

*Randal Park Community
Development District*

Agenda

April 17, 2026

AGENDA

Randal Park

Community Development District

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

April 10, 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, April 17, 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 March 20, 2026 Board of Supervisors Meeting
5. Consideration of Easement Agreement for 8525 Lovett Ave
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 3. Presentation of Series 2015 Arbitrage Rebate Calculation Report
 4. General Election Qualifying Period and Procedure
 - C. Field Manager's Report
 1. Consideration of Proposals for Bridge Enhancements
 - i. CVS Restorations LLC
 - ii. M.E.S. Professional, Inc.
 - D. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date - May 15, 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

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, **March 20, 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 phone</i>
Sean Masherella	Assistant Secretary
Marcela Asquith	Assistant Secretary
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
James Hoffman	District Engineer <i>by phone</i>
Jarett Wright	Field Operations
Alexandra Panagos	CALM
Tom Keene	Commissioner, City of Orlando

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

Mr. Hoffman stated I'm scheduling one of my engineers to do a full field review of the stormwater system. I reported previously one of the control structures could be missing a

skimmer. I'm looking at the end of next week and if GMS staff would walk with my guys, we can do that or do our own assessment.

Mr. Showe stated if you will let us know the date and we have staff available we will accommodate that.

Mr. Hofman stated we will do our field investigation and provide a report after that and make sure everything is in compliance with our permits.

Mr. Hoffman left the telephone conference at this time.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 20, 2026 Board of Supervisors Meeting

On MOTION by Mr. Masherella seconded by Ms. Steuck with all in favor the Minutes of the February 20, 2026 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01 Declaring Series 2015 Project Complete

Mr. Showe stated Resolution 2026-01 will close out the series 2015 bonds, there is a small amount of money left in the construction amount that will get rolled into your general fund. The project is complete, we have all the signatures, we just have to certify it.

Ms. Trucco stated the board is required under the bond documents for the series 2015 bond to have an actual resolution declaring the 2015 project complete and the basis for that is the district engineer's certificate that is attached to the resolution.

On MOTION by Ms. Steuck seconded by Ms. Asquith with all in favor Resolution 2026-01 Declaring Series 2015 Project Complete was approved.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. Showe stated under the report to management there were no prior year findings or recommendations and no current year findings or recommendations. It is a clean audit.

On MOTION by Ms. Steuck seconded by Ms. Asquith with all in favor the Fiscal Year 2025 audit was accepted and staff was authorized to transmit the final report to the state.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Manager

i. Approval of Check Registers

On MOTION by Ms. Steuck seconded by Mr. Swendsen with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

C. Field Manager’s Report

Mr. Wright reviewed the field manager’s report, copy of which was included in the agenda package.

i. Consideration of Proposal for Bridge Refurbishment

Mr. Wright reviewed the condition of the bridge and the proposal for bridge refurbishment and stated I would like to use the M.E.S. proposal numbers as the not to exceed amount and I will contact other vendors.

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor a not to exceed amount of \$109,000 was approved for the bridge refurbishment, Mr. Masherella was authorized to review and approve the contract and the chair was authorized to execute the contract when needed.

ii. Consideration of Proposal for Repair to Damaged Pergolas

Mr. Wright stated I’m estimating \$1,500 for each pergola. I would like to go with M.E.S. if they are open to us buying the material and pay them to construct it. We are also having that area treated for termites.

On MOTION by Ms. Cornelius seconded by Mr. Swendsen with all in favor a not to exceed amount of \$10,000 was approved to replace the pergolas.

D. Amenity Report

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

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

Ms. Steuck stated when they switched out the signs they put in a no fishing sign by the pond and now a lot of people know it is there and walk to the pond.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Next Meeting Date – April 17, 2026

Mr. Showe stated our next meeting is April 17, 2026.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the meeting adjourned at 10:03 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

From: Jason Showe jshowe@gmscf.com
Subject: Fwd: ARC Application - 8525 Lovett Ave 3-24-26
Date: March 24, 2026 at 11:02 AM
To: Syanne Hall shall@gmscf.com

Begin forwarded message:

From: Alexandra Penagos <apenagos@gmscf.com>
Subject: Fwd: ARC Application - 8525 Lovett Ave 3-24-26
Date: March 24, 2026 at 10:35:06 AM EDT
To: Jason Showe <jshowe@gmscf.com>
Cc: Jarett Wright <jwright@gmscf.com>

Jason,

The property above submitted an ARC Application to build a pool and is requesting permission to use the Randal Park CDD property. (see below)

Thank you,



ARC Application 8525 Lovett Ave.
Orlando 32832 - 3-24-26.pdf
12.7 MB



Alexandra Penagos
GMS-CF, LLC
C.A.L.M. LLC
6200 Lee Vista Blvd
Suite 300
Orlando FL, 32822

P:(407) 841-5524 x: 114
F:(407) 839-1526
apenagos@gmscfl.com

Begin forwarded message:

From: Steve Hoskinson <steve.hollandpools@gmail.com>
Subject: ARC Application - 8525 Lovett Ave 3-24-26
Date: March 24, 2026 at 9:50:54 AM EDT
To: Alexandra Penagos <apenagos@gmscfl.com>
Cc: Jill Sheppard <jisheppard@comcast.net>, Phyllis Quehl <phyllis.hollandpools@gmail.com>, Stephanie B <hollandpoolsea@gmail.com>

Hi Alexandra,
Attached is the ARC application for 8525 Lovett Ave Orlando, Lot 105 in Randal Park. We are installing an inground pool with White/tan/charcoal pavers. Holland will also install a bronze-colored Panoramic Mansard screen enclosure. The screen enclosure will not exceed the house's footprint. Pool Equipment will be located behind the House. We request to use the CDD land to the Left of the house to access the backyard which has been used several times in the past. We will restore the CDD land to its original condition. Please let me know if you need anything further to process the application.

Thank you,

--



Steve Hoskinson

Senior Pool designer Holland Pools
c-707 332-9341
Steve.HollandPools@Gmail.com

Check out these links:

[Holland Pools](#)

Pool Tile

[Pool Tile](#)

Interior Finish

[Pebble Finish](#)

[Quartz Finish](#)

Pavers

[Flagstone Pavers](#)

[Tremron Pavers](#)

[Artistic Pavers](#)

[Travertine and Marble](#)

Pool Equipment

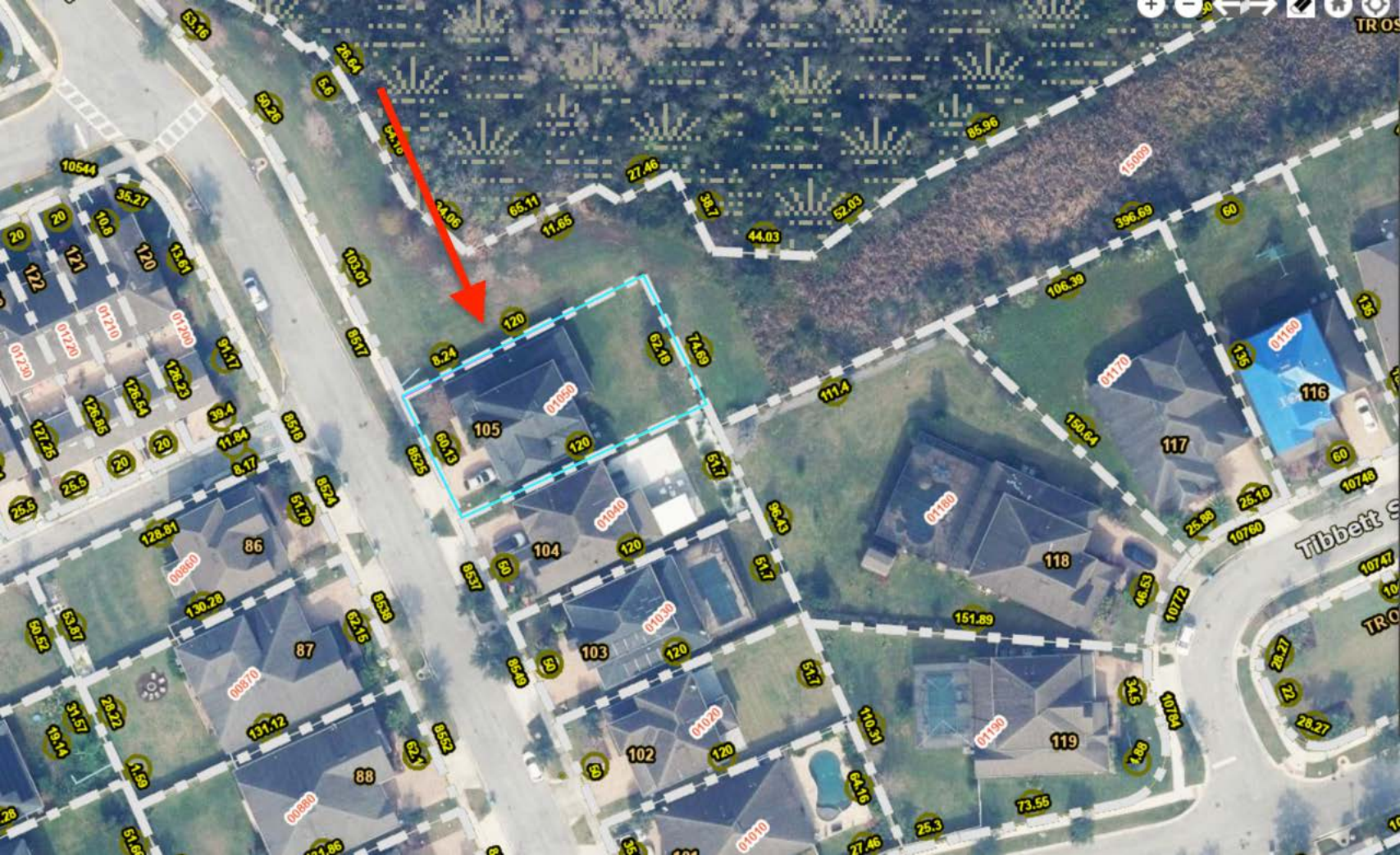
[Jandy Equipment](#)

[InFloor Cleaning System](#)

Financing

[Holland Pools Financing](#)

HGTV/ DISNEY Pools by Holland Pools





Submit To:

By email to: apenagos@gmscf.com
Drop it off at Randal House 9am-5pm
Mail to: Randal Park RPOA
Architectural Review Committee
6200 Lee Vista Blvd., Suite 300
Orlando, FL 32837
(P) 407-841-5524 (F) 407-839-1526

ARC Application – Modifications

Date 3/24/26

Applicant Information

Name JILL SHEPPARD Builder Homeowner
Address 8525 LOVETT AVE
ORLANDO FL 32832
Phone (304) 551-1794
Email JISHEPPARD@COMCAST.NET

Jill Sheppard
Applicant Signature

Please fully complete all information requested on this application before submission to ARC. Incomplete applications will be returned to applicant for completion prior to inclusion on Randal Park ARC agenda.

