

*Randal Park Community  
Development District*

*Agenda*

*May 15, 2026*

# AGENDA

# *Randal Park*

## *Community Development District*

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

May 8, 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, May 15, 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 April 17, 2026 Board of Supervisors Meeting
5. Consideration of Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Staff Reports
  - A. Attorney
  - B. District Manager's Report
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Presentation of Number of Registered Voters – 1,659
  - C. Field Manager's Report
    1. Discussion of Bridge Enhancements
  - D. Amenity Report
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date – June 19, 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, **April 17, 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 <i>by telephone</i>
Katie Steuck	Vice Chairperson
Sean Masherella	Assistant Secretary <i>by telephone</i>
Marcela Asquith	Assistant Secretary
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jan Carpenter	District Counsel
James Hoffman	District Engineer <i>by telephone</i>
Jarett Wright	Field Operations
Karley Cambers	GMS
Alexandra Panagos	CALM

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Engineer's Report**

Mr. Hoffman stated we talked at the last meeting about a condition assessment of the stormwater management system, mainly the ponds. The engineering staff went out after the last meeting and reviewed each of the outfalls that we could get to. There were a few areas that were restricted mainly in the Randal Walk Townhomes. All in all, we found the structures in the

outfall system to be in pretty good shape. There is going to be considerable maintenance items that we recommend, we are preparing a report that we will submit through GMS staff. It is going to be minor handyman type maintenance activities. There are a few PVC orifice caps that don't look like they are there and need to be reattached or need a new cap put on. Some general hand grading work to be done around the control structures and skimmers to make sure that water can flow through the structures correctly. Most of the stuff we saw does not rise to the level of machinery or things like that, it is more like shovels and hip waders and dressing up around the structures. One structure is missing a skimmer, and we went back through some historic aerials and I'm not sure that skimmer was ever there, but there should be a skimmer on that structure. The system seems to be in good functioning shape and very well maintained. I will send those reports and work with GMS to figure out if that's something their staff can work in or if it needs to be outsourced.

As far as the report, we have all the design sheets for each of the ponds and control structures showing what should be there. We did not see any major issues.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the Minutes of the March 20, 2026 Board of Supervisors Meeting**

On MOTION by Ms. Steuck seconded by Ms. Asquith with all in favor the Minutes of the March 20, 2026 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Easement Agreement for 8525 Lovett Avenue**

Mr. Showe stated the resident at 8525 Lovett Avenue needs an additional five feet of access on the side of their property in order to put in a pool. Our staff looked at it and has no issue with it.

On MOTION by Ms. Steuck seconded by Mr. Swendsen with all in favor district counsel was authorized to draft a temporary easement agreement for 8525 Lovett Avenue.

**SIXTH 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.

**iii. Presentation of Series 2015 Arbitrage Rebate Calculation Report**

Mr. Showe presented the arbitrage rebate calculation report for the 2015 bonds and stated there is no amount needed to be rebated. We are in compliance.

**iv. General Election Qualifying Period and Procedure**

Mr. Showe stated seat 2 currently held by Ms. Cornelius, seat 4 currently held by Mr. Masherella and seat 5 currently held by Ms. Steuck are up for election. The official qualifying period is from noon June 8<sup>th</sup> to noon June 12<sup>th</sup>.

**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 Proposals for Bridge Enhancements**

**1. CVS Restoration LLC**

**2. M.E.S. Professional, Inc.**

Mr. Wright stated school ends the first of May and I would like to start the first week of June and get it done. That gives you time to work out any issues before school starts. M.E.S. was our recommended vendor and their original proposal was a not to exceed \$108,765. CVS is a previous resident of the community and provided a bid but my problem with them is every time we had conversations they tried to upsell me. We tried to give them the exact scope that M.E.S.

provided to get an apples to apples comparison and they kept pushing back on every single line item and their total was \$134,600.

Mr. Showe stated at the last meeting you did approve a not to exceed of \$109,000 with delegation to Mr. Masherella to approve it.

Ms. Steuck stated the proposal from CVS Restoration looks very professional and detailed. M.E.S. is none of those things. I'm concerned about using someone who does not have a website. We have been burned on this bridge before, and this does not feel good.

Mr. Wright stated I did like the CVS proposal better.

Ms. Steuck stated maybe you can get a proposal that falls in the middle of these two.

Mr. Wright stated I can get photos of what they have done and provide that to the board. I can also set up a meeting with Sean onsite.

Mr. Showe stated the board has given us authority up to \$109,000 and if we can find a vendor that meets all those criteria, we can look at that.

**D. Amenity Report**

Ms. Panagos gave an overview of the amenity manager's report, copy of which was included in the agenda.

**SEVENTH ORDER OF BUSINESS                      Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS                      Next Meeting Date – May 15, 2026**

Mr. Showe stated the next meeting is May 15, 2026, at which time we will have the proposed budget. If you have any projects or things you want us to look at, let us know in the next few weeks so we can incorporate those into the budget.



**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Steuck seconded by Ms. Asquith with all in favor the meeting adjourned at 9:57 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Randal Park Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT:**

1.     **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2.     **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 21, 2026
HOUR:	9:30 a.m.
LOCATION:	Randal House Clubhouse 8730 Randal Park Blvd. Orlando, FL 32832

3.     **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and City of Orlando at least 60 days prior to the hearing set above.

