-53800-43000		10747 TIBBET ST DEC 25	*	34.96		
1/21/26		5000-12. 202512	320-53800-43000		10504 WARLOW CRK ST DEC25	*	23.33		
1/21/26		5000-12. 202512	320-53800-43000		10694 WARLOW CRK ST DEC25	*	25.81		
OUC								14,106.36	080013

TOTAL FOR BANK Z								14,346.34	
TOTAL FOR REGISTER								14,346.34	

RAND RANDAL PARK BOH

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Randal Park
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Debt Service Funds	Capital Project Funds	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 326,743	\$ -	\$ -	\$ -	\$ 326,743
Due from Colonial Properties	\$ 16,226	\$ -	\$ -	\$ -	\$ 16,226
Investments:					
State Board of Administration (SBA)	\$ 326,414	\$ -	\$ -	\$ 413,367	\$ 739,781
Series 2012					
Reserve	\$ -	\$ 406,326	\$ -	\$ -	\$ 406,326
Revenue	\$ -	\$ 377,617	\$ -	\$ -	\$ 377,617
Interest	\$ -	\$ 60	\$ -	\$ -	\$ 60
Prepayment	\$ -	\$ 1,291	\$ -	\$ -	\$ 1,291
Sinking Fund	\$ -	\$ 98	\$ -	\$ -	\$ 98
Series 2015					
Reserve	\$ -	\$ 597,964	\$ -	\$ -	\$ 597,964
Revenue	\$ -	\$ 532,380	\$ -	\$ -	\$ 532,380
Interest	\$ -	\$ 87	\$ -	\$ -	\$ 87
Construction	\$ -	\$ -	\$ 509	\$ -	\$ 509
Series 2018					
Reserve	\$ -	\$ 54,521	\$ -	\$ -	\$ 54,521
Revenue	\$ -	\$ 83,625	\$ -	\$ -	\$ 83,625
Interest	\$ -	\$ 13	\$ -	\$ -	\$ 13
Cap Interest	\$ -	\$ 2,963	\$ -	\$ -	\$ 2,963
Construction	\$ -	\$ -	\$ 55	\$ -	\$ 55
Cost of Issuance	\$ -	\$ -	\$ 8	\$ -	\$ 8
Prepaid Expenses	\$ 240	\$ -	\$ -	\$ -	\$ 240
Total Assets	\$ 669,623	\$ 2,056,944	\$ 573	\$ 413,367	\$ 3,140,508
Liabilities:					
Accounts Payable	\$ 8,040	\$ -	\$ -	\$ -	\$ 8,040
Total Liabilities	\$ 8,040	\$ -	\$ -	\$ -	\$ 8,040
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 240	\$ -	\$ -	\$ -	\$ 240
Restricted for:					
Debt Service	\$ -	\$ 2,056,944	\$ -	\$ -	\$ 2,056,944
Capital Project	\$ -	\$ -	\$ 573	\$ -	\$ 573
Assigned for:					
Capital Reserve Fund	\$ -	\$ -	\$ -	\$ 413,367	\$ 413,367
Unassigned	\$ 661,343	\$ -	\$ -	\$ -	\$ 661,343
Total Fund Balances	\$ 661,583	\$ 2,056,944	\$ 573	\$ 413,367	\$ 3,132,468
Total Liabilities & Fund Balance	\$ 669,623	\$ 2,056,944	\$ 573	\$ 413,367	\$ 3,140,508