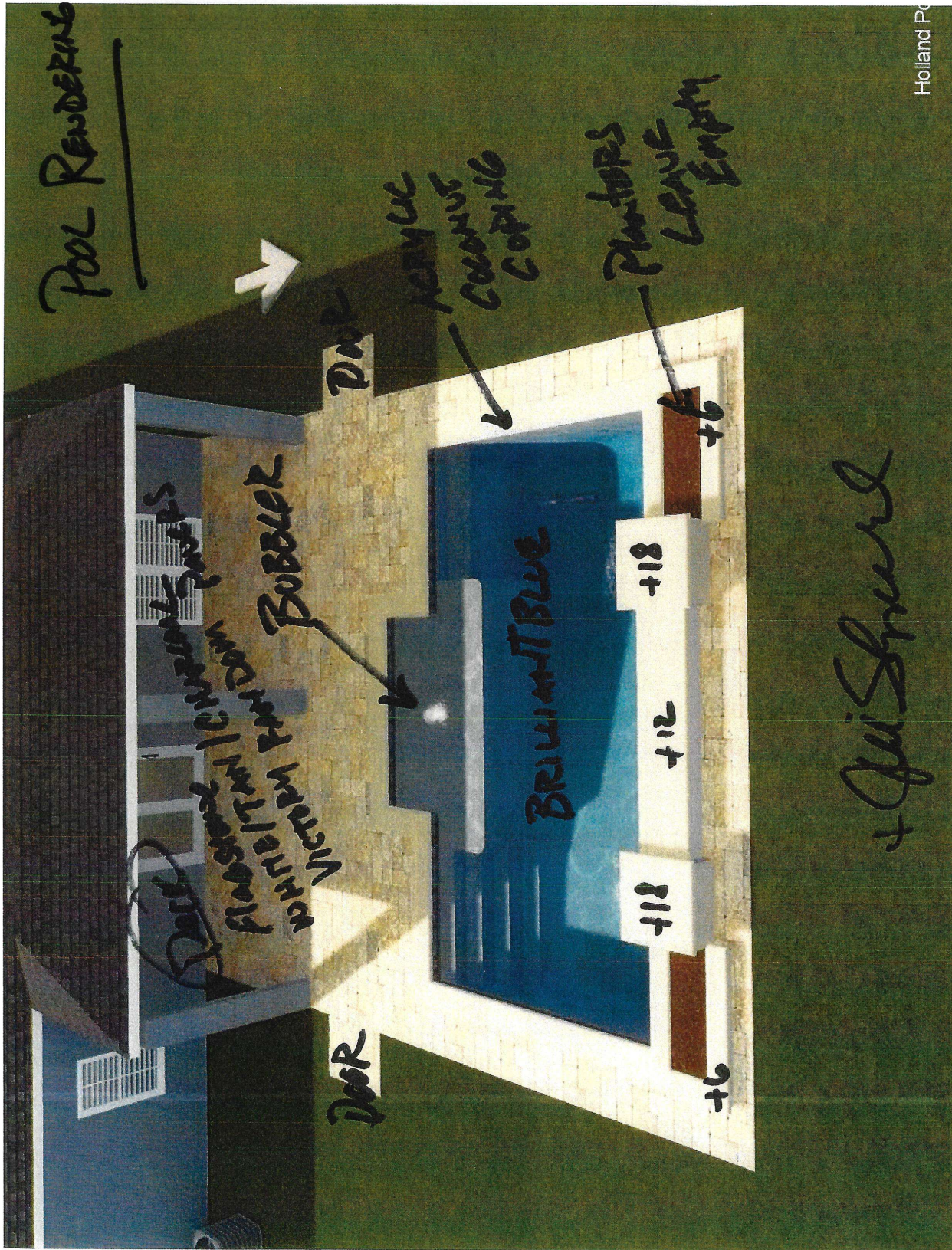
Lot #: <u>105</u>	
Lot Address:	<u>8525 LOVETT AVE ORLANDO FL 32832</u>
<input type="checkbox"/> Gutters/Downspouts <i>(May be exposed only if painted to match color of adjacent trim, wall, column, etc.)</i>	
Please provide samples and/or colors for the following changes:	
<input type="checkbox"/> Paint → <input type="checkbox"/> Same color touch-up <i>(sample not required)</i> <input type="checkbox"/> Color Change	
<input type="checkbox"/> Re-roof	
Please provide plans for the following changes:	
<input checked="" type="checkbox"/> Pool <input type="checkbox"/> Porch <input checked="" type="checkbox"/> Screen Enclosure <input type="checkbox"/> Additions	
Narrative of Change(s) <i>(Please clearly state type of change to be made.)</i>	
<u>HOLLAND POOL IS INSTALLING A POOL AND SCREEN ENCLOSURE. SCREEN</u> <u>WILL NOT EXCEED THE FOOTPRINT OF THE HOUSE. WE ARE ALSO ASKING</u> <u>FOR ACCESS OVER CDD LAND IN ORDER TO ACCESS THE BACK YARD.</u>	

Required Attachments:
 Survey of lot (plot plan) with dimensions clearly shown Construction plans

FOR RANDAL PARK ARC USE ONLY: Date of Decision: _____
Approved: _____ Denied: _____ Deferred: _____
ARC notes to applicant: _____

Contact the RPOA office once the modification has been completed for inspection.
www.randalparkcommunity.com

Pool Rendering



+ Qui Shuan

NOT COR AGATE
CALDERA BLUE AGATE

MATERIALS

NATURAL VENEER

TILE



DECK
WHITE/TAN
CHARCOAL
VICTORY
RANDOM
PATTERN

TropiCrete DECORATIVE • DURABLE
Decorative Concrete & Coating System

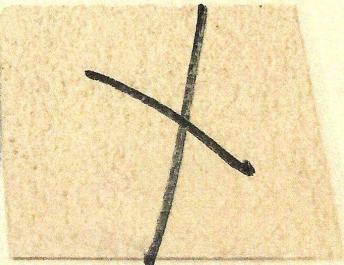
Handwritten signature

PATIOS • DRIVEWAYS • SHOWROOM FLOORS • CONCRETE FLOORS

Exterior 100% Acrylic
high-quality, high satin
designed for use in
residential, commercial, and
industrial applications on a variety of
concrete floors, decks and

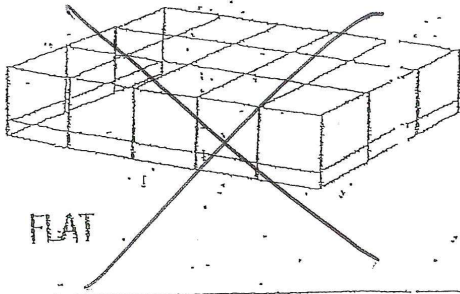
ACRYLIC
COPING

COCOHUT



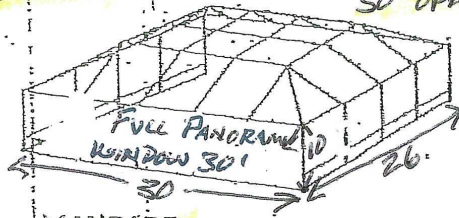
Please Note: Color samples are a representation and may vary due to temperature, finish, and substrate.

POOL ENCLOSURES

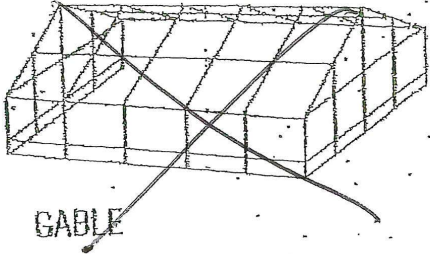


FLAT

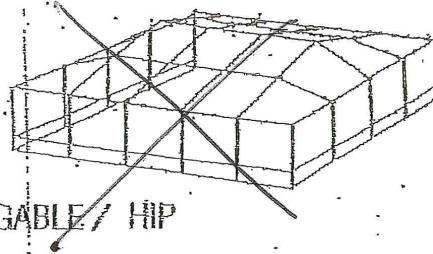
BRONZE MANSARD PANORAMIC 30" OPENING



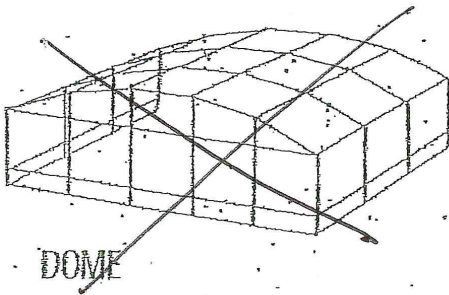
MANSARD



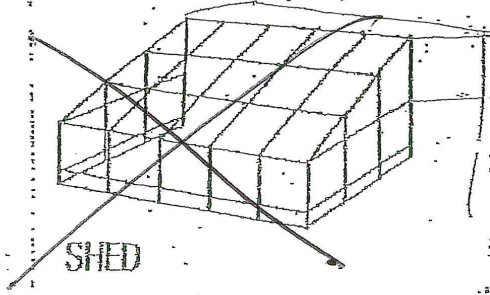
GABLE



GABLE / HIP



DOME



SHED

HOLLAND POOLS: WILL BE INSTALLING A BRONZE COLORED PANORAMIC SCREEN WITH CHARCOAL COLORED MESH SCREEN MATERIAL. THE SCREEN WILL NOT EXCEED THE FOOTPRINT OF THE HOUSE.

Julie Schmitt




EXAMPLE: BRONZE PANORAMIC
MANSARD SCREEN



ACCESS INFORMATION:
PICTURE OF ACCESS
NEEDED.

NEED 5'
OF CDD LAND
FOR ACCESS.
HOME OWNER
HAS 5'7".
NEED TOTAL
OF APPROX 10'.
MACHINE IS
9' WIDE.
HOMEOWNER
WILL REPAIR
BACK TO ORIGINAL
CONDITION.


JILL SHEPPARD

Holland Pools

Honesty and Excellence in Service

415 Gold Medal Ct. Longwood, Florida 32750 (407) 830-5327 Office (407) 488-3966 Cell
State Swimming Pool Licenses CPC 1459010 www.HollandPools.com

Access Authorization

This letter authorizes Holland Pools and/or contractors hired by Holland Pools to encroach upon the property located at:

CDD LAND TO LEFT OF 8525 LOVETT AVE

HOMEOWNER WILL REPAIR CDD LAND BACK TO ITS ORIGINAL CONDITION.

Site Address Where Access is Given (Address, City and Zip Code)

For the purpose of construction and/or renovation of a swimming pool, swimming pool equipment and associated amenities as described in the construction contract upon the property located at:

8525 LOVETT AVE

ORLANDO FL 32832

Address of Construction Project (Address, City and Zip Code)

Holland Pools will be granted use of this access within the time frame of construction, starting from the initial excavation of the pool and/or the commencement of renovation.

Holland Pools will be responsible to return the encroached access area to the original grade only and repair any damages to the existing access property found to be caused negligently by Holland Pools and/or contractors hired by Holland Pools.

The cost to repair any and all damages to the access property sod, landscaping, irrigation, driveway, street curbing is the sole responsibility of the party who is having the pool constructed and not the responsibility of Holland Pools and/or contractors hired by Holland Pools.

Access

Property Owner: _____

Date: _____

Construction Project

Property Owner: Ju Shuman

Signature and Printed Name

Date: 3/23/24

PLEASE SIGN ACCESS AUTHORIZATION



IMPERVIOUS AREA CALCULATION WORKSHEET

PERMIT #: _____

ADDRESS: 8525 LOVETT AVE, ORLANDO FL 32832

PARCEL ID#: _____

IMPERVIOUS AREA IN SQUARE FEET:

TOTAL HOUSE FOOT PRINT	<u>2046</u>
TOTAL PORCH AND DECK/LANAI	<u>490</u>
TOTAL DRIVEWAYS	<u>384</u>
TOTAL WALKWAYS	<u>56</u>
TOTAL A/C PADS AND POOL EQUIPMENT	<u>27</u>
TOTAL OUT BUILDINGS	<u>0</u>
TOTAL POOL DECK SURFACE (NOT INCLUDING ANY WATER SURFACES)	<u>384</u>

TOTAL IMPERVIOUS AREA IN SQUARE FEET A 3387

TOTAL LOT SQUARE FEET B 7456

TOTAL % IMPERVIOUS COVERAGE (A ÷ B)X100 45.42 %

CITY CODE OF ORDINANCES – DEFINITION OF IMPERVIOUS SURFACE

CHAPTER 106 – STORMWATER MANAGEMENT; SECTION 106-2 DEFINITIONS

IMPERVIOUS SURFACE MEANS A SURFACE WHICH HAS BEEN COMPACTED OR COVERED WITH A LAYER OF MATERIAL SO THAT IT IS HIGHLY RESISTANT TO INFILTRATION BY WATER. IT INCLUDES MOST CONVENTIONALLY SURFACED STREETS, ROOFS, SIDEWALKS, PARKING LOTS, PATIOS, WET POND SURFACE AREAS AT NORMAL OR CONTROL ELEVATION, AND OTHER SIMILAR NONPOROUS SURFACES, BUT DOES NOT INCLUDE DRY BOTTOM STORMWATER FACILITIES OR WOOD DECKS OVER SOIL (WITH SPACES BETWEEN PLANKS). ANY DETERMINATIONS REGARDING PERMEABILITY OF MATERIAL OR SURFACE SHALL BE AT THE SOLE DISCRETION OF THE CITY ENGINEER OR DESIGNEE.

NOTE: PAVERS ARE IMPERVIOUS.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE COMMERCIAL POOL/SPA CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BAUMGARTNER, TYLER JAMES

HOLLAND POOLS
415 GOLD MEDAL CT
LONGWOOD FL 32750

LICENSE NUMBER: CPC1459017

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 08/05/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 707 Pennsylvania Ave Ste 1300 Altamonte Springs FL 32701		CONTACT NAME: PHONE (A/C, No, Ext): 321-397-3870 FAX (A/C, No): 321-397-3888 E-MAIL ADDRESS: CertRequests@ajg.com	
INSURED Holland Pools & Spas LLC dba Holland Pools 415 Gold Medal Court Longwood FL 32750		INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : Amerisure Insurance Company 19488 INSURER B : Amerisure Mutual Insurance Company 23396 INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 976032971

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			CPP20598071701	1/1/2026	1/1/2027	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY			CA20598111701	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			CU20598091702	1/1/2026	1/1/2027	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC20741011501	1/1/2026	1/1/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT <input type="checkbox"/> N/A E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	\$ 1,000,000 \$ 1,000,000 \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

For Illustrative Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



SEMINOLE COUNTY BUSINESS TAX RECEIPT

PO BOX 630, SANFORD, FL 32772 • 407-665-1000

WWW.SEMINOLECOUNTY.TAX

VALID THROUGH SEPTEMBER 30, 2026

HOLLAND POOLS
415 GOLD MEDAL CT
LONGWOOD, FL 32750

Account #: 159231

Class and Required Document Number: REGULATED

CPC1459017

State Registration Number: CPC1459017

Physical Business Location: Unincorporated Seminole County

WAYNE BAUMGARTNER / QUALIFIER, GLORIA HOLLAND / OWNER

Receipt #: TSS-TAX-25-00206493

Amount Paid: \$ 45.00

Date Paid: 08/29/2025

BUSINESS OWNER, PLEASE NOTE THE FOLLOWING:

• **DISPLAY THE ABOVE RECEIPT PROMINENTLY:** This Business Tax Receipt shall be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County. Upon failure to do so the business shall be subject to the payment of another business tax for the same business or profession.