4.     **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF MAY, 2026.**

ATTEST:

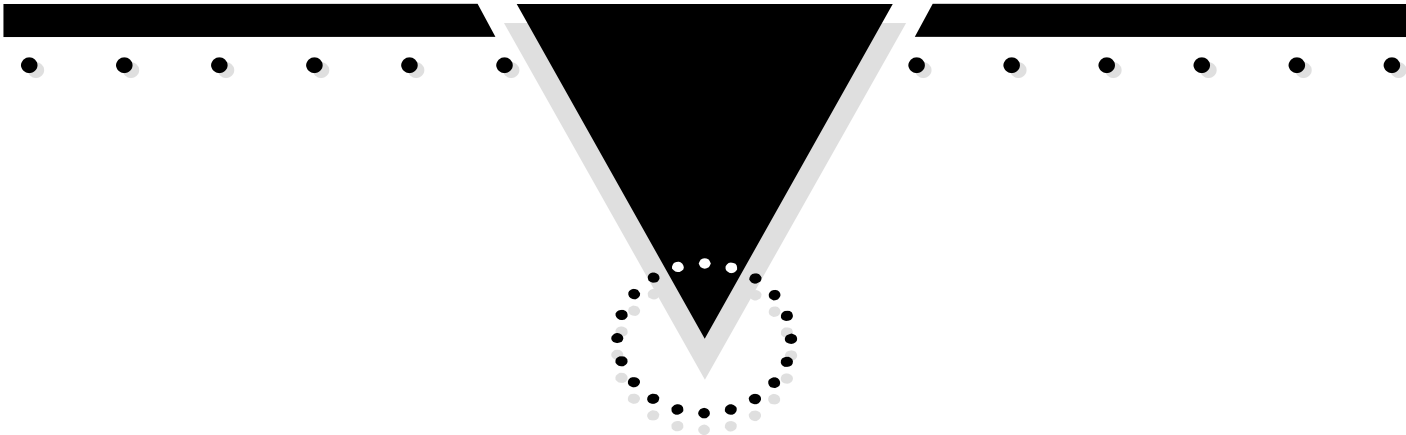
**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** FY 2026/2027 Proposed Budget

Exhibit A



**Randal Park  
Community Development  
District**

**Proposed Budget  
FY 2027**



**Randal Park**  
**Community Development District**

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**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Revenues</b>					
Special Assessments	\$ 1,151,680	\$ 1,084,468	\$ 67,212	\$ 1,151,680	\$ 1,151,680
Colonial Properties Contribution	\$ 57,051	\$ 37,177	\$ 26,500	\$ 63,677	\$ 57,321
Interest Income	\$ 1,922	\$ 15,176	\$ 3,794	\$ 18,969	\$ 1,922
Miscellaneous Revenue	\$ 1,000	\$ 760	\$ 380	\$ 1,140	\$ 1,000
Activities	\$ 5,000	\$ 1,710	\$ 1,000	\$ 2,710	\$ 5,000
Rentals	\$ 9,000	\$ 14,250	\$ 5,000	\$ 19,250	\$ 9,000
Carry Forward Surplus	\$ 42,228	\$ 449,794	\$ -	\$ 449,794	\$ 46,882
<b>Total Revenues</b>	<b>\$ 1,267,881</b>	<b>\$ 1,603,335</b>	<b>\$ 103,886</b>	<b>\$ 1,707,221</b>	<b>\$ 1,272,805</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 6,585	\$ 5,000	\$ 11,585	\$ 12,000
FICA Expense	\$ 918	\$ 490	\$ 383	\$ 872	\$ 918
Annual Audit	\$ 4,700	\$ 4,200	\$ -	\$ 4,200	\$ 4,300
Trustee Fees	\$ 13,750	\$ 14,083	\$ -	\$ 14,083	\$ 14,083
Dissemination Agent	\$ 11,356	\$ 6,624	\$ 2,760	\$ 9,384	\$ 11,924
Reamortization	\$ -	\$ 350	\$ -	\$ 350	\$ 350
Arbitrage	\$ 1,800	\$ 600	\$ 1,200	\$ 1,800	\$ 1,800
Engineering	\$ 10,000	\$ -	\$ 4,167	\$ 4,167	\$ 10,000
Attorney	\$ 20,000	\$ 5,619	\$ 8,333	\$ 13,953	\$ 20,000
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Management Fees	\$ 51,504	\$ 30,044	\$ 21,460	\$ 51,504	\$ 54,079
Information Technology	\$ 2,064	\$ 1,204	\$ 860	\$ 2,064	\$ 2,167
Website Maintenance	\$ 1,376	\$ 803	\$ 573	\$ 1,376	\$ 1,445
Telephone	\$ 100	\$ -	\$ 42	\$ 42	\$ 100
Postage	\$ 1,000	\$ 788	\$ 575	\$ 1,363	\$ 1,000
Insurance	\$ 10,207	\$ 8,345	\$ -	\$ 8,345	\$ 9,179
Copies	\$ 1,500	\$ 95	\$ 100	\$ 195	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ 938	\$ 938	\$ 2,250
Other Current Charges	\$ 1,500	\$ 198	\$ 275	\$ 473	\$ 1,500
Office Supplies	\$ 200	\$ 7	\$ 25	\$ 32	\$ 200
Property Appraiser	\$ 800	\$ -	\$ -	\$ -	\$ 400
Property Taxes	\$ 300	\$ 423	\$ -	\$ 423	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 153,232</b>	<b>\$ 86,365</b>	<b>\$ 46,690</b>	<b>\$ 133,055</b>	<b>\$ 155,989</b>
<i>Maintenance</i>					
<b>Contract Services:</b>					
Field Management	\$ 21,561	\$ 12,577	\$ 8,984	\$ 21,561	\$ 22,639
Mitigation Monitoring	\$ 19,200	\$ 9,600	\$ 9,600	\$ 19,200	\$ 19,200
Landscape Maintenance	\$ 360,000	\$ 205,580	\$ 148,809	\$ 354,389	\$ 360,000
Lake Maintenance	\$ 11,882	\$ 5,826	\$ 5,826	\$ 11,652	\$ 12,000
Security Patrol	\$ 41,250	\$ -	\$ 17,188	\$ 17,188	\$ 26,250
<b>Repairs &amp; Maintenance</b>					
Facility Maintenance	\$ 43,264	\$ 25,237	\$ 18,027	\$ 43,264	\$ 45,427
Repairs & Maintenance	\$ 30,000	\$ 16,683	\$ 13,317	\$ 30,000	\$ 30,000
Operating Supplies	\$ 8,000	\$ 2,156	\$ 3,333	\$ 5,490	\$ 8,000
Landscape Replacement	\$ 15,000	\$ 9,700	\$ 5,300	\$ 15,000	\$ 30,000
Irrigation Repairs	\$ 10,000	\$ 10,848	\$ 4,167	\$ 15,015	\$ 10,000
Fountain Repairs	\$ 3,000	\$ 375	\$ 2,625	\$ 3,000	\$ 3,000
Pressure Washing	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ 9,000
<b>Subtotal Maintenance</b>	<b>\$ 572,157</b>	<b>\$ 307,584</b>	<b>\$ 237,175</b>	<b>\$ 544,759</b>	<b>\$ 575,516</b>