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 250,517	\$ 250,517	\$ -
Colonial Properties Contribution	\$ 57,051	\$ 19,017	\$ 21,279	\$ 2,262
Interest Income	\$ 1,922	\$ 1,922	\$ 5,852	\$ 3,930
Miscellaneous Revenue	\$ 1,000	\$ 333	\$ 615	\$ 282
Activities	\$ 5,000	\$ 1,667	\$ 1,265	\$ (402)
Rentals	\$ 9,000	\$ 3,000	\$ 8,500	\$ 5,500
Total Revenues	\$ 1,225,653	\$ 276,456	\$ 288,028	\$ 11,572
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,585	\$ 415
FICA Expense	\$ 918	\$ 306	\$ 260	\$ 46
Annual Audit	\$ 4,700	\$ 4,700	\$ 3,000	\$ 1,700
Trustee Fees	\$ 13,750	\$ 9,583	\$ 9,583	\$ -
Dissemination Agent	\$ 11,356	\$ 3,785	\$ 3,785	\$ (0)
Reamortization	\$ -	\$ -	\$ 350	\$ (350)
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Engineering	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Attorney	\$ 20,000	\$ 6,667	\$ 2,207	\$ 4,459
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Management Fees	\$ 51,504	\$ 17,168	\$ 17,168	\$ 0
Information Technology	\$ 2,064	\$ 688	\$ 688	\$ 0
Website Maintenance	\$ 1,376	\$ 459	\$ 459	\$ 0
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Postage	\$ 1,000	\$ 333	\$ 549	\$ (216)
Insurance	\$ 10,207	\$ 10,207	\$ 8,345	\$ 1,862
Printing & Binding	\$ 1,500	\$ 500	\$ 46	\$ 454
Legal Advertising	\$ 2,250	\$ 750	\$ -	\$ 750
Other Current Charges	\$ 1,500	\$ 500	\$ 61	\$ 439
Office Supplies	\$ 200	\$ 67	\$ 4	\$ 62
Property Appraiser	\$ 800	\$ 267	\$ -	\$ 267
Property Taxes	\$ 300	\$ 300	\$ -	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 153,232	\$ 69,553	\$ 55,998	\$ 13,555
Operations & Maintenance				
Contract Services:				
Field Management	\$ 21,561	\$ 7,187	\$ 7,187	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 6,400	\$ -	\$ 6,400
Landscape Maintenance	\$ 360,000	\$ 120,000	\$ 116,295	\$ 3,705
Lake Maintenance	\$ 11,882	\$ 3,961	\$ 3,884	\$ 77
Security Patrol	\$ 41,250	\$ 13,750	\$ -	\$ 13,750
Repairs & Maintenance				
Facility Maintenance	\$ 43,264	\$ 14,421	\$ 14,421	\$ 0
Repairs & Maintenance	\$ 30,000	\$ 10,000	\$ 5,525	\$ 4,475
Operating Supplies	\$ 8,000	\$ 2,667	\$ 1,042	\$ 1,625
Landscape Replacement	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Fountain Repairs	\$ 3,000	\$ 1,000	\$ 185	\$ 815
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 572,157	\$ 196,719	\$ 157,539	\$ 39,180