• **RENEW THIS TAX BEFORE IT EXPIRES:** Pursuant to Florida Statutes, all Business Tax Receipts shall be issued by the Tax Collector beginning July 1st of each year, and it shall expire on September 30th of the succeeding year. Those Business Tax Receipts issued as renewal accounts beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total penalty shall not exceed 25% of the business tax for the delinquent establishment (Florida Statute [FS] 205.053 [1]).

A 25% penalty shall be imposed on any individual engaged in any new business or profession without first obtaining a Seminole County Business Tax Receipt ([FS] 205.053 [2]).

This Business Tax Receipt is only a receipt for business taxes paid. It does not permit the taxpayer to violate any existing regulatory or zoning laws of the state, county, or municipality, nor does it exempt the taxpayer from any other required licenses, registrations, certifications, or permits. Business Tax requirements are subject to legislative change.

REPORT ALL CHANGES: The holder of this Business Tax Receipt is required to report a change in the following: Ownership, Business Location, Mailing Address, or any other information that would alter the status of the current year's information. This includes, but is not limited to, the loss of or a change in a State or Regulatory License which was used to qualify for the business identified on the current County Business Tax Receipt. If you have any changes to report, contact the Business Tax Department at 407-665-7636.

HOLLAND POOLS & SPAS LLC
415 GOLD MEDAL CT
LONGWOOD, FL 32750

PERRY SURVEYING

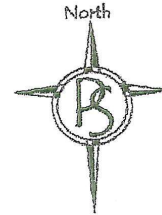
370 Waymont Court • Lake Mary, FL 32746 • VOICE: 407.688.9727 • FAX: 407.688.7681 • fronidesk@perrysurveying.com

Legal Description

Lot 105, RANDAL PARK - PHASE 2, according to the plat thereof, as recorded in Plat Book 83, Page(s) 70 through 74, of the Public Records of Orange County, FL.

Community number: 120186 Panel: 0455
 Suffix: G.F.I.R.M. Date: 8/8/2018 Flood Zone: X
 Date of field work: 8/29/2024 Completion Date: 8/30/2024

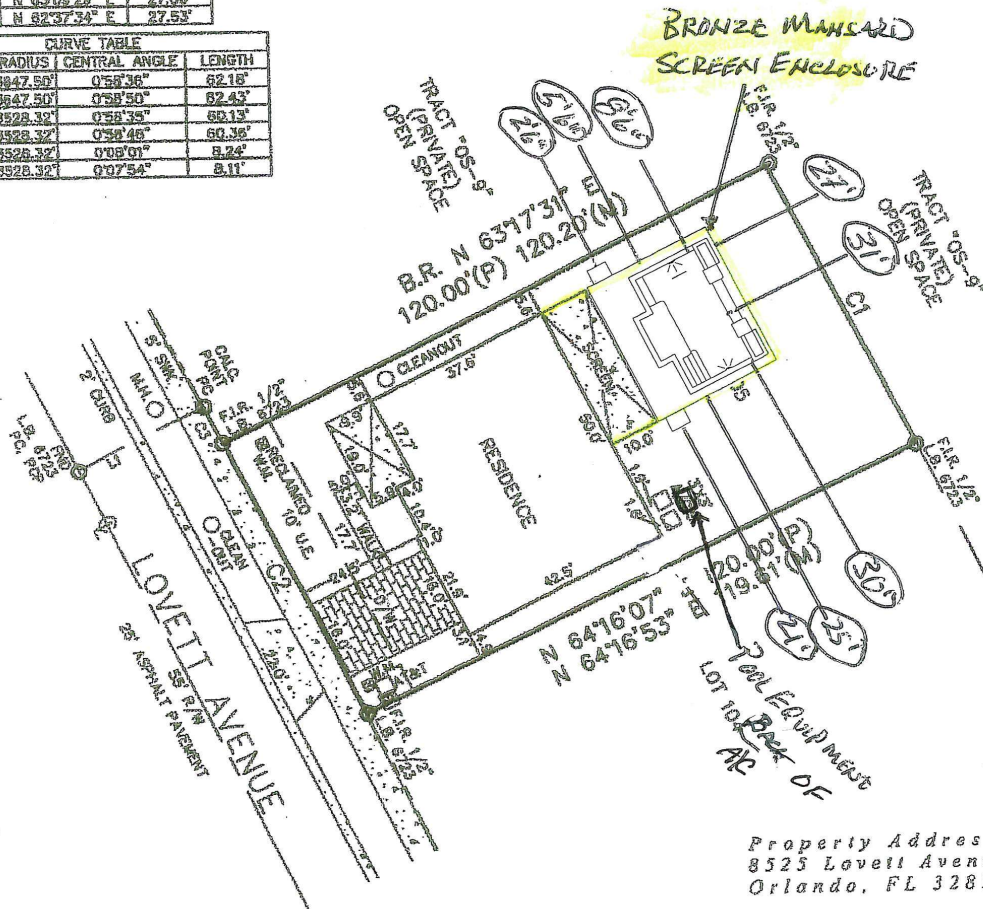
Certified to:
 Jill Irene Sheppard; First American Title Insurance Company;
 WesBanco Bank, its' successors and/or assigns.



SCALE: 1"=30'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1 (P)	N 63°08'28" E	27.50'
L1 (C)	N 82°37'34" E	27.53'

CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1 (P)	3847.50'	0°58'36"	82.18'
C1 (M)	3847.50'	0°58'50"	82.43'
C2 (P)	3528.32'	0°58'35"	80.13'
C2 (M)	3528.32'	0°58'46"	80.36'
C3 (P)	3528.32'	0°08'01"	8.24'
C3 (C)	3528.32'	0°07'54"	8.11'



Property Address:
 8525 Lovett Avenue
 Orlando, FL 32832

Survey number: PS 49746

LEGEND

—○—○—	Wire Fence	COV	Coverac	FRM	Permanent Reference Monument
—□—□—	Wood Fence	D	Description or Dead	P	Plat
—○—○—	Overhead Utilities	D.E.	Drainage Easement	P.B.	Plat Book
—○—○—	Power Pole	D.U.E.	Drainage & Utility Easement	P.E.	Plot Equipment
—○—○—	Water Meter	DAW	Driveway	P.O.B.	Point of Beginning
—○—○—	Electrical Facility	ESMT	Easement	P.O.C.	Point of Commencement
—○—○—	Asphalt	E.O.P.	Edge of Pavement	P.C.C.	Point of Curvature
—○—○—	Brick/Pavers	E.O.W.	Edge of Water	PC	Point of Curvature
—○—○—	Concrete/Hard Surface	ENCR	Encroachment	PI	Point of Intersection
—○—○—	Covered Area	F	Field	PRC	Point of Reverse Curvature
—○—○—	Centerline	FD	Found	PT	Point of Tangency
—○—○—	Central Angle/Delta	FND	Found Nail & Disc	POL	Point on Line
—○—○—	Line Break Not to Scale	F.C.M.	Found Concrete Monument	PL	Property Line
—○—○—	A/C	F.I.P.	Found Iron Pipe	R	Record
—○—○—	BR	F.I.R.	Found Iron Rod	R.W.	Right of Way
—○—○—	BM	L	Length	S.I.R.	S&I Iron Rod & Cap
—○—○—	B.O.C.	LB	Lowered Business	SND	Set Nail & Disc
—○—○—	CATV	M	Mark	SWK	Sidewalk
—○—○—	C	NR	Non-Radial	TEL	Telephone Facilities
—○—○—	C.L.F.	O.R.B.	Official Records Book	TOB	Top of Bank
—○—○—	CH	ONPL	On Property Line	TYP	Typical
—○—○—	C.B.	PG	Page	U.E.	Utility Easement
—○—○—	CBS	P.V.C.	Vinyl Fence	W.F.	Wood Fence
—○—○—	CONC	P.V.M.T.	Pavement	WC	Witness Corner
—○—○—	C.M.	PCP	Permanent Control Point		

GENERAL NOTES

- Legal description provided by client.
- There may be additional encumbrances and/or easements which are not shown or recorded and which may affect this property.
- Only visible encumbrances located.
- This is a BOUNDARY SURVEY unless otherwise noted.
- The survey of the property shown is based on the plat thereof and is not a subdivision of a Florida Township Survey as required by Section 54-17, of the Florida Administrative Code, Statute 372.027, Florida Statutes.
- Differences are shown in feet and decimal thereof.
- Unless otherwise noted, find area information provided by client.
- Specific mark and stake location shown herein is for informational purposes only and is not to be used for any other purpose.
- The survey of the property shown is based on the plat thereof and is not a subdivision of a Florida Township Survey as required by Section 54-17, of the Florida Administrative Code, Statute 372.027, Florida Statutes.
- Differences are shown in feet and decimal thereof.

John F. Locklin
 Jeffrey S. Locklin

PROFESSIONAL SURVEYOR AND MAPPER LB 6673 LB 8222
 PROFESSIONAL SURVEYOR AND MAPPER LB 5819 LB 8222
 PROFESSIONAL SURVEYOR AND MAPPER LB 6190 LB 8222

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

SECTION VI

SECTION B

SECTION 1

Randal Park

Community Development District

Summary of Check Register

March 11, 2026 to April 6, 2026

Bank	Date	Check No.'s	Amount
<u>General Fund</u>			
	3/13/26	3785-3798	\$ 794,449.05
	3/19/26	3799-3812	\$ 21,346.28
	3/26/26	3813-3814	\$ 1,571.00
	4/2/26	3815-3821	\$ 9,346.95
		Autodrafts	\$ 13,471.45
			\$ 840,184.73
<u>Supervisor Fees</u>			
	Mar-26		
	Kathryn F. Steuck	50373	\$ 184.70
	Marcela L. Asquith	50374	\$ 184.70
	Sean D. Masherella	50375	\$ 184.70
	Stephany C. Cornelius	50376	\$ 184.70
	Christopher B. Swendsen	50377	\$ 184.70
			\$ 923.50
Total Amount			\$ 841,108.23

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/26	00198	3/02/26	03022026	202603	300	36900	10200		REFUND DEPOSIT CK 2/28/26	*	250.00		
ADRIANO LEAL												250.00	003785
3/13/26	99999	3/13/26	VOID	202603	000	00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****												.00	003786
3/13/26	00169	2/02/26	58	202602	320	53800	12100		AMENITY MANAGEMENT JAN26	*	8,915.50		
		2/02/26	58	202602	320	53800	49400		LITTLE BITES COOKIE W/S	*	517.50		
		2/02/26	58	202602	320	53800	49400		STINGREY GROUP KARAOKE	*	12.24		
		2/02/26	58	202602	320	53800	49400		STINGREY KARAOKE TRANSFEE	*	.37		
		2/02/26	58	202602	320	53800	51000		REFUND MINI QUES	*	12.64		
		2/02/26	58	202602	320	53800	51000		HOME DEPOT CLEAN SUPPLIES	*	155.88		
		2/02/26	58	202602	320	53800	49400		COSTCO KARAOKE MACHINE	*	252.23		
		2/02/26	58	202602	320	53800	48000		COSTCO USB STORAGE	*	159.95		
		2/02/26	58	202602	320	53800	48000		SHERWIN WILLIAM PAINT	*	77.71		
		2/02/26	58	202602	320	53800	51000		AMAZON AIR FILTERS	*	46.06		
		2/02/26	58	202602	320	53800	51000		AMAZON CALENDARS	*	51.89		
		2/02/26	58	202602	320	53800	51000		AMAZON OFFICE SUPPLIES	*	156.96		
		2/02/26	58	202602	320	53800	51000		AMAZON OFFICE SUPPLIES	*	4.93		
		2/02/26	58	202602	320	53800	48000		HOMEDEPOT MAINT SUPPLIES	*	89.31		
		2/02/26	58	202602	320	53800	49400		LIZZIKITCHEN REFUND	*	517.50		
		3/02/26	59	202603	320	53800	12100		AMENITY MANAGEMENT MAR 26	*	8,915.50		
		3/02/26	59	202603	320	53800	51000		GYM SUPPLIES MAR 26	*	164.36		
		3/02/26	59	202603	320	53800	51000		GYM SUPPLIES MAR 26	*	11.49		
		3/02/26	59	202603	310	51300	42000		DEPREDEATION REPORT MAILED	*	16.15		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/02/26	59	202603	320-53800-51000	COFFEE SUPPLIES		*	78.19		
3/02/26	59	202603	320-53800-51000	COFFEE SUPPLIES		*	32.23		
3/02/26	59	202603	320-53800-51000	CLEANING SUPPLIES		*	121.44		
3/02/26	59	202603	320-53800-49000	DEPREDAATION ANNUAL RENEW		*	115.00		
3/02/26	59	202603	320-53800-48000	SHELF STORAGE		*	291.50		
								19,656.25	003787
3/13/26	00176	3/01/26	11264	202603 320-53800-46400	POOL MAINTENANCE MAR 26	*	2,340.00		
								2,340.00	003788
3/13/26	00046	3/04/26	38629A	202603 320-53800-46900	QUARTERLY FOUNTAIN CLEAN	*	190.00		
								190.00	003789
3/13/26	00001	3/01/26	882	202603 320-53800-12000	FIELD MANAGEMENT MAR 26	*	1,796.75		
3/01/26	883	202603	320-53800-12300	FACILITY MANAGEMENT MAR26		*	3,605.33		
3/01/26	884	202603	310-51300-34000	MANAGEMENT FEES MAR 26		*	4,292.00		
3/01/26	884	202603	310-51300-35200	WEBSITE ADMIN MAR 26		*	114.67		
3/01/26	884	202603	310-51300-35100	INFORMATION TECH MAR 26		*	172.00		
3/01/26	884	202603	310-51300-31300	DISSEMINATIN SVC MAR 26		*	946.33		
3/01/26	884	202603	310-51300-51000	OFFICE SUPPLIES		*	.42		
3/01/26	884	202603	310-51300-42000	POSTAGE		*	173.93		
3/01/26	884	202603	310-51300-42500	COPIES		*	10.05		
								11,111.48	003790
3/13/26	00015	1/05/26	28478	202601 310-51300-32200	AUDIT FYE 9/30/25	*	3,000.00		
2/02/26	28654	202602	310-51300-32200	AUDIT FYE 9/30/25		*	1,200.00		
								4,200.00	003791