**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Utilities</b>					
Utilities - Common Area	\$ 29,034	\$ 18,825	\$ 19,800	\$ 38,625	\$ 43,000
Streetlighting	\$ 110,000	\$ 52,028	\$ 52,123	\$ 104,151	\$ 115,000
<b>Amenity Center</b>					
Amenity Management	\$ 106,986	\$ 62,409	\$ 26,747	\$ 89,155	\$ 110,196
Pool Attendants	\$ 16,740	\$ 6,243	\$ 10,497	\$ 16,740	\$ 17,242
Pool Permit	\$ 615	\$ -	\$ 615	\$ 615	\$ 615
Cable TV/Internet/Telephone	\$ 4,857	\$ 1,680	\$ 1,200	\$ 2,880	\$ 3,200
Utilities - Amenity Center	\$ 28,205	\$ 9,744	\$ 9,900	\$ 19,644	\$ 21,750
Refuse Service	\$ 3,168	\$ 1,481	\$ 1,200	\$ 2,681	\$ 3,168
Amenity Center Access Cards	\$ 1,000	\$ 740	\$ 260	\$ 1,000	\$ 1,000
HVAC Maintenance	\$ 574	\$ 776	\$ -	\$ 776	\$ 1,000
Special Events	\$ 15,000	\$ 18,238	\$ -	\$ 18,238	\$ 15,000
Holiday Decorations	\$ 10,000	\$ 9,971	\$ -	\$ 9,971	\$ 10,000
Security Monitoring	\$ 2,600	\$ 1,085	\$ 775	\$ 1,859	\$ 2,600
Janitorial Services	\$ 30,037	\$ 19,001	\$ 13,750	\$ 32,751	\$ 35,000
Pool Maintenance	\$ 32,130	\$ 18,210	\$ 14,196	\$ 32,406	\$ 33,000
Pool Chemicals & Repairs	\$ 50,000	\$ 8,586	\$ 6,500	\$ 15,086	\$ 41,545
Amenity Repairs & Maintenance	\$ 9,500	\$ 10,747	\$ 7,750	\$ 18,497	\$ 9,500
Pest Control	\$ 3,500	\$ 414	\$ 414	\$ 827	\$ 3,500
<b>Other</b>					
Property Insurance	\$ 50,000	\$ 38,356	\$ -	\$ 38,356	\$ 36,438
Contingency	\$ 24,032	\$ 115	\$ 23,917	\$ 24,032	\$ 24,032
Transfer Out - Capital Reserve	\$ 14,514	\$ 14,514	\$ 499,721	\$ 514,235	\$ 14,514
<b>Subtotal Maintenance</b>	<b>\$ 542,492</b>	<b>\$ 293,160</b>	<b>\$ 689,364</b>	<b>\$ 982,525</b>	<b>\$ 541,300</b>
<b>Total Expenditures</b>	<b>\$ 1,267,881</b>	<b>\$ 687,109</b>	<b>\$ 973,229</b>	<b>\$ 1,660,338</b>	<b>\$ 1,272,805</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 916,226</b>	<b>\$ (869,344)</b>	<b>\$ 46,882</b>	<b>\$ -</b>