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Utilities				
Utilities - Common Area	\$ 29,034	\$ 9,678	\$ 10,491	\$ (813)
Streetlighting	\$ 110,000	\$ 36,667	\$ 25,966	\$ 10,701
Amenity Center				
Amenity Management	\$ 106,986	\$ 35,662	\$ 35,662	\$ -
Pool Attendants	\$ 16,740	\$ 5,580	\$ 930	\$ 4,650
Pool Permit	\$ 615	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,857	\$ 1,619	\$ 960	\$ 659
Utilities - Amenity Center	\$ 28,205	\$ 9,402	\$ 4,791	\$ 4,610
Refuse Service	\$ 3,168	\$ 1,056	\$ 740	\$ 316
Amenity Center Access Cards	\$ 1,000	\$ 333	\$ -	\$ 333
HVAC Maintenance	\$ 574	\$ 191	\$ 552	\$ (361)
Special Events	\$ 15,000	\$ 5,000	\$ 13,769	\$ (8,769)
Holiday Decorations	\$ 10,000	\$ 9,971	\$ 9,971	\$ -
Security Monitoring	\$ 2,600	\$ 867	\$ 620	\$ 247
Janitorial Services	\$ 30,037	\$ 10,012	\$ 11,450	\$ (1,438)
Pool Maintenance	\$ 32,130	\$ 10,710	\$ 10,440	\$ 270
Pool Chemicals & Repairs	\$ 50,000	\$ 16,667	\$ 3,329	\$ 13,338
Amenity Repairs & Maintenance	\$ 9,500	\$ 3,167	\$ 8,971	\$ (5,804)
Pest Control	\$ 3,500	\$ 1,167	\$ 276	\$ 891
Other				
Property Insurance	\$ 50,000	\$ 50,000	\$ 38,356	\$ 11,644
Contingency	\$ 24,032	\$ 8,011	\$ -	\$ 8,011
Subtotal Amenity Center	\$ 527,978	\$ 215,758	\$ 177,275	\$ 38,484
Total Operations & Maintenance	\$ 1,100,135	\$ 412,477	\$ 334,814	\$ 77,664
Total Expenditures	\$ 1,253,367	\$ 482,031	\$ 390,812	\$ 91,219
Excess (Deficiency) of Revenues over Expenditures	\$ (27,713)	\$ (205,575)	\$ (102,784)	\$ 102,791
<i>Other Financing Sources/(Uses):</i>				
Transfer Out - Capital Reserve	\$ (14,514)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (14,514)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (42,228)	\$ (205,575)	\$ (102,784)	\$ 102,791
Fund Balance - Beginning	\$ 42,228		\$ 764,367	
Fund Balance - Ending	\$ 0		\$ 661,583	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest	\$ 9,148	\$ 762	\$ 5,629	\$ 4,866
Total Revenues	\$ 9,148	\$ 762	\$ 5,629	\$ 4,866
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Pool Resurfacing	\$ 28,500	\$ -	\$ -	\$ -
Total Expenditures	\$ 53,500	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (44,352)	\$ 762	\$ 5,629	\$ 4,866
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 14,514	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 14,514	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (29,838)	\$ 762	\$ 5,629	\$ 4,866
Fund Balance - Beginning	\$ 407,793		\$ 407,739	
Fund Balance - Ending	\$ 377,955		\$ 413,367	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 396,407	\$ 85,998	\$ 85,998	\$ -
Interest Income	\$ 18,042	\$ 6,014	\$ 10,852	\$ 4,838
Total Revenues	\$ 414,450	\$ 92,012	\$ 96,850	\$ 4,838
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	\$ (167,176)	\$ (161,419)	\$ 5,757
Fund Balance - Beginning	\$ 526,818		\$ 946,811	
Fund Balance - Ending	\$ 551,721		\$ 785,392	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 589,600	\$ 128,202	\$ 128,202	\$ -
Interest Income	\$ 25,057	\$ 8,352	\$ 15,500	\$ 7,147
Total Revenues	\$ 614,657	\$ 136,554	\$ 143,701	\$ 7,147
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	\$ (254,476)	\$ (227,164)	\$ 27,312
Net Change in Fund Balance	\$ 36,847	\$ (254,476)	\$ (227,164)	\$ 27,312
Fund Balance - Beginning	\$ 738,077		\$ 1,357,594	
Fund Balance - Ending	\$ 774,924		\$ 1,130,430	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,674	\$ 25,598	\$ 25,598	\$ -
Interest Income	\$ 2,996	\$ 999	\$ 1,775	\$ 777
Total Revenues	\$ 120,670	\$ 26,597	\$ 27,373	\$ 777
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	\$ (13,683)	\$ (12,907)	\$ 777
Net Change in Fund Balance	\$ 5,110	\$ (13,683)	\$ (12,907)	\$ 777
Fund Balance - Beginning	\$ 90,195		\$ 154,029	
Fund Balance - Ending	\$ 95,305		\$ 141,122	

Randal Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Series	Series	
	2015	2018	Total
Revenues			
Interest Income	\$ 7	\$ 1	\$ 7
Total Revenues	\$ 7	\$ 1	\$ 7
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7	\$ 1	\$ 7
Fund Balance - Beginning	\$ 503	\$ 63	\$ 566
Fund Balance - Ending	\$ 509	\$ 64	\$ 573

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	\$ 1,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,852
Special Assessments - Tax Roll	\$ -	\$ 58,269	\$ 122,072	\$ 70,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250,517
Colonial Properties Contribution	\$ 5,053	\$ 5,397	\$ 5,420	\$ 5,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,279
Miscellaneous Revenue	\$ 70	\$ 75	\$ 375	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	615
Activities	\$ -	\$ 600	\$ 665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,265
Rentals	\$ 1,000	\$ 1,750	\$ 2,750	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,500
Total Revenues	\$ 6,123	\$ 66,090	\$ 131,282	\$ 78,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	288,028
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,785	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,585
FICA Expense	\$ 61	\$ -	\$ 122	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	260
Annual Audit	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
Trustee Fees	\$ 5,583	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,583
Dissemination Agent	\$ 946	\$ 946	\$ 946	\$ 946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,785
Reamortization	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	350
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 894	\$ 300	\$ 1,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,207
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Management Fees	\$ 4,292	\$ 4,292	\$ 4,292	\$ 4,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,168
Information Technology	\$ 172	\$ 172	\$ 172	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	688
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	459
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 242	\$ 92	\$ 57	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	549
Insurance	\$ 8,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,345
Printing & Binding	\$ 11	\$ 10	\$ 8	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61
Office Supplies	\$ 2	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 27,720	\$ 5,928	\$ 8,510	\$ 13,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	55,998