RAND RANDAL PARK BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/26	00025	3/10/26	150764	202602	310-51300-31500		GENERAL COUNSEL FEB 26 LATHAM LUNA EDEN & BEAUDINE LLP	*	981.65	981.65	003792
3/13/26	00279	3/02/26	03022026	202603	300-36900-10200		REFUND DEPOSIT CK 2/22/26 MARIA EUGENIA ORTIZ	*	250.00	250.00	003793
3/13/26	00277	3/06/26	549337-2	202603	310-51300-49200		2025 REAL ESTATE PYMT ORANGE COUNTY TAX COLLECTOR	*	422.89	422.89	003794
3/13/26	00172	3/01/26	22553	202603	320-53800-46200		LANDSCAPE MAINT MAR 26 PRINCE AND SONS INC.	*	29,761.83	29,761.83	003795
3/13/26	00278	3/02/26	03022026	202603	300-36900-10200		REFUND DEPOSIT CK 2/21/26 SANDRA CARMONA TORRES	*	250.00	250.00	003796
3/13/26	00223	3/12/26	03122026	202603	300-15100-10000		TSFR EXCESS FDS TO SBA STATE BOARD OF ADMINISTRATION C/O	*	725,000.00	725,000.00	003797
3/13/26	00049	3/01/26	404211	202603	320-53800-34500		SECURITY MONITORING MAR26 SYNERGY FL	*	34.95	34.95	003798
3/19/26	00185	3/01/26	52260	202603	320-53800-46700		CLEANING MAR 26	*	1,573.00		
		3/02/26	52280	202602	320-53800-46700		SPECIAL CLEANING FEB 26 B&T BUILDING SERVICES, INC	*	198.00	1,771.00	003799
3/19/26	00169	2/27/26	60	202602	320-53800-12200		POOL ATTENDANTS FEB 26 COMMUNITY ASSOCIATION AND LIFESTYLE	*	119.10	119.10	003800
3/19/26	00035	3/02/26	2531129	202603	310-51300-32300		TRUSTEE FEE SER2015 COMPUTERSHARE	*	4,500.00	4,500.00	003801
3/19/26	00095	3/21/26	20873	202603	300-15500-10000		EASTER EVENT CAPTAIN CARNIVAL	*	2,200.00	2,200.00	003802

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/19/26	00129	2/27/26 42610817	202602 320-53800-46700	TRAFFIC MATS CINTAS	*	554.80	554.80 003803
3/19/26	00057	3/05/26 16705531	202603 320-53800-46100	HVAC MAINTENANCE FRANK'S AIR CONDITIONING, INC.	*	223.40	223.40 003804
3/19/26	00238	3/01/26 258228	202603 320-53800-34500	MONTHLY WIPAK FEE MAR26 GUARDIAN ACCESS SOLUTIONS LLC	*	120.00	120.00 003805
3/19/26	00172	2/27/26 22461	202602 320-53800-47200	CUT 3 DEAD SYLVESTER PALM PRINCE AND SONS INC.	*	1,500.00	1,500.00 003806
3/19/26	00033	3/19/26 03192026	202603 300-20700-10300	ASSESSMENT TSFR SER2012 RANDAL PARK CDD C/O WELLS FARGO	*	3,266.37	3,266.37 003807
3/19/26	00110	3/19/26 03192026	202603 300-20700-10300	ASSESSMENT TSFR SER2015 RANDAL PARK CDD C/O WELLS FARGO	*	4,869.35	4,869.35 003808
3/19/26	00111	3/19/26 03192026	202603 300-20700-10300	ASSESSMENT TSFR SER2018 RANDAL PARK CDD C/O WELLS FARGO	*	972.26	972.26 003809
3/19/26	00233	3/13/26 03132026	202603 300-36900-10200	REFUNDS DEP CK 3/7/26 SARA JIMENEZ	*	250.00	250.00 003810
3/19/26	00038	3/18/26 23682	202603 320-53800-46300	MONTHLY CHEMICALS SPIES POOL, LLC	*	750.00	750.00 003811
3/19/26	00166	3/13/26 03132026	202603 300-36900-10200	REFUND DEPOSIT CK 3/8/26 VANESA GARCIA BARROS	*	250.00	250.00 003812
3/26/26	00031	3/15/26 235236	202603 320-53800-47000	LAKE MAINTENANCE MAR 26 APPLIED AQUATIC MANAGMENT, INC.	*	971.00	971.00 003813
3/26/26	00015	3/19/26 28944	202603 310-51300-31200	ARBITRAGE FY2/28/26 S2015 GRAU & ASSOCIATES	*	600.00	600.00 003814

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/02/26	00241	4/01/26 04012026	202604 300-36900-10200	REFUND DEPOSIT CK 3/28/26 ANTONIO RODRIGUEZ	*	250.00	250.00 003815
4/02/26	00281	3/27/26 03272026	202603 300-36900-10200	REFUND DEPOSIT CK 3/14/26 BRENDA CZEKANSKI	*	250.00	250.00 003816
4/02/26	00238	3/27/26 258258	202603 320-53800-47800	KEYFOB CLUBHOUSE/POOL GUARDIAN ACCESS SOLUTIONS LLC	*	740.00	740.00 003817
4/02/26	00280	4/01/26 04012026	202604 300-36900-10200	REFUND DEPOSIT CK 3/29/26 MARISSA HEIL	*	250.00	250.00 003818
4/02/26	00172	3/25/26 22803	202603 320-53800-47200	TREE TRIMMING 3/30/26 23012 202603 320-53800-47200 PLAYGROUND MULCH PRINCE AND SONS INC.	*	750.00	6,700.00 003819
					*	5,950.00	
4/02/26	00049	4/01/26 408779	202604 320-53800-34500	SECURITY MONITORING APR26 SYNERGY FL	*	34.95	34.95 003820
4/02/26	00038	3/06/26 325449	202603 320-53800-46300	INSTALLED POOL VALVE 3/12/26 325943 202603 320-53800-46300 INSTALL SHOWER OFF BUTTON SPIES POOL, LLC	*	715.00	1,122.00 003821
					*	407.00	
TOTAL FOR BANK A						826,713.28	
TOTAL FOR REGISTER						826,713.28	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/02/26	99999	4/02/26	VOID	202604 000-00000-00000		C	.00	
			VOID CHECK					
					*****INVALID VENDOR NUMBER*****			.00 080019
4/02/26	99999	4/02/26	VOID	202604 000-00000-00000		C	.00	
			VOID CHECK					
					*****INVALID VENDOR NUMBER*****			.00 080020
4/02/26	00021	3/24/26	5000-02.	202602 320-53800-43000	7777 CORKFIELD AVE FEB 26	*	2.93	
		3/24/26	5000-02.	202602 320-53800-43000	7945 CORKFIELD AVE FEB 26	*	10.33	
		3/24/26	5000-02.	202602 320-53800-43000	8103 CORKFIELD AVE FEB 26	*	1.34	
		3/24/26	5000-02.	202602 320-53800-43000	8101 DE HAVEN ST FEB 26	*	24.83	
		3/24/26	5000-02.	202602 320-53800-43100	0 DOWDEN RD FEB 26	*	2,179.10	
		3/24/26	5000-02.	202602 320-53800-43000	9624 DOWDEN ROAD FEB 26	*	73.35	
		3/24/26	5000-02.	202602 320-53800-43000	10287 DOWDEN ROAD FEB 26	*	.12	
		3/24/26	5000-02.	202602 320-53800-43000	8741 DUFFEIN LANE FEB 26	*	20.00	
		3/24/26	5000-02.	202602 320-53800-43000	7980 GAMEMASTER AVE FEB26	*	24.95	
		3/24/26	5000-02.	202602 320-53800-43000	8023 GAMEMASTER AVE FEB26	*	89.30	
		3/24/26	5000-02.	202602 320-53800-43000	8773 HILDRETH AVE FEB 26	*	6.35	
		3/24/26	5000-02.	202602 320-53800-43000	8927 HILDRETH AVE FEB 26	*	1.98	
		3/24/26	5000-02.	202602 320-53800-43000	8975 HILDRETH AVE FEB 26	*	19.60	
		3/24/26	5000-02.	202602 320-53800-43000	8994 HILDRETH AVE FEB 26	*	24.53	
		3/24/26	5000-02.	202602 320-53800-43000	8402 LOVETT AVE FEB 26	*	553.13	
		3/24/26	5000-02.	202602 320-53800-43000	8737 LOVETT AVE FEB 26	*	59.56	
		3/24/26	5000-02.	202602 320-53800-43000	8650 RANDAL PARK FEB 26	*	10.50	
		3/24/26	5000-02.	202602 320-53800-43000	8730 RANDAL PARK FEB 26	*	31.05	
		3/24/26	5000-02.	202602 320-53800-43200	8730 RANDAL PARK FEB 26	*	1,595.20	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/24/26		5000-02. 202602	320-53800-43300	8730 RANDAL PARK FEB 26	*	246.81	
3/24/26		5000-02. 202602	320-53800-43000	8846 RANDAL PARK FEB 26	*	73.74	
3/24/26		5000-02. 202602	320-53800-43000	9106 RANDAL PARK FEB 26	*	116.82	
3/24/26		5000-02. 202602	320-53800-43000	9200 RANDAL PARK FEB 26	*	1,358.56	
3/24/26		5000-02. 202602	320-53800-43000	9464 RANDAL PARK FEB 26	*	129.85	
3/24/26		5000-02. 202602	320-53800-43100	1900 SUMMIT TOWER FEB 26	*	985.12	
3/24/26		5000-02. 202602	320-53800-43000	10747 TIBBETT ST FEB 26	*	20.66	
3/24/26		5000-02. 202602	320-53800-43000	10504 WARLOW CK ST FEB 26	*	23.33	
3/24/26		5000-02. 202602	320-53800-43000	10694 WARLOW CK ST FEB 26	*	25.45	
3/24/26		5000-02. 202602	320-53800-43100	8841 RANDAL PARK FEB 26	*	5,522.98	
							OUC
							13,231.47 080021
3/31/26	00259	4/14/25 1425-04. 202604	300-15500-10000	8730 RANDAL PARK APR 26	*	239.98	
							CHARTER COMMUNICATIONS
							239.98 080022
						TOTAL FOR BANK Z	13,471.45
						TOTAL FOR REGISTER	13,471.45

RAND RANDAL PARK BOH

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
March 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2012</u>
6	<u>Debt Service Fund Series 2015</u>
7	<u>Debt Service Fund Series 2018</u>
8	<u>Combined Capital Project Funds</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

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

	General Fund	Debt Service Funds	Capital Project Funds	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 256,418	\$ -	\$ -	\$ -	\$ 256,418
Due from Colonial Properties	\$ 5,272	\$ -	\$ -	\$ -	\$ 5,272
Investments:					
State Board of Administration (SBA)	\$ 1,054,350	\$ -	\$ -	\$ 430,505	\$ 1,484,855
Series 2012					
Reserve	\$ -	\$ 408,674	\$ -	\$ -	\$ 408,674
Revenue	\$ -	\$ 658,485	\$ -	\$ -	\$ 658,485
Interest	\$ -	\$ 60	\$ -	\$ -	\$ 60
Prepayment	\$ -	\$ 1,299	\$ -	\$ -	\$ 1,299
Sinking Fund	\$ -	\$ 99	\$ -	\$ -	\$ 99
Series 2015					
Reserve	\$ -	\$ 601,421	\$ -	\$ -	\$ 601,421
Revenue	\$ -	\$ 950,907	\$ -	\$ -	\$ 950,907
Interest	\$ -	\$ 87	\$ -	\$ -	\$ 87
Construction	\$ -	\$ -	\$ 512	\$ -	\$ 512
Series 2018					
Reserve	\$ -	\$ 54,836	\$ -	\$ -	\$ 54,836
Revenue	\$ -	\$ 167,062	\$ -	\$ -	\$ 167,062
Interest	\$ -	\$ 13	\$ -	\$ -	\$ 13
Cap Interest	\$ -	\$ 2,980	\$ -	\$ -	\$ 2,980
Construction	\$ -	\$ -	\$ 64	\$ -	\$ 64
Prepaid Expenses	\$ 2,200	\$ -	\$ -	\$ -	\$ 2,200
Total Assets	\$ 1,318,239	\$ 2,845,922	\$ 577	\$ 430,505	\$ 4,595,243
Liabilities:					
Accounts Payable	\$ 21,803	\$ -	\$ -	\$ -	\$ 21,803
Total Liabilities	\$ 21,803	\$ -	\$ -	\$ -	\$ 21,803
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 2,200	\$ -	\$ -	\$ -	\$ 2,200
Restricted for:					
Debt Service	\$ -	\$ 2,845,922	\$ -	\$ -	\$ 2,845,922
Capital Project	\$ -	\$ -	\$ 577	\$ -	\$ 577
Assigned for:					
Capital Reserve Fund	\$ -	\$ -	\$ -	\$ 430,505	\$ 430,505
Unassigned	\$ 1,294,236	\$ -	\$ -	\$ -	\$ 1,294,236
Total Fund Balances	\$ 1,296,436	\$ 2,845,922	\$ 577	\$ 430,505	\$ 4,573,439
Total Liabilities & Fund Balance	\$ 1,318,239	\$ 2,845,922	\$ 577	\$ 430,505	\$ 4,595,243