	Adopted Budget FY2024	Adopted Budget FY2025	Adopted Budget FY2026	Proposed Budget FY2027	Proposed FY27 Increase/ (Decrease)
Net Assessments	\$ 1,151,680	\$ 1,151,680	\$ 1,151,680	\$ 1,151,680	\$ -
Add: Discounts & Collections 6%	\$ 73,511	\$ 73,511	\$ 73,511	\$ 73,511	\$ -
Gross Assessments	<u>\$ 1,225,191</u>	<u>\$ 1,225,191</u>	<u>\$ 1,225,191</u>	<u>\$ 1,225,191</u>	<u>\$ -</u>
Assessable Units	904	904	904	904	
Per Unit Assessment - Phases 1 - 5	\$ 1,431.80	\$ 1,431.80	\$ 1,431.80	\$ 1,431.80	\$ -
Per Unit Assessment - Randal Walk	\$ 785.47	\$ 785.47	\$ 785.47	\$ 785.47	\$ -

**Notes:**

(1 thru 6) is shared costs with Colonial Properties

- 1 Field Management & Maintenance
- 2 Landscape Maintenance
- 3 Lake Maintenance
- 4 Irrigation Repairs
- 5 Utilities
- 6 Streetlighting

	Total Proposed FY2027 Budget	Shared Costs	Colonial Properties Allocation
	\$ 22,639	\$ 11,320	\$ 5,660
	\$ 360,000	\$ 89,625	\$ 44,813
	\$ 12,000	\$ 1,474	\$ 737
	\$ 10,000	\$ 2,000	\$ 1,000
	\$ 43,000	\$ 3,052	\$ 1,526
	\$ 115,000	\$ 7,170	\$ 3,585
<b>Totals:</b>	<b>\$ 114,641</b>	<b>\$ 114,641</b>	<b>\$ 57,321</b>



**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Special Assessments*

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

*Colonial Properties Contribution*

Per the cost share arrangement, this amount reflects 50% of the estimated maintenance cost for Dowden Rd and the offsite portion of Randal Park Blvd.

*Interest Income*

Represents interest earnings on funds held in the District's operating account with Truist Bank and invested through the State Board of Administration (SBA).

*Miscellaneous Revenue*

Represents estimated income the District may receive that is not accounted for in other categories.

*Activities*

Represents fees collected by onsite management company related to various activities operated by the District.

*Rentals*

Represents revenue collected from rentals of the District's clubhouse and amenity facilities for events such as parties, meetings, weddings, and other private functions.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

The Florida Statutes allows each supervisor to be paid \$200 per meeting for the time devoted to District business and board meetings, not to exceed \$4,800 per year. The amount is based upon five supervisors attending 12 monthly meetings.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors compensation.

*Annual Audit*

Represents costs associated with the annual independent audit of the District's financial statements and records, as required by Florida Statutes, provided by Grau & Associates, an Independent Certified Public Accounting Firm.

**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

Trustee Fees

Represents costs associated with trustee services for the District's Series 2012, Series 2015, and Series 2018 Special Assessment Bonds, which are held by Wells Fargo Bank.

Dissemination Agent

Represents costs associated with compliance with Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5), including continuing disclosure and reporting requirements for the District's bond issuances. These services are provided by Governmental Management Services – Central Florida, LLC.

Reamortization

Represents costs associated with recalculating and restructuring the debt service schedule for the District's outstanding bonds, provided by Disclosure Services LLC.

Arbitrage

Represents costs associated with calculating the District's annual arbitrage rebate liability on the Series 2012, Series 2015, and Series 2018 Special Assessment Bonds, provided by Grau & Associates.

Engineering

Represents general engineering services provided by Vanasse Hangen Brustlin, Inc., including attendance and preparation for monthly Board meetings, review of invoices, and support for District operations and projects as directed by the Board of Supervisors and District Manager.

Attorney

Represents general legal services provided by Latham, Luna, Eden & Beaudine, LLP, including attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other legal matters as directed by the Board of Supervisors and District Manager.

Assessment Administration

Represents costs associated with the administration, levy, and collection of non-ad valorem assessments on properties within the District, provided by Governmental Management Services – Central Florida, LLC.

Management Fees

Represents costs associated with management, accounting, and administrative services provided under a Management Agreement with Governmental Management Services – Central Florida, LLC, including but not limited to recording and transcription of Board meetings, administrative services, budget preparation, financial reporting, and coordination of the annual audit.

Information Technology

Represents various cost of information technology with Governmental Management Services – Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. The District is contracted with Governmental Management Services – Central Florida LLC.

Telephone

Represents costs associated with telephone, fax, and related communication services used to support the District's administrative and operational activities.

Postage

Represents costs associated with mailing of Board meeting agenda packages, overnight deliveries, and general correspondence for District operations.