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Contract Services:													
Field Management	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,187
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 27,009	\$ 29,762	\$ 29,762	\$ 29,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	116,295
Lake Maintenance	\$ 971	\$ 971	\$ 971	\$ 971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,884
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Maintenance	\$ 3,605	\$ 3,605	\$ 3,605	\$ 3,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,421
Repairs & Maintenance	\$ -	\$ 4,909	\$ -	\$ 616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,525
Operating Supplies	\$ 934	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,042
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Repairs	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	185
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
Subtotal Operations & Maintenance	\$ 43,316	\$ 41,152	\$ 36,320	\$ 36,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	157,539
Utilities													
Utilities - Common Area	\$ 3,707	\$ 3,293	\$ 3,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,491
Streetlighting	\$ 8,639	\$ 8,639	\$ 8,687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,966
Amenity Center													
Amenity Management	\$ 8,916	\$ 8,916	\$ 8,916	\$ 8,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,662
Pool Attendants	\$ -	\$ 930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	930
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 240	\$ 240	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	960
Utilities - Amenity Center	\$ 1,746	\$ 1,364	\$ 1,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,791
Refuse Service	\$ 247	\$ 247	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	740
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ 552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	552
Special Events	\$ 2,716	\$ 170	\$ 10,209	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,769
Holiday Decorations	\$ 9,971	\$ -	\$ -	\$ -	\$ 9,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,971
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	620
Janitorial Services	\$ 2,632	\$ 4,061	\$ 1,928	\$ 2,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,450
Pool Maintenance	\$ 2,850	\$ 2,250	\$ 2,250	\$ 3,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,440
Pool Chemicals & Repairs	\$ 1,587	\$ 750	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,329
Amenity Repairs & Maintenance	\$ 2,908	\$ 3,048	\$ 1,963	\$ 1,052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,971
Pest Control	\$ 69	\$ 69	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	276
Other													
Property Insurance	\$ 38,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,356
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Center	\$ 84,738	\$ 34,131	\$ 41,379	\$ 17,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	177,275
Total Operations & Maintenance	\$ 128,055	\$ 75,283	\$ 77,699	\$ 53,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	334,814
Total Expenditures	\$ 155,775	\$ 81,211	\$ 86,209	\$ 67,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	390,812
Excess (Deficiency) of Revenues over Expenditures	\$ (149,653)	\$ (15,121)	\$ 45,072	\$ 11,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(102,784)
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (149,653)	\$ (15,121)	\$ 45,072	\$ 11,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(102,784)

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	\$406,326
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	\$597,964
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	\$54,521
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

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts					Total	
								51.09%	17.54%	26.15%	5.22%		100.00%
								Series 2012 Debt	Series 2015 Debt	Series 2018 Debt			
								O&M Portion	Service	Service	Service		
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	
1/15/26	ACH	11/25-11/26/25	\$143,072.51	\$0.00	(\$5,722.95)	\$0.00	\$137,349.56	\$70,176.23	\$24,090.15	\$35,912.57	\$7,170.61	\$137,349.56	
TOTAL			\$ 510,196.54	\$ (763.79)	\$ (20,408.01)	\$ 1,289.02	\$ 490,313.76	\$ 250,516.78	\$ 85,997.61	\$ 128,201.55	\$ 25,597.82	\$ 490,313.76	

22%	Net Percent Collected
\$1,763,762.06	Balance Remaining to Collect

SECTION C

Randal Park CDD

Field Management Report

Completed Items

- Conducted repairs and painted the gym to improve aesthetics.
- Installed new No Parking and Fishing signs across the property.



Contracted Services

- Landscape maintenance, aquatics, and fountain maintenance are performing as expected.
- Plant material is being pruned to prepare for the spring.
- 3 diseased palm trees were cut to stop anymore spread of airborne disease to other trees.
- Frost damaged plants are being monitored over the next 30 days before cutbacks will begin.



Site Items

- Hildreth Park Sidewalk Repair agreement was executed, and the work is expected to begin March 16th.
- Continuing to gather quotes and schedule onsite inspections with vendors for clubhouse column repairs.
- Gathering quotes for various monument column repairs across CDD property.
- Gathering proposal to conduct a mulch refresh of all playgrounds.



SECTION D

Randal Park
January 2026

RANDAL



PARK

Randal Park
Amenity Report
January 2026

FACILITY REPORT

Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm)
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from (9am - 5pm) Mon - Fri

January Randal House Rentals: 3

Upcoming February Events:

- * Paint Night: Friday, February 6th
- * Valentine's Wednesday, February 11th