Randal Park
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 1,061,841	\$ 1,061,841	\$ -
Colonial Properties Contribution	\$ 57,051	\$ 28,526	\$ 31,925	\$ 3,399
Interest Income	\$ 1,922	\$ 1,922	\$ 11,483	\$ 9,561
Miscellaneous Revenue	\$ 1,000	\$ 500	\$ 760	\$ 260
Activities	\$ 5,000	\$ 2,500	\$ 1,385	\$ (1,115)
Rentals	\$ 9,000	\$ 9,000	\$ 13,500	\$ 4,500
Total Revenues	\$ 1,225,653	\$ 1,104,288	\$ 1,120,894	\$ 16,605
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,585	\$ 415
FICA Expense	\$ 918	\$ 459	\$ 413	\$ 46
Annual Audit	\$ 4,700	\$ 4,700	\$ 4,200	\$ 500
Trustee Fees	\$ 13,750	\$ 13,750	\$ 14,083	\$ (333)
Dissemination Agent	\$ 11,356	\$ 5,678	\$ 5,678	\$ (0)
Reamortization	\$ -	\$ -	\$ 350	\$ (350)
Arbitrage	\$ 1,800	\$ 600	\$ 600	\$ -
Engineering	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 20,000	\$ 10,000	\$ 4,195	\$ 5,805
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Management Fees	\$ 51,504	\$ 25,752	\$ 25,752	\$ 0
Information Technology	\$ 2,064	\$ 1,032	\$ 1,032	\$ 0
Website Maintenance	\$ 1,376	\$ 688	\$ 688	\$ 0
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage	\$ 1,000	\$ 500	\$ 764	\$ (264)
Insurance	\$ 10,207	\$ 10,207	\$ 8,345	\$ 1,862
Printing & Binding	\$ 1,500	\$ 750	\$ 70	\$ 680
Legal Advertising	\$ 2,250	\$ 1,125	\$ -	\$ 1,125
Other Current Charges	\$ 1,500	\$ 750	\$ 150	\$ 600
Office Supplies	\$ 200	\$ 100	\$ 6	\$ 94
Property Appraiser	\$ 800	\$ 400	\$ -	\$ 400
Property Taxes	\$ 300	\$ 300	\$ 423	\$ (123)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 153,232	\$ 93,748	\$ 78,242	\$ 15,506
Operations & Maintenance				
Contract Services:				
Field Management	\$ 21,561	\$ 10,780	\$ 10,781	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 9,600	\$ 9,600	\$ -
Landscape Maintenance	\$ 360,000	\$ 180,000	\$ 175,818	\$ 4,182
Lake Maintenance	\$ 11,882	\$ 5,941	\$ 5,826	\$ 115
Security Patrol	\$ 41,250	\$ 20,625	\$ -	\$ 20,625
Repairs & Maintenance				
Facility Maintenance	\$ 43,264	\$ 21,632	\$ 21,632	\$ 0
Repairs & Maintenance	\$ 30,000	\$ 15,000	\$ 8,510	\$ 6,490
Operating Supplies	\$ 8,000	\$ 4,000	\$ 1,852	\$ 2,148
Landscape Replacement	\$ 15,000	\$ 7,500	\$ 9,700	\$ (2,200)
Irrigation Repairs	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Fountain Repairs	\$ 3,000	\$ 1,500	\$ 375	\$ 1,125
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 572,157	\$ 290,579	\$ 253,094	\$ 37,485

Randal Park
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Utilities				
Utilities - Common Area	\$ 29,034	\$ 14,517	\$ 16,069	\$ (1,552)
Streetlighting	\$ 110,000	\$ 55,000	\$ 43,341	\$ 11,659
Amenity Center				
Amenity Management	\$ 106,986	\$ 53,493	\$ 53,493	\$ -
Pool Attendants	\$ 16,740	\$ 8,370	\$ 4,979	\$ 3,391
Pool Permit	\$ 615	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,857	\$ 2,429	\$ 1,440	\$ 989
Utilities - Amenity Center	\$ 28,205	\$ 14,102	\$ 8,234	\$ 5,869
Refuse Service	\$ 3,168	\$ 1,584	\$ 1,234	\$ 350
Amenity Center Access Cards	\$ 1,000	\$ 500	\$ 740	\$ (240)
HVAC Maintenance	\$ 574	\$ 574	\$ 776	\$ (202)
Special Events	\$ 15,000	\$ 7,500	\$ 14,034	\$ (6,534)
Holiday Decorations	\$ 10,000	\$ 10,000	\$ 9,971	\$ 29
Security Monitoring	\$ 2,600	\$ 1,300	\$ 930	\$ 370
Janitorial Services	\$ 30,037	\$ 15,019	\$ 16,085	\$ (1,066)
Pool Maintenance	\$ 32,130	\$ 16,065	\$ 15,870	\$ 195
Pool Chemicals & Repairs	\$ 50,000	\$ 25,000	\$ 6,579	\$ 18,421
Amenity Repairs & Maintenance	\$ 9,500	\$ 9,500	\$ 10,386	\$ (886)
Pest Control	\$ 3,500	\$ 1,750	\$ 345	\$ 1,405
Other				
Property Insurance	\$ 50,000	\$ 50,000	\$ 38,356	\$ 11,644
Contingency	\$ 24,032	\$ 12,016	\$ 115	\$ 11,901
Subtotal Amenity Center	\$ 527,978	\$ 298,718	\$ 242,975	\$ 55,743
Total Operations & Maintenance	\$ 1,100,135	\$ 589,297	\$ 496,069	\$ 93,228
Total Expenditures	\$ 1,253,367	\$ 683,045	\$ 574,311	\$ 108,734
Excess (Deficiency) of Revenues over Expenditures	\$ (27,713)	\$ 421,244	\$ 546,583	\$ 125,339
<i>Other Financing Sources/(Uses):</i>				
Transfer Out - Capital Reserve	\$ (14,514)	\$ (14,514)	\$ (14,514)	\$ -
Total Other Financing Sources/(Uses)	\$ (14,514)	\$ (14,514)	\$ (14,514)	\$ -
Net Change in Fund Balance	\$ (42,228)	\$ 406,730	\$ 532,069	\$ 125,339
Fund Balance - Beginning	\$ 42,228		\$ 764,367	
Fund Balance - Ending	\$ 0		\$ 1,296,436	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ 9,148	\$ 4,574	\$ 8,253	\$ 3,679
Total Revenues	\$ 9,148	\$ 4,574	\$ 8,253	\$ 3,679
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Pool Resurfacing	\$ 28,500	\$ -	\$ -	\$ -
Total Expenditures	\$ 53,500	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (44,352)	\$ 4,574	\$ 8,253	\$ 3,679
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 14,514	\$ 14,514	\$ 14,514	\$ -
Total Other Financing Sources (Uses)	\$ 14,514	\$ 14,514	\$ 14,514	\$ -
Net Change in Fund Balance	\$ (29,838)	\$ 19,088	\$ 22,767	\$ 3,679
Fund Balance - Beginning	\$ 407,793		\$ 407,739	
Fund Balance - Ending	\$ 377,955		\$ 430,505	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 396,407	\$ 364,510	\$ 364,510	\$ -
Interest Income	\$ 18,042	\$ 9,021	\$ 15,564	\$ 6,543
Total Revenues	\$ 414,450	\$ 373,531	\$ 380,074	\$ 6,543
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	\$ 114,343	\$ 121,805	\$ 7,462
Fund Balance - Beginning	\$ 526,818		\$ 946,811	
Fund Balance - Ending	\$ 551,721		\$ 1,068,616	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 589,600	\$ 543,395	\$ 543,395	\$ -
Interest Income	\$ 25,057	\$ 12,528	\$ 22,291	\$ 9,762
Total Revenues	\$ 614,657	\$ 555,924	\$ 565,686	\$ 9,762
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	\$ 164,894	\$ 194,821	\$ 29,927
Net Change in Fund Balance	\$ 36,847	\$ 164,894	\$ 194,821	\$ 29,927
Fund Balance - Beginning	\$ 738,077		\$ 1,357,594	
Fund Balance - Ending	\$ 774,924		\$ 1,552,415	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 117,674	\$ 108,499	\$ 108,499	\$ -
Interest Income	\$ 2,996	\$ 1,498	\$ 2,643	\$ 1,145
Total Revenues	\$ 120,670	\$ 109,997	\$ 111,142	\$ 1,145
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	\$ 69,717	\$ 70,862	\$ 1,145
Net Change in Fund Balance	\$ 5,110	\$ 69,717	\$ 70,862	\$ 1,145
Fund Balance - Beginning	\$ 90,195		\$ 154,029	
Fund Balance - Ending	\$ 95,305		\$ 224,891	

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

	Series 2015	Series 2018	Total
Revenues			
Interest Income	\$ 10	\$ 1	\$ 11
Total Revenues	\$ 10	\$ 1	\$ 11
Expenditures:			
Capital Outlay	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10	\$ 1	\$ 11
Fund Balance - Beginning	\$ 503	\$ 63	\$ 566
Fund Balance - Ending	\$ 512	\$ 64	\$ 577

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	\$ 2,391	\$ 3,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,483
Special Assessments - Tax Roll	\$ -	\$ 58,269	\$ 122,072	\$ 70,176	\$ 801,809	\$ 9,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,061,841
Colonial Properties Contribution	\$ 5,053	\$ 5,397	\$ 5,420	\$ 5,410	\$ 5,374	\$ 5,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,925
Miscellaneous Revenue	\$ 70	\$ 75	\$ 375	\$ 95	\$ 20	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	760
Activities	\$ -	\$ 600	\$ 665	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,385
Rentals	\$ 1,000	\$ 1,750	\$ 2,750	\$ 3,000	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,500
Total Revenues	\$ 6,123	\$ 66,090	\$ 131,282	\$ 78,681	\$ 809,703	\$ 17,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,120,894
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,785	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,585
FICA Expense	\$ 61	\$ -	\$ 122	\$ 77	\$ -	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	413
Annual Audit	\$ -	\$ -	\$ -	\$ 3,000	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,200
Trustee Fees	\$ 5,583	\$ -	\$ -	\$ 4,000	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,083
Dissemination Agent	\$ 946	\$ 946	\$ 946	\$ 946	\$ 946	\$ 946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,678
Reamortization	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	350
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 894	\$ 300	\$ 1,013	\$ 1,006	\$ 982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,195
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Management Fees	\$ 4,292	\$ 4,292	\$ 4,292	\$ 4,292	\$ 4,292	\$ 4,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,752
Information Technology	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,032
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	688
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 242	\$ 92	\$ 57	\$ 158	\$ 25	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	764
Insurance	\$ 8,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,345
Printing & Binding	\$ 11	\$ 10	\$ 8	\$ 17	\$ 14	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	70
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ -	\$ -	\$ 61	\$ 44	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Office Supplies	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	423
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 27,720	\$ 5,928	\$ 8,510	\$ 14,845	\$ 7,791	\$ 13,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78,242