Insurance

Represents costs associated with the District's general liability and public officials' liability insurance coverage provided by the Florida Insurance Alliance (FIA), which specializes in serving governmental entities.

Copies

Represents costs associated with printing agenda materials for Board meetings, printing of computerized checks, stationery, envelopes, and related supplies.

Legal Advertising

Represents costs associated with publication of legally required notices, including monthly Board meetings, public hearings, and advertisements for publicly bid services such as audit, engineering, and maintenance contracts.

Other Current Charges

Represents bank charges and other miscellaneous expenses incurred during the fiscal year.

Office Supplies

Represents costs associated with office supplies purchased during the fiscal year, including toner cartridges, paper, file folders, binders, pens, paper clips, and other administrative materials used in District operations.

Property Appraiser

Represents the fees to be paid to the Orange County Property Appraiser for annual assessment roll administration.

Property Taxes

Represents the non-ad valorem assessment from Orange County that will be charged to the District.

**Randal Park**  
**Community Development District**  
 GENERAL FUND BUDGET

Dues, Licenses & Subscriptions

Represents the annual special district fee of \$175 paid to the Florida Department of Commerce, as required by Florida Statutes, to maintain the District’s active status and compliance with state reporting requirements. This is the only expense under this category for the District.

**Maintenance:**

***Contract Services:***

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services - Central Florida, LLC, provides these services.

Mitigation Monitoring

Represents costs associated with maintaining and monitoring jurisdictional wetlands, wetland buffers, and mitigation areas within the District, totaling approximately 298 acres, based on quarterly service schedules.

Landscape Maintenance

Represents costs associated with landscape maintenance services provided by Prince & Sons, Inc. for the District’s common areas, including mowing, edging, trimming, fertilization, pest control, pruning, irrigation inspections, mulching, weeding, and litter removal.

Description	Monthly	Annually
Landscape Maintenance	\$29,762	\$357,142
Contingency		\$2,858
<b>TOTAL</b>		<b>\$360,000</b>

Lake Maintenance

The District has stormwater management facilities designed to conform to the City of Orlando and South Florida Water Management District (SFWMD) criteria for pre-development versus post-development allowable discharge criteria and water quality treatment. The District has contracted with Applied Aquatic Management Inc. to maintain the lakes throughout the community that provide stormwater management.

Description	Monthly	Annually
Lake Maintenance	\$1,000	\$12,000
<b>Total</b>		<b>\$12,000</b>

Security Patrol

Represents costs associated with security services provided by the Orlando Police Department, including routine patrols and related services to support safety and security within the District throughout the fiscal year.

**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

***Repairs & Maintenance:***

*Facility Maintenance*

Represents costs associated with routine repairs and maintenance of the District's common areas and amenity facilities, provided by Governmental Management Services – Central Florida, LLC..

*Repairs & Maintenance*

Represents estimated cost for repairs and maintenance of various facilities throughout the District.

*Operating Supplies*

Represents estimated cost of supplies purchased for operating and maintaining the clubhouse.

*Landscape Replacement*

Represents estimated cost related to the replacement of turf, trees, shrubs, etc.

*Irrigation Repairs*

Represents costs associated with maintaining and repairing irrigation infrastructure within the District to ensure proper operation and coverage.

*Fountain Repairs*

Represents costs associated with maintaining and repairing the floating fountain and related equipment located at the Randal Park Clubhouse.

*Pressure Washing*

Represents costs associated with pressure washing various areas throughout the District, including the clubhouse, pool deck, curbs, sidewalks, and other common areas.

***Utilities:***

*Utilities – Common Area*

Represents the estimated cost for electric and reclaimed water utilities of the common areas within the District. The Orlando Utilities Commission provides these services.

*Streetlighting*

Represents costs associated with operation and maintenance of streetlights within the District, provided by Orlando Utilities Commission.

***Amenity Center:***

*Amenity Management*

Represents costs associated with amenity management services provided by Governmental Management Services – Central Florida, LLC, including staffing of the Amenity Center, oversight of maintenance contracts, administration of facility rentals, coordination of special events, and response to resident requests.

**Randal Park**  
**Community Development District**  
 GENERAL FUND BUDGET

Pool Attendants

Represents estimated costs associated with staffing pool attendants during designated times throughout the pool operating season.

Pool Permit

Represents costs associated with pool operating permits required by the Florida Department of Health for the District's pool facilities.

Cable TV/Internet/Telephone

Represents costs associated with communication and entertainment services for the District's amenity facilities, including cable television, telephone, and internet services provided by Spectrum.

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Spectrum	\$240	\$2,880
Contingency		\$320
<b>TOTAL</b>		<b>\$3,200</b>

Utilities – Amenity Center

Represents estimated costs associated with electric and reclaimed water utility services for the District's Amenity Center, provided by Orlando Utilities Commission.

Refuse Service

Represents estimated costs associated with waste collection and trash removal services for the District's Amenity Center and related facilities, provided by Orlando Utilities Commission.

Description	Monthly	Annually
Refuse Services	\$247	\$2,962
Contingency		\$206
<b>TOTAL</b>		<b>\$3,168</b>

Amenity Center Access Cards

Represents estimated costs associated with providing, operating, and maintaining the District's amenity access card system.