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	\$ 1,797	\$ 1,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,781
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,600
Landscape Maintenance	\$ 27,009	\$ 29,762	\$ 29,762	\$ 29,762	\$ 29,762	\$ 29,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175,818
Lake Maintenance	\$ 971	\$ 971	\$ 971	\$ 971	\$ 971	\$ 971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,826
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Maintenance	\$ 3,605	\$ 3,605	\$ 3,605	\$ 3,605	\$ 3,605	\$ 3,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,632
Repairs & Maintenance	\$ -	\$ 4,909	\$ 2,984	\$ 616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,510
Operating Supplies	\$ 934	\$ 107	\$ -	\$ -	\$ 403	\$ 408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,852
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,700
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Repairs	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	375
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
Subtotal Operations & Maintenance	\$ 48,116	\$ 41,152	\$ 39,304	\$ 41,551	\$ 39,538	\$ 43,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	253,094
Utilities													
Utilities - Common Area	\$ 3,707	\$ 3,293	\$ 3,491	\$ 2,876	\$ 2,702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,069
Streetlighting	\$ 8,639	\$ 8,639	\$ 8,687	\$ 8,687	\$ 8,687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43,341
Amenity Center													
Amenity Management	\$ 8,916	\$ 8,916	\$ 8,916	\$ 8,916	\$ 8,916	\$ 8,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53,493
Pool Attendants	\$ 2,670	\$ 930	\$ -	\$ 1,260	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,979
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 240	\$ 240	\$ 240	\$ 240	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,440
Utilities - Amenity Center	\$ 1,746	\$ 1,364	\$ 1,681	\$ 1,847	\$ 1,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,234
Refuse Service	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,234
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	740
HVAC Maintenance	\$ -	\$ -	\$ 552	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	776
Special Events	\$ 2,716	\$ 170	\$ 10,209	\$ 675	\$ 265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,034
Holiday Decorations	\$ 9,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,971
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	930
Janitorial Services	\$ 2,632	\$ 4,061	\$ 1,928	\$ 3,518	\$ 2,373	\$ 1,573	\$ -	\$ 3,518	\$ -	\$ -	\$ -	\$ -	16,085
Pool Maintenance	\$ 2,850	\$ 2,250	\$ 2,250	\$ 3,090	\$ 3,090	\$ 2,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,870
Pool Chemicals & Repairs	\$ 1,587	\$ 750	\$ 992	\$ -	\$ 1,378	\$ 1,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,579
Amenity Repairs & Maintenance	\$ 2,908	\$ 3,048	\$ 1,963	\$ 1,052	\$ 1,124	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,386
Pest Control	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	345
Other													
Property Insurance	\$ 38,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,356
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115
Subtotal Amenity Center	\$ 87,408	\$ 34,131	\$ 41,379	\$ 32,631	\$ 30,960	\$ 16,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	242,975
Total Operations & Maintenance	\$ 135,525	\$ 75,283	\$ 80,684	\$ 74,182	\$ 70,498	\$ 59,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	496,069
Total Expenditures	\$ 163,245	\$ 81,211	\$ 89,194	\$ 89,027	\$ 78,289	\$ 73,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	574,311
Excess (Deficiency) of Revenues over Expenditures	\$ (157,123)	\$ (15,121)	\$ 42,088	\$ (10,347)	\$ 731,414	\$ (55,813)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	546,583
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ (14,514)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(14,514)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (14,514)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(14,514)
Net Change in Fund Balance	\$ (157,123)	\$ (15,121)	\$ 42,088	\$ (10,347)	\$ 716,900	\$ (55,813)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	532,069

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	\$408,674
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	\$601,421
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	\$54,836
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

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	ON ROLL ASSESSMENTS					Total
								51.09%	17.54%	26.15%	5.22%	100.00%	
								O&M Portion	Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service		
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	
02/13/26	ACH	11/27-11/27/25	\$1,634,696.08	\$0.00	(\$65,388.18)	\$0.00	\$1,569,307.90	\$801,808.95	\$275,245.65	\$410,324.40	\$81,928.90	\$1,569,307.90	
03/11/26	ACH	11/28-11/30/25	\$16,017.28	\$0.00	(\$640.69)	\$0.00	\$15,376.59	\$7,856.38	\$2,696.95	\$4,020.49	\$802.77	\$15,376.59	
03/11/26	ACH	12/01/25-02/28/26	\$0.00	\$0.00	\$0.00	\$3,246.51	\$3,246.51	\$1,658.74	\$569.42	\$848.86	\$169.49	\$3,246.51	
TOTAL			\$ 2,160,909.90	\$ (763.79)	\$ (86,436.88)	\$ 4,535.53	\$ 2,078,244.76	\$ 1,061,840.85	\$ 364,509.63	\$ 543,395.30	\$ 108,498.98	\$ 2,078,244.76	

92%	Net Percent Collected
\$175,831.06	Balance Remaining to Collect

SECTION 3

**RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
\$9,055,000
SPECIAL ASSESSMENT REVENUE BONDS
SERIES 2015
ARBITRAGE REBATE REQUIREMENT
FEBRUARY 28, 2026**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

March 16, 2026

Randal Park Community Development District
City of Orlando, Florida

Re: \$9,055,000 Randal Park Community Development District (City of Orlando, Florida),
Special Assessment Revenue Bonds, Series 2015 (the "Bonds")

Randal Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2026 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$791,485) for February 28, 2026. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2026).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Randal Park Community Development District

Special Assessment Revenue Bonds, Series 2015

Summary of Rebate Calculations

\$ 9,055,000

Dated: 3/30/2015*Delivered:* 3/30/2015

<i>Anniversary Date</i>	.....	11/01/15
<i>Future-Value Date</i>	.....	02/28/26
<i>Arbitrage Yield Limit</i>	.....	5.1385190%
<i>Internal Rate of Return</i>	.....	1.0169885%
<i>90% of rebate liability</i>	.....	(712,336.13)
<i>Full rebate liability</i>	.....	(791,484.59)

Randal Park Community Development District

Special Assessment Revenue Bonds, Series 2015

Purpose Expenditures Future Value Report

\$ 9,055,000

Dated: 3/30/2015

Delivered: 3/30/2015

Future Valued To: 2/28/2026

Arbitrage Yield Limit (AYL): 5.1385190%

Internal Rate of Return (IRR): 1.0169885%

Full Rebate Liability: (791,484.59)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
3/30/2015	-1	COI	Beg. Arbitrage Gross Proceeds	21.8222222	(8,970,478.05)	100.00	1.7394831	(15,603,995.41)
3/30/2015	2016		Underwriter's discount	21.8222222	181,100.00	100.00	1.7394831	315,020.40
4/7/2015	2016	COI		21.7833333	150,000.00	100.00	1.7377679	260,665.19
4/8/2015	2016	COI		21.7777778	8,500.00	100.00	1.7375230	14,768.95
4/13/2015	2016	COI		21.7500000	1,450.00	100.00	1.7362991	2,517.63
5/29/2015	2016	Construction		21.4944444	5,010,837.00	100.00	1.7250791	8,644,090.43
9/25/2015	2016	Construction		20.8500000	7,972.00	100.00	1.6971063	13,529.33
10/28/2015	2016	Cap int		20.6666667	262,969.00	100.00	1.6892317	444,215.56
1/6/2016	2016	Reserve		20.2888889	29.00	100.00	1.6731202	48.52
1/19/2016	2016	Construction		20.2166667	1,014.00	100.00	1.6700577	1,693.44
3/16/2016	2017	Reserve		19.9000000	154.00	100.00	1.6566955	255.13
9/22/2016	2017	Reserve		18.8666667	616.00	100.00	1.6138316	994.12
11/4/2016	2017	Construction		18.6333333	1,599,702.00	100.00	1.6043072	2,566,413.45
1/6/2017	2017	Reserve		18.2888889	392.00	100.00	1.5903500	623.42
3/16/2017	2018	Reserve		17.9000000	549.00	100.00	1.5747378	864.53
5/22/2017	2018	Construction		17.5333333	1,154,697.00	100.00	1.5601580	1,801,509.81
5/25/2017	2018	Construction		17.5166667	3,500.00	100.00	1.5594985	5,458.24
6/26/2017	2018	Reserve		17.3444444	868.00	100.00	1.5527000	1,347.74
9/14/2017	2018	Reserve		16.9111111	1,208.00	100.00	1.5357249	1,855.16
3/15/2018	2019	Reserve		15.9055556	2,994.00	100.00	1.4970455	4,482.15
10/1/2018	2019	Reserve		14.8166667	(4,873.00)	100.00	1.4562585	(7,096.35)
12/21/2018	2019	Reserve		14.3722222	12,714.00	100.00	1.4399318	18,307.29
3/21/2019	2020	Reserve		13.8722222	3,304.00	100.00	1.4217830	4,697.57
7/1/2019	2020	Reserve		13.3166667	3,434.00	100.00	1.4018858	4,814.08
9/27/2019	2020	Reserve		12.8388889	3,248.00	100.00	1.3849971	4,498.47
12/20/2019	2020	Reserve		12.3777778	2,596.00	100.00	1.3688905	3,553.64
10/5/2020	2021	Construction		10.7944444	2,765.00	100.00	1.3149970	3,635.97
1/7/2021	2021	Construction		10.2833333	15.00	100.00	1.2980570	19.47
4/1/2021	2022	Reserve		9.8166667	17.00	100.00	1.2827806	21.81
7/21/2021	2022	Reserve		9.2055556	15.00	100.00	1.2630474	18.95
10/1/2021	2022	Reserve		8.8166667	15.00	100.00	1.2506482	18.76
12/23/2021	2022	Reserve		8.3611111	15.00	100.00	1.2362782	18.54
4/4/2022	2023	Reserve		7.8000000	17.00	100.00	1.2188053	20.72
7/8/2022	2023	Reserve		7.2777778	388.00	100.00	1.2027653	466.67
10/12/2022	2023	Reserve		6.7555556	1,260.00	100.00	1.1869364	1,495.54
12/19/2022	2023	Reserve		6.3833333	5,143.00	100.00	1.1757814	6,047.04
3/22/2023	2024	Reserve		5.8666667	6,007.00	100.00	1.1604712	6,970.95
6/23/2023	2024	Reserve		5.3611111	7,060.00	100.00	1.1456832	8,088.52
9/1/2023	2024	Reserve		4.9833333	7,646.00	100.00	1.1347560	8,676.34
4/1/2024	2025	Reserve		3.8166667	15,685.18	100.00	1.1016637	17,279.79
6/21/2024	2025	Reserve		3.3722222	7,871.90	100.00	1.0893126	8,574.96
9/30/2024	2025	Reserve		2.8222222	7,828.56	100.00	1.0742195	8,409.59
2/3/2025	2025	Reserve		2.1388889	9,425.05	100.00	1.0557586	9,950.58
3/1/2025	2026	Construction		1.9833333	490.82	100.00	1.0516006	516.15
4/1/2025	2026	Reserve		1.8166667	5,153.68	100.00	1.0471638	5,396.75
6/2/2025	2026	Reserve		1.4777778	5,331.74	100.00	1.0381999	5,535.41
9/30/2025	2026	Reserve		0.8222222	6,298.45	100.00	1.0210773	6,431.20
1/6/2026	2026	Reserve		0.2888889	5,962.33	100.00	1.0073555	6,006.19
2/28/2026	-1		Unspent Proceeds as of 02/28/2026	-	599,783.00	100.00	1.0000000	599,783.00
Total					132,689.66			(791,484.59)

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015

A.Y.L. Verification Report
9,055,000.00

Dated: 03/30/2015
Delivered: 03/30/2015
FMSbonds, Inc
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	11/01/2015			262,969.01	-	262,969.01	0.9707008	255,264.22
3	05/01/2016			224,333.75	-	224,333.75	0.9463857	212,306.24
4	11/01/2016	145,000.00	4.250	224,333.75	-	369,333.75	0.9226796	340,776.73
5	05/01/2017			221,252.50	-	221,252.50	0.8995674	199,031.54
6	11/01/2017	150,000.00	4.250	221,252.50	-	371,252.50	0.8770341	325,601.11
7	05/01/2018			218,065.00	-	218,065.00	0.8550653	186,459.81
8	11/01/2018	155,000.00	4.250	218,065.00	-	373,065.00	0.8336467	311,004.42
9	05/01/2019			214,771.25	-	214,771.25	0.8127647	174,558.49
10	11/01/2019	165,000.00	4.250	214,771.25	-	379,771.25	0.7924057	300,932.92
11	05/01/2020			211,265.00	-	211,265.00	0.7725567	163,214.20
12	11/01/2020	170,000.00	4.250	211,265.00	-	381,265.00	0.7532050	287,170.69
13	05/01/2021			207,652.50	-	207,652.50	0.7343379	152,487.10
14	11/01/2021	180,000.00	4.250	207,652.50	-	387,652.50	0.7159435	277,537.27
15	05/01/2022			203,827.50	-	203,827.50	0.6980098	142,273.59
16	11/01/2022	185,000.00	4.250	203,827.50	-	388,827.50	0.6805253	264,606.96
17	05/01/2023			199,896.25	-	199,896.25	0.6634788	132,626.93
18	11/01/2023	195,000.00	4.250	199,896.25	-	394,896.25	0.6468593	255,442.32
19	05/01/2024			195,752.50	-	195,752.50	0.6306561	123,452.52
20	11/01/2024	200,000.00	4.250	195,752.50	-	395,752.50	0.6148588	243,331.91
21	05/01/2025			191,502.50	-	191,502.50	0.5994572	114,797.55
22	11/01/2025	210,000.00	4.250	191,502.50	-	401,502.50	0.5844414	234,654.68
23	05/01/2026			187,040.00	-	187,040.00	0.5698017	106,575.71
24	11/01/2026	220,000.00	5.000	187,040.00	-	407,040.00	0.5555287	226,122.42
25	05/01/2027			181,540.00	-	181,540.00	0.5416133	98,324.48
26	11/01/2027	230,000.00	5.000	181,540.00	-	411,540.00	0.5280464	217,312.22
27	05/01/2028			175,790.00	-	175,790.00	0.5148194	90,500.09
28	11/01/2028	240,000.00	5.000	175,790.00	-	415,790.00	0.5019236	208,694.83
29	05/01/2029			169,790.00	-	169,790.00	0.4893509	83,086.90
30	11/01/2029	255,000.00	5.000	169,790.00	-	424,790.00	0.4770932	202,664.41
31	05/01/2030			163,415.00	-	163,415.00	0.4651425	76,011.25
32	11/01/2030	265,000.00	5.000	163,415.00	-	428,415.00	0.4534911	194,282.39
33	05/01/2031			156,790.00	-	156,790.00	0.4421316	69,321.81
34	11/01/2031	280,000.00	5.000	156,790.00	-	436,790.00	0.4310566	188,281.22
35	05/01/2032			149,790.00	-	149,790.00	0.4202591	62,950.61
36	11/01/2032	295,000.00	5.000	149,790.00	-	444,790.00	0.4097320	182,244.70
37	05/01/2033			142,415.00	-	142,415.00	0.3994686	56,890.32
38	11/01/2033	310,000.00	5.000	142,415.00	-	452,415.00	0.3894623	176,198.59
39	05/01/2034			134,665.00	-	134,665.00	0.3797067	51,133.20
40	11/01/2034	325,000.00	5.000	134,665.00	-	459,665.00	0.3701954	170,165.86
41	05/01/2035			126,540.00	-	126,540.00	0.3609224	45,671.11
42	11/01/2035	340,000.00	5.000	126,540.00	-	466,540.00	0.3518816	164,166.84

Randal Park CDD
Special Assessment Revenue Bonds, Series 2015
A.Y.L. Verification Report
9,055,000.00

Dated: 03/30/2015
Delivered: 03/30/2015
FMSbonds, Inc
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	05/01/2036			118,040.00	-	118,040.00	0.3430673	40,495.67
44	11/01/2036	360,000.00	5.200	118,040.00	-	478,040.00	0.3344738	159,891.86
45	05/01/2037			108,680.00	-	108,680.00	0.3260956	35,440.07
46	11/01/2037	375,000.00	5.200	108,680.00	-	483,680.00	0.3179272	153,775.03
47	05/01/2038			98,930.00	-	98,930.00	0.3099634	30,664.68
48	11/01/2038	395,000.00	5.200	98,930.00	-	493,930.00	0.3021992	149,265.23
49	05/01/2039			88,660.00	-	88,660.00	0.2946294	26,121.84
50	11/01/2039	415,000.00	5.200	88,660.00	-	503,660.00	0.2872492	144,675.92
51	05/01/2040			77,870.00	-	77,870.00	0.2800539	21,807.79
52	11/01/2040	440,000.00	5.200	77,870.00	-	517,870.00	0.2730388	141,398.60
53	05/01/2041			66,430.00	-	66,430.00	0.2661994	17,683.63
54	11/01/2041	460,000.00	5.200	66,430.00	-	526,430.00	0.2595314	136,625.12
55	05/01/2042			54,470.00	-	54,470.00	0.2530304	13,782.57
56	11/01/2042	485,000.00	5.200	54,470.00	-	539,470.00	0.2466922	133,083.06
57	05/01/2043			41,860.00	-	41,860.00	0.2405128	10,067.87
58	11/01/2043	510,000.00	5.200	41,860.00	-	551,860.00	0.2344882	129,404.67
59	05/01/2044			28,600.00	-	28,600.00	0.2286145	6,538.38
60	11/01/2044	535,000.00	5.200	28,600.00	-	563,600.00	0.2228880	125,619.65
61	05/01/2045			14,690.00	-	14,690.00	0.2173048	3,192.21
62	11/01/2045	565,000.00	5.200	14,690.00	-	579,690.00	0.2118616	122,814.03
		9,055,000.00		9,011,616.51	0.00	18,066,616.51		8,970,478.01

<i>True Interest Cost (TIC)</i>	5.3148123
<i>Net Interest Cost (NIC)</i>	5.2380562
<i>Arbitrage Yield Limit (AYL)</i>	5.1385190
<i>Arbitrage Net Interest Cost (ANIC)</i>	5.1823687

<i>Face value of bond Issue</i>	\$9,055,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$84,521.95)
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$8,970,478.05

Randal Park CDD

Special Assessment Revenue Bonds, Series 2015

T.I.C. Verification Report (Regular)

9,055,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
2	11/1/2015			262,969.01	-	262,969.01	0.9697238	255,007.31
3	5/1/2016			224,333.75	-	224,333.75	0.9446214	211,910.45
4	11/1/2016	145,000.00	4.250	224,333.75	-	369,333.75	0.9201687	339,849.37
5	5/1/2017			221,252.50	-	221,252.50	0.8963491	198,319.48
6	11/1/2017	150,000.00	4.250	221,252.50	-	371,252.50	0.8731461	324,157.66
7	5/1/2018			218,065.00	-	218,065.00	0.8505437	185,473.81
8	11/1/2018	155,000.00	4.250	218,065.00	-	373,065.00	0.8285264	309,094.19
9	5/1/2019			214,771.25	-	214,771.25	0.8070790	173,337.37
10	11/1/2019	165,000.00	4.250	214,771.25	-	379,771.25	0.7861868	298,571.15
11	5/1/2020			211,265.00	-	211,265.00	0.7658355	161,794.23
12	11/1/2020	170,000.00	4.250	211,265.00	-	381,265.00	0.7460109	284,427.85
13	5/1/2021			207,652.50	-	207,652.50	0.7266996	150,900.98
14	11/1/2021	180,000.00	4.250	207,652.50	-	387,652.50	0.7078881	274,414.59
15	5/1/2022			203,827.50	-	203,827.50	0.6895636	140,552.02
16	11/1/2022	185,000.00	4.250	203,827.50	-	388,827.50	0.6717134	261,180.66
17	5/1/2023			199,896.25	-	199,896.25	0.6543254	130,797.19
18	11/1/2023	195,000.00	4.250	199,896.25	-	394,896.25	0.6373874	251,701.89
19	5/1/2024			195,752.50	-	195,752.50	0.6208879	121,540.35
20	11/1/2024	200,000.00	4.250	195,752.50	-	395,752.50	0.6048155	239,357.24
21	5/1/2025			191,502.50	-	191,502.50	0.5891591	112,825.44
22	11/1/2025	210,000.00	4.250	191,502.50	-	401,502.50	0.5739081	230,425.52
23	5/1/2026			187,040.00	-	187,040.00	0.5590518	104,565.04
24	11/1/2026	220,000.00	5.000	187,040.00	-	407,040.00	0.5445801	221,665.87
25	5/1/2027			181,540.00	-	181,540.00	0.5304830	96,303.88
26	11/1/2027	230,000.00	5.000	181,540.00	-	411,540.00	0.5167508	212,663.63
27	5/1/2028			175,790.00	-	175,790.00	0.5033741	88,488.14
28	11/1/2028	240,000.00	5.000	175,790.00	-	415,790.00	0.4903437	203,880.01
29	5/1/2029			169,790.00	-	169,790.00	0.4776506	81,100.29
30	11/1/2029	255,000.00	5.000	169,790.00	-	424,790.00	0.4652860	197,648.86
31	5/1/2030			163,415.00	-	163,415.00	0.4532416	74,066.47
32	11/1/2030	265,000.00	5.000	163,415.00	-	428,415.00	0.4415089	189,149.03
33	5/1/2031			156,790.00	-	156,790.00	0.4300799	67,432.23
34	11/1/2031	280,000.00	5.000	156,790.00	-	436,790.00	0.4189468	182,991.77
35	5/1/2032			149,790.00	-	149,790.00	0.4081019	61,129.58
36	11/1/2032	295,000.00	5.000	149,790.00	-	444,790.00	0.3975377	176,820.79
37	5/1/2033			142,415.00	-	142,415.00	0.3872470	55,149.78
38	11/1/2033	310,000.00	5.000	142,415.00	-	452,415.00	0.3772226	170,661.17
39	5/1/2034			134,665.00	-	134,665.00	0.3674578	49,483.70
40	11/1/2034	325,000.00	5.000	134,665.00	-	459,665.00	0.3579457	164,535.11
41	5/1/2035			126,540.00	-	126,540.00	0.3486799	44,121.95
42	11/1/2035	340,000.00	5.000	126,540.00	-	466,540.00	0.3396539	158,462.12

Randal Park CDD

Special Assessment Revenue Bonds, Series 2015

T.I.C. Verification Report (Regular)

9,055,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
43	5/1/2036			118,040.00	-	118,040.00	0.3308615	39,054.90
44	11/1/2036	360,000.00	5.200	118,040.00	-	478,040.00	0.3222968	154,070.77
45	5/1/2037			108,680.00	-	108,680.00	0.3139538	34,120.50
46	11/1/2037	375,000.00	5.200	108,680.00	-	483,680.00	0.3058267	147,922.27
47	5/1/2038			98,930.00	-	98,930.00	0.2979100	29,472.24
48	11/1/2038	395,000.00	5.200	98,930.00	-	493,930.00	0.2901983	143,337.65
49	5/1/2039			88,660.00	-	88,660.00	0.2826862	25,062.96
50	11/1/2039	415,000.00	5.200	88,660.00	-	503,660.00	0.2753685	138,692.11
51	5/1/2040			77,870.00	-	77,870.00	0.2682403	20,887.87
52	11/1/2040	440,000.00	5.200	77,870.00	-	517,870.00	0.2612966	135,317.66
53	5/1/2041			66,430.00	-	66,430.00	0.2545326	16,908.60
54	11/1/2041	460,000.00	5.200	66,430.00	-	526,430.00	0.2479437	130,525.02
55	5/1/2042			54,470.00	-	54,470.00	0.2415254	13,155.89
56	11/1/2042	485,000.00	5.200	54,470.00	-	539,470.00	0.2352733	126,922.87
57	5/1/2043			41,860.00	-	41,860.00	0.2291829	9,593.60
58	11/1/2043	510,000.00	5.200	41,860.00	-	551,860.00	0.2232503	123,202.90
59	5/1/2044			28,600.00	-	28,600.00	0.2174712	6,219.68
60	11/1/2044	535,000.00	5.200	28,600.00	-	563,600.00	0.2118417	119,393.97
61	5/1/2045			14,690.00	-	14,690.00	0.2063579	3,031.40
62	11/1/2045	565,000.00	5.200	14,690.00	-	579,690.00	0.2010161	116,527.03

9,055,000.00

9,011,616.51

0.00

18,066,616.51

8,789,378.06

True Interest Cost (TIC)	5.3148123
Net Interest Cost (NIC)	5.2380562
Arbitrage Yield Limit (AYL)	5.1385190
Arbitrage Net Interest Cost (ANIC)	5.1823687

Face value of bond Issue	\$9,055,000.00
Accrued interest (+)	
Original issue premium/discount (+)	(\$84,521.95)
Underwriter discount (+)	(\$181,100.00)
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
= TIC Target	\$8,789,378.05

SECTION 4

2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026
(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Notice of Intent Special District Candidate
 - Qualifying fee of \$25.00 or
 - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Notice of Intent Special District Candidate
 - Qualifying fee of \$25.00 or
 - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 11, 2026**.

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

SECTION C

Randal Park CDD

Field Management Report

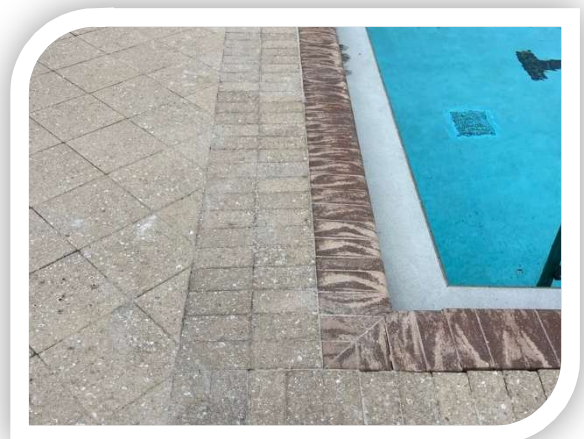
Completed Items

- Installed new No Trespassing signage near cell tower access road.
- Alpha Foundations conducted injections and grinding to correct Hildreth Park sidewalk issues.
- SPIES conducted a leak inspection test to determine the cause of pool pavers sinking. No issues were identified and GMS staff is in progress conducting leveling repairs.



Contracted Services

- All district contracted services are performing to standard with no major issues or complaints at this time.
- Coordinating with the vendors on potential pricing changes in FY2027. Any adjustments would be reflected in the proposed budget and presented to the board of supervisors for approval.
- Received additional proposal for the Bridge Enhancement Project.



SECTION 1

SECTION i

Proposal #2670130



Jarett Wright
 jwright@gmscfl.com
 (407) 750-3599
 8730 Randal Park Blvd
 Orlando, FL 32832

Proposal # 2670130
 Proposal Date 4/3/2026
 Proposal Amount \$134,577.50
 Job Address 8730 Randal Park Blvd
 Orlando, FL 32832

CVS Restorations LLC License# CGC1526417
 2295 S Hiawasse Rd #104
 Orlando, FL 32835
 Phone: (407) 232-4983

Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
Demo Existing Deck (Partial) Demo Existing Deck (Partial) <ul style="list-style-type: none"> Remove and dispose of existing deck boards Remove and dispose of existing deck framing and joists Remove and dispose of existing balusters and spindles Haul away all debris and materials from site 8x8 posts, handrail, and cross members will remain in place 	3107.00	\$3.50 / Ea	\$10,874.50	\$0.00	\$10,874.50
Deck PT Lumber Grade #1 Yellow Pine Stringers 2"x8" 16" COC Ledgers 2"x8" Fastened with Double Galvanized 5/8" Carriage Bolts Screws over the Decking in Stainless Steel	3107.00	\$26.50 / Ea	\$82,335.50	\$0.00	\$82,335.50
Joist Paint (Apply a Waterproof Sealer for the Trusses by FastenMaster Deck Frame Coating) Joist Paint is dedicated to providing the most superior protection for Decks Framing Deck flashing Paint creates a waterproof barrier between Decking and Wood, preventing moisture from seeping through and causing rust or rot About This Product Extend the Life of Your Deck Frame. Deck frame coating is important for all deck substructures. Learn about FastenMasters Deck Frame Coating and how it helps extend the lifestyle of your deck. Highlights <ul style="list-style-type: none"> Extends the life of the deck frame: creates a moisture barrier for lasting protection Fast and clean application: no mess coverage with less jobsite waste Dries in as little as 20-minutes: sets fast for deck board installation Coats hard-to-reach places: use in tight corners where tape cannot reach For use on joists, stair stringers, posts, beams and more. 	3107.00	\$2.50 / Ea	\$7,767.50	\$0.00	\$7,767.50
Trex Enhance (Based on Experience This Deck works better with 12" COC) Trex Enhance is the brand's premier "value" line, designed to compete directly with the cost of pressure-treated lumber while offering the significant lifecycle cost advantages of a capped composite. It features a scalloped profile to reduce material weight and cost without compromising structural integrity.	3840.00	\$7.50 / Ea	\$28,800.00	\$0.00	\$28,800.00

Key Technical Specifications

- Material:** Sustainable composite comprised of **95% recycled sawdust and plastic film.**

- **Profile Design: Scalloped underside** for a lightweight, cost-effective installation that reduces structural dead load.
- **Dimensions:** 0.94 in x 5.5 in.
- **Available Lengths:** 12-ft, 16-ft, and 20-ft boards.
- **Fire Rating: ASTM E-84 Class B** (Flame Spread Index: 85).
- **Slip Resistance:** Meets standard commercial requirements for pedestrian surfaces.