HVAC Maintenance

Represents costs associated with preventative maintenance, inspections, and servicing of the District's HVAC equipment to ensure proper operation and efficiency.

**Randal Park**  
**Community Development District**  
 GENERAL FUND BUDGET

Special Events

Represents costs associated with community events and activities coordinated by the Leisure Activities Coordinator, including supplies, event materials, and resident notices.

Holiday Decorations

Represents costs associated with seasonal and holiday decorations for the District's common areas and amenities, including installation, maintenance, and removal.

Security Monitoring

Represents costs associated with ongoing monitoring and support services for the Amenity Center security system, including Wi-Pak services and related security operations provided by Synergy Florida and Guardian Access Solutions.

Description	Monthly	Annually
Security Monitoring - Synergy Florida	\$35	\$419
Wi-Pak - Guardian Access Solutions, LLC	\$120	\$1,440
Contingency		\$741
<b>TOTAL</b>		<b>\$2,600</b>

Janitorial Services

Represents costs associated with professional janitorial and cleaning services for the District's Amenity Center, including cleaning supplies and restroom mat services provided by B&T Building Services, Inc. and Cintas.

Description	Monthly	Annually
Janitorial Services - B&T Building Services, Inc	\$2,100	\$25,200
Mat Cleanings - Cintas	\$709	\$8,509
Janitorial Supplies/Materials		\$1,291
<b>TOTAL</b>		<b>\$35,000</b>

Pool Maintenance

Represents costs associated with pool maintenance and water treatment services for the District's amenity facilities, provided by Five Star Pro Services LLC, to support proper operation and water quality standards.

Description	Monthly	Annually
Pool Maintenance		
3x a Week Cleaning (Oct-May , Sep)	\$2,340	\$18,720
5x a Week Cleaning (Jun - Aug)	\$2,964	\$11,856
Contingency		\$2,424
<b>TOTAL</b>		<b>\$33,000</b>

**Randal Park**  
**Community Development District**  
GENERAL FUND BUDGET

Pool Chemicals & Repairs

Represents estimated miscellaneous pool maintenance, repair, and chemical costs not included under the service agreements with Five Star Pro Services.

Amenity Repairs & Maintenance

Represents estimated costs associated with routine repairs, maintenance, and upkeep of the District’s Amenity Center to support ongoing operations and appearance.

Pest Control

Represents costs associated with pest control services for the District’s Amenity Center, including monthly treatments, termite control, and animal trapping services provided by Arrow Environmental.

Description	Monthly	Annually
Pest Control	\$69	\$827
Termite Bond		\$708
Animal Trapping/Vulture Effigy		\$1,965
<b>TOTAL</b>		<b>\$3,500</b>

**Other:**

Property Insurance

Represents costs associated with property insurance coverage for the Amenity Center and related District facilities to protect against potential property losses, provided by Florida Insurance Alliance.

Contingency

Represents funds reserved for unexpected costs and miscellaneous expenses that may arise during the fiscal year and are not budgeted elsewhere.

Transfer Out - Capital Reserve

Represents funds allocated annually for future repair and replacement of the District’s capital assets. The District may obtain a capital reserve study to assist in determining appropriate annual funding levels.



**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Revenues</b>					
Transfer In	\$ 14,514	\$ 14,514	\$ 499,721	\$ 514,235	\$ 14,514
Interest	\$ 9,148	\$ 9,611	\$ 2,403	\$ 12,013	\$ 6,007
Carry Forward Surplus	\$ 407,793	\$ 407,739	\$ -	\$ 407,739	\$ 756,487
<b>Total Revenues</b>	<b>\$ 431,455</b>	<b>\$ 431,863</b>	<b>\$ 502,124</b>	<b>\$ 933,987</b>	<b>\$ 777,008</b>
<b>Expenditures</b>					
Capital Outlay	\$ 25,000	\$ -	\$ 109,000	\$ 109,000	\$ 25,000
Column Repair	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 30,000
Pool Resurfacing	\$ 28,500	\$ -	\$ 28,500	\$ 28,500	\$ 28,500
<b>Total Expenditures</b>	<b>\$ 53,500</b>	<b>\$ -</b>	<b>\$ 177,500</b>	<b>\$ 177,500</b>	<b>\$ 83,500</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 377,955</b>	<b>\$ 431,863</b>	<b>\$ 324,624</b>	<b>\$ 756,487</b>	<b>\$ 693,508</b>

**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**Debt Service - Series 2012**

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Revenues</b>					
Assessments	\$ 396,407	\$ 372,277	\$ 24,130	\$ 396,407	\$ 396,407
Interest	\$ 18,042	\$ 18,768	\$ 4,692	\$ 23,460	\$ 11,730
Carry Forward Surplus	\$ 526,818	\$ 544,551	\$ -	\$ 544,551	\$ 575,791
<b>Total Revenues</b>	<b>\$ 941,267</b>	<b>\$ 935,597</b>	<b>\$ 28,822</b>	<b>\$ 964,419</b>	<b>\$ 983,928</b>
<b>Expenditures</b>					
Interest Payment - 11/01	\$ 134,188	\$ 133,269	\$ -	\$ 133,269	\$ 130,359
Principal Payment - 11/01	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	\$ 135,000
Interest Payment - 05/01	\$ 130,359	\$ -	\$ 130,359	\$ 130,359	\$ 126,225
<b>Total Expenditures</b>	<b>\$ 389,547</b>	<b>\$ 258,269</b>	<b>\$ 130,359</b>	<b>\$ 388,628</b>	<b>\$ 391,584</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 551,720</b>	<b>\$ 677,328</b>	<b>\$ (101,537)</b>	<b>\$ 575,791</b>	<b>\$ 592,344</b>

Interest Payment 11/1/27	\$ 126,225
Principal Payment 11/1/27	\$ 140,000
	<u>\$ 266,225</u>

	<b>Proposed Budget FY2027</b>
Net Assessments	\$ 396,407
Add: Discounts & Collections 6%	\$ 25,303
Gross Assessments	<u>\$ 421,710</u>

**Randal Park**  
**Community Development District**  
**Series 2012 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/26	\$ 3,915,000.00	\$ 135,000.00	\$ 130,359.38	\$ 395,718.75
05/01/27	\$ 3,780,000.00	\$ -	\$ 126,225.00	\$ -
11/01/27	\$ 3,780,000.00	\$ 140,000.00	\$ 126,225.00	\$ 392,450.00
05/01/28	\$ 3,640,000.00	\$ -	\$ 121,937.50	\$ -
11/01/28	\$ 3,640,000.00	\$ 150,000.00	\$ 121,937.50	\$ 393,875.00
05/01/29	\$ 3,490,000.00	\$ -	\$ 117,343.75	\$ -
11/01/29	\$ 3,490,000.00	\$ 160,000.00	\$ 117,343.75	\$ 394,687.50
05/01/30	\$ 3,330,000.00	\$ -	\$ 112,443.75	\$ -
11/01/30	\$ 3,330,000.00	\$ 170,000.00	\$ 112,443.75	\$ 394,887.50
05/01/31	\$ 3,160,000.00	\$ -	\$ 107,237.50	\$ -
11/01/31	\$ 3,160,000.00	\$ 180,000.00	\$ 107,237.50	\$ 394,475.00
05/01/32	\$ 2,980,000.00	\$ -	\$ 101,725.00	\$ -
11/01/32	\$ 2,980,000.00	\$ 190,000.00	\$ 101,725.00	\$ 393,450.00
05/01/33	\$ 2,790,000.00	\$ -	\$ 95,906.25	\$ -
11/01/33	\$ 2,790,000.00	\$ 205,000.00	\$ 95,906.25	\$ 396,812.50
05/01/34	\$ 2,585,000.00	\$ -	\$ 88,859.38	\$ -
11/01/34	\$ 2,585,000.00	\$ 215,000.00	\$ 88,859.38	\$ 392,718.75
05/01/35	\$ 2,370,000.00	\$ -	\$ 81,468.75	\$ -
11/01/35	\$ 2,370,000.00	\$ 230,000.00	\$ 81,468.75	\$ 392,937.50
05/01/36	\$ 2,140,000.00	\$ -	\$ 73,562.50	\$ -
11/01/36	\$ 2,140,000.00	\$ 250,000.00	\$ 73,562.50	\$ 397,125.00
05/01/37	\$ 1,890,000.00	\$ -	\$ 64,968.75	\$ -
11/01/37	\$ 1,890,000.00	\$ 265,000.00	\$ 64,968.75	\$ 394,937.50
05/01/38	\$ 1,625,000.00	\$ -	\$ 55,859.38	\$ -
11/01/38	\$ 1,625,000.00	\$ 285,000.00	\$ 55,859.38	\$ 396,718.75
05/01/39	\$ 1,340,000.00	\$ -	\$ 46,062.50	\$ -
11/01/39	\$ 1,340,000.00	\$ 300,000.00	\$ 46,062.50	\$ 392,125.00
05/01/40	\$ 1,040,000.00	\$ -	\$ 35,750.00	\$ -
11/01/40	\$ 1,040,000.00	\$ 325,000.00	\$ 35,750.00	\$ 396,500.00
05/01/41	\$ 715,000.00	\$ -	\$ 24,578.13	\$ -
11/01/41	\$ 715,000.00	\$ 345,000.00	\$ 24,578.13	\$ 394,156.25
05/01/42	\$ 370,000.00	\$ -	\$ 12,718.75	\$ -
11/01/42	\$ 370,000.00	\$ 370,000.00	\$ 12,718.75	\$ 395,437.50
		<b>\$ 4,165,000.00</b>	<b>\$ 3,479,956.25</b>	<b>\$ 7,759,956.25</b>