Commercial Advantages

- **Value Engineering:** Provides a professional, finished look at a price point that fits tight commercial CAPEX budgets.
- **Reduced Maintenance:** Eliminates the need for the annual power washing, staining, and board replacements associated with wood.
- **Design Versatility:** Available in two distinct tiers:
 - **Enhance Naturals:** Features multi-tonal, wood-like grain patterns.
 - **Enhance Basics:** Solid, monochrome colors for a clean, modern aesthetic.
- **Safety:** Unlike wood, it will not rot, warp, or splinter, reducing liability in common areas and public walkways.

Warranty Information

- **Commercial Warranty:** Includes a **10-year Limited Commercial Warranty** covering material defects and termite damage.
- **Residential Warranty:** Includes a **25-year Limited Residential Warranty** covering material defects and termite damage.
- **Fade & Stain:** Protected by a **10-year Limited Commercial Fade & Stain Warranty**, ensuring the deck maintains its visual appeal under heavy UV exposure.

Handrail Top Rail Replacement with Trex Decking	480.00	\$10.00	\$4,800.00	\$0.00	\$4,800.00
Handrail Top Rail Replacement with Trex Decking					

- Remove existing wood handrail top rail
- Prepare mounting surface for new installation
- Dispose of old materials

Product

- Trex composite decking material

Application

- Install new Trex decking as handrail top rail
- Secure material to existing handrail structure
- Ensure proper fastening and stability

Option - Trex Select (Suggested Decking for a HOA Bridge)	3840.00	\$4.50 / Ea	\$17,280.00	\$0.00	---
--	---------	-------------	-------------	--------	-----

Trex Select is a high-performance, wood-plastic composite decking designed to provide a "best-of-both-worlds" solution for commercial applications. It offers the aesthetic appeal of a natural wood grain with the low-maintenance benefits of a fully protected composite shell.

Key Technical Specifications

- **Material:** Eco-friendly composite made of **95% recycled plastic film and reclaimed sawdust**.
- **Profile Dimensions:** 0.82 in x 5.5 in (Standard 1" board appearance).
- **Available Lengths:** 12-ft, 16-ft, and 20-ft boards to minimize seams in large-

scale installations.

- **Structural Performance:** * **Uniform Load:** 100 lbf/sq. ft.
 - **Stair Tread Load:** 750 lbf concentrated load with minimal deflection.
- **Fire Rating:** **ASTM E-84 Class B** (Flame Spread Index: 70), meeting strict fire safety standards for many commercial zones.
- **Moisture Resistance:** Absorption rate of **< 1%** ensuring the product will not rot, warp, or splinter in high-traffic or humid environments.

Commercial Advantages

- **High-Traffic Durability:** Features a high-performance shell that is resistant to fading, staining, and scratching.
- **Low Maintenance:** Unlike traditional timber, it requires no sanding, staining, or sealing, significantly reducing long-term facilities' maintenance costs.
- **Safety:** Splinter-free surface with a refined grain pattern that provides reliable traction for pedestrians.

Warranty Information

- **Commercial Warranty:** Backed by a **10-year Limited Commercial Warranty** against material defects and structural damage from rot or termites.
- **Stain & Fade Protection:** Includes a **10-year Limited Commercial Fade & Stain Warranty**, guaranteeing the board will not fade more than 5 Delta E units.

Subtotal	\$134,577.50
Tax	\$0.00
Total	\$134,577.50

Proposal Summary

Line Item Total \$134,577.50

Proposal Total **\$134,577.50**

Note

Notes

FULL DOCK/NEW CONSTRUCTION: REPAIR:

Payment#1: 20% upon Contract signing.

Payment#2: 50% on the startup date.

Payment#3: 30% Decking Install.

For cancelations, we will be collecting a 10%

In Case of final payment Delays, after 10 days of the job being done, there will be a \$200 Daily Late Fee

Failed to perform the final payment, a Mechanics Lien will be applied at 18% interest, or the Highest interest rate approved by the State of Florida.

License and Insurance in the State of Florida

We will provide engineering services; Plans will be based on an on-site survey supplied by the homeowner.

As described above, we will provide all labor, equipment, and materials to construct the project.
We warrant for a period of one (1) year from completion of the project and materials provided for the project be free from defect.
We warrant workmanship for a period of (2) years from completion of the project (Construction Defect only)
We will be responsible for all removal and disposal of excess building materials

Terms and Conditions

Excluded Items

Painting of project unless specified previously,(2) any irrigation or landscaping removal, repair or replacement.(3)Any electrical work not identified in specifications.(4) Any other state or County permit fee, if necessary.(5) Any other State permit fee, if necessary.(6)Homeowners Association permits and fees, if necessary (7)Variance permit and fees, if necessary.(8)Land lease permit and fees, if necessary. (9) Mitigation permit and fees, if necessary.(10) Any item not specifically mentioned above as being included is excluded.

Provisions

- We price our projects based on standard conditions, In the event that the property conditions are such that the materials are unable to be jetted into place, any additional cost incurred by us may be in addition to total Project Price, Such nonstandard conditions include, but are not limited to, stumps, logs, muck, and rocks, If such circumstances arise, we will earnestly seek to obtain a solution to offer proposal for a charge order to the original contract.
- We will, at various times, have building materials and equipment delivered to the project locations, Such items are typically completed with large trucks and equipment. Deliveries may cause ruts in the grass or sod and/or leakage on driveways, and other possible damage, If there are specific requirements or instructions regarding deliveries of equipment and materials, it is required that these criteria be disclosed prior in writing at the time of contract signing.
- Any work, changes, adjustments, additions ,deletions or manipulations, etc. done to any system or portion of the project by anyone other than CVS Restorations, Will void the contract and warranty, The materials used in the construction process are subject to distortion over time and do not constitute a warranty claim
- We will ,at various times, be stirring up silt and lake bottom matter. This material may possibly enter the intake of lake fed irrigation systems and may clog the lines and pump, we assume no responsibility for damage and request that all pumps be turned off during construction.
- All projects shall be completed in a professional manner and compliance with all applicable codes.
- During the course of the Project, the construction area shall not be entered by any person not accompanied by a company representative. The materials and equipment shall not be disrupted in any way. The construction area shall not be altered or changed and there shall be no additions or deletions Additionally, If any person sustains any personal injury or cause any personal injury or cause property damage to the equipment or materials with or without consent, we shall not be held responsible. purchaser shall hereby indemnify, defend and hold harmless CVS Restorations, its agents, employees, and subcontractor from any claim, loss, damage or expense arising from such personal injury or property damage or expense arising from such personal injury or property damage ,including attorney's fees.
- We will maintain a general set of model project plans that are used for reference and example. If one of these plans was offered as a model to the project proposed, the actual building of the specific project will be similar to the examples viewed, but may differ slightly due to such things as dimensions, materials, and building code, etc.
- We shall not be liable for any delay due to circumstances beyond its control including, but not limited to, strikes, unavailability of materials, adverse weather, accidents, any agencies that control permitting issuance and/or inspections.
- It is agreed that if either party finds it necessary to employ an Attorney to enforce any Section of this agreement, the prevailing party shall be entitled to Attorney's Fees, cost, and damages incurred from the non-prevailing party. It is also agreed that the proper venue for such legal action be in Orange County Florida.
- The above described scope of work and specifications to be included and excluded, along with the pricing and payment terms, constitute the entire agreement. No verbal directions or changes will be considered valid unless accompanied by a written change order approved by both parties to this agreement. The cost associated with the submitted change order shall be in addition to the Total Project Price. Payment for change orders shall be made upon acceptance of the change order by CVS Restorations. Change orders may require additional permitting, both environmental and building, and all associated cost will be added to the Total Project Price in the form of a written order.

Sign And Date To Accept Proposal:

Customer Signature:

Date:

SECTION ii

M.E.S.

M.E.S. PROFESSIONAL, INC.

10700 Fairhaven Way ~ Orlando, FL 32825

Phone 407-307-5592 ~ Email mesprofessional@hotmail.com

March 16, 2026

Via Email – JWright@gmscfl.com

Mr. Jarett Wright
Senior Field Manager
GMS - Central Florida
219 E. Livingston St.
Orlando, Florida, 32801

Re: Exterior Work at Randal Park CDD, Orlando

Dear Jarett:

This is a proposal for repairs to the wooden bridgeway at the Randal Park CDD, consisting of:

- Replacing all the wood of the floorboards, the handrail on both sides, and the horizontal wood in between the 2x6 PT columns with Trex Enhance Performance Engineered decking in 1" square edge boards;
- Replace all the damaged wood on the trusses and add trusses at 16 inches in separation to provide better support for the floor;
- Apply a coat each of Tremco's Vulkem 350NF R polyurethane basecoat; and Tremco's Vulkem 346 Top Coat to better waterproof the trusses;
- The screws to be used to support everything will be stainless steel;
- The wood for the handrails and columns will have a stain applied.

Our cost to perform this preparation and scope of work, consisting of labor and materials, will be \$108,765.00. Please note that this proposal is valid for thirty (30) days.

Please let me know if you have any questions.

Very truly yours,

M.E.S. PROFESSIONAL, INC.

/s/ Enrique Sierra

Enrique Sierra

cc: Ms. Alexandra Penagos (via email: apenagos@gmscfl.com)

Mr. Jarett Wright
GMS – Central Florida
March 16, 2026
Page 2

Work Authorization

The following is to obtain written authorization to perform the scope of services proposed above and provide terms and conditions for completion of those services and submittal of payment. Payment of services rendered will be based on the stated proposal above and made a part of this authorization. If M.E.S. is required to modify the scope of services, either by request or by our determination that additional services are required, we will provide you with a "Change Order" for the scope and cost revision.

Work authorized by:

By: _____
Name: _____
Title: _____
Date: _____

SECTION D

RANDAL



PARK

Randal Park
Amenity Report
March 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
- Pool attendant is onsite Saturdays and Sundays.

March Randal House Rentals: 5

March Events:

* Community Trash Pick-up: Saturday, March 7th

* Happy Hoppy Easter: Saturday, March 21st

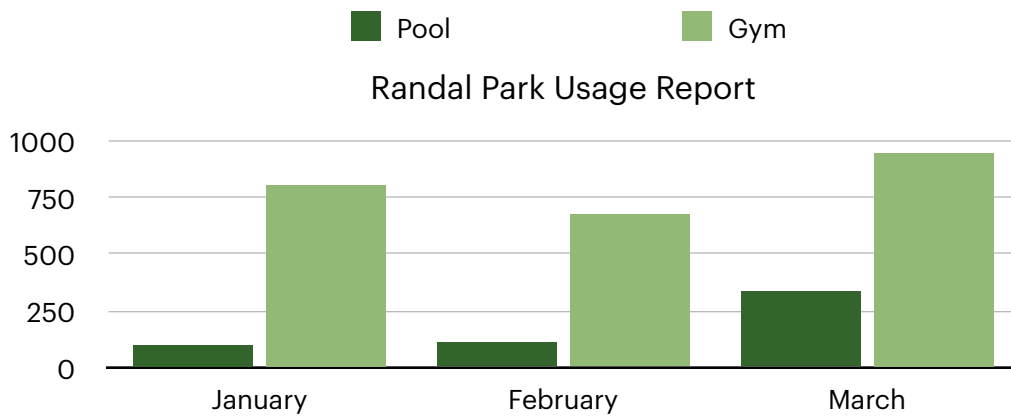
The Chick-fil-A lunch event was sponsored by Prince and Son's Landscape.

Upcoming April Events:

* Yoga Unwind: Saturday, April 24th

* Community Garage Sale: Saturday, April 25th

* Community Trash Pick-up: Saturday,



Happy Hoppy Easter
Saturday, March 21st
11:00am- 2:00pm
Total Guest Participation:
Children over 2y: 75
Under 2y: 27
Adults: 110

Randal Park
March 2026