**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**Debt Service - Series 2015**

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed FY2027 Budget
<b>Revenues</b>					
Assessments	\$ 589,600	\$ 554,975	\$ 34,626	\$ 589,600	\$ 589,600
Interest	\$ 25,057	\$ 26,945	\$ 6,736	\$ 33,681	\$ 16,841
Carry Forward Surplus	\$ 738,077	\$ 759,707	\$ -	\$ 759,707	\$ 825,343
<b>Total Revenues</b>	<b>\$ 1,352,734</b>	<b>\$ 1,341,627</b>	<b>\$ 41,362</b>	<b>\$ 1,382,988</b>	<b>\$ 1,431,784</b>
<b>Expenditures</b>					
Interest Payment - 11/01	\$ 191,030	\$ 190,865	\$ -	\$ 190,865	\$ 186,780
Principal Payment - 11/01	\$ 200,000	\$ 180,000	\$ -	\$ 180,000	\$ 220,000
Interest Payment - 05/01	\$ 186,780	\$ -	\$ 186,780	\$ 186,780	\$ 181,280
<b>Total Expenditures</b>	<b>\$ 577,810</b>	<b>\$ 370,865</b>	<b>\$ 186,780</b>	<b>\$ 557,645</b>	<b>\$ 588,060</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 774,924</b>	<b>\$ 970,762</b>	<b>\$ (145,418)</b>	<b>\$ 825,343</b>	<b>\$ 843,724</b>

Interest Payment 11/1/27	\$ 181,280
Principal Payment 11/1/27	\$ 230,000
	<u>\$ 411,280</u>

	<b>Proposed Budget FY2027</b>
Net Assessments	\$ 589,600
Add: Discounts & Collections 6%	\$ 37,634
Gross Assessments	<u>\$ 627,234</u>

**Randal Park**  
**Community Development District**  
**Series 2015 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/26	\$ 7,290,000.00	\$ 220,000.00	\$ 186,780.00	\$ 593,560.00
05/01/27	\$ 7,070,000.00	\$ -	\$ 181,280.00	\$ -
11/01/27	\$ 7,070,000.00	\$ 230,000.00	\$ 181,280.00	\$ 592,560.00
05/01/28	\$ 6,840,000.00	\$ -	\$ 175,530.00	\$ -
11/01/28	\$ 6,840,000.00	\$ 240,000.00	\$ 175,530.00	\$ 591,060.00
05/01/29	\$ 6,600,000.00	\$ -	\$ 169,530.00	\$ -
11/01/29	\$ 6,600,000.00	\$ 255,000.00	\$ 169,530.00	\$ 594,060.00
05/01/30	\$ 6,345,000.00	\$ -	\$ 163,155.00	\$ -
11/01/30	\$ 6,345,000.00	\$ 265,000.00	\$ 163,155.00	\$ 591,310.00
05/01/31	\$ 6,080,000.00	\$ -	\$ 156,530.00	\$ -
11/01/31	\$ 6,080,000.00	\$ 280,000.00	\$ 156,530.00	\$ 593,060.00
05/01/32	\$ 5,800,000.00	\$ -	\$ 149,530.00	\$ -
11/01/32	\$ 5,800,000.00	\$ 295,000.00	\$ 149,530.00	\$ 594,060.00
05/01/33	\$ 5,505,000.00	\$ -	\$ 142,155.00	\$ -
11/01/33	\$ 5,505,000.00	\$ 310,000.00	\$ 142,155.00	\$ 594,310.00
05/01/34	\$ 5,195,000.00	\$ -	\$ 134,405.00	\$ -
11/01/34	\$ 5,195,000.00	\$ 325,000.00	\$ 134,405.00	\$ 593,810.00
05/01/35	\$ 4,870,000.00	\$ -	\$ 126,280.00	\$ -
11/01/35	\$ 4,870,000.00	\$ 340,000.00	\$ 126,280.00	\$ 592,560.00
05/01/36	\$ 4,530,000.00	\$ -	\$ 117,780.00	\$ -
11/01/36	\$ 4,530,000.00	\$ 355,000.00	\$ 117,780.00	\$ 590,560.00
05/01/37	\$ 4,175,000.00	\$ -	\$ 108,550.00	\$ -
11/01/37	\$ 4,175,000.00	\$ 375,000.00	\$ 108,550.00	\$ 592,100.00
05/01/38	\$ 3,800,000.00	\$ -	\$ 98,800.00	\$ -
11/01/38	\$ 3,800,000.00	\$ 395,000.00	\$ 98,800.00	\$ 592,600.00
05/01/39	\$ 3,405,000.00	\$ -	\$ 88,530.00	\$ -
11/01/39	\$ 3,405,000.00	\$ 415,000.00	\$ 88,530.00	\$ 592,060.00
05/01/40	\$ 2,990,000.00	\$ -	\$ 77,740.00	\$ -
11/01/40	\$ 2,990,000.00	\$ 435,000.00	\$ 77,740.00	\$ 590,480.00
05/01/41	\$ 2,555,000.00	\$ -	\$ 66,430.00	\$ -
11/01/41	\$ 2,555,000.00	\$ 460,000.00	\$ 66,430.00	\$ 592,860.00
05/01/42	\$ 2,095,000.00	\$ -	\$ 54,470.00	\$ -
11/01/42	\$ 2,095,000.00	\$ 485,000.00	\$ 54,470.00	\$ 593,940.00
05/01/43	\$ 1,610,000.00	\$ -	\$ 41,860.00	\$ -
11/01/43	\$ 1,610,000.00	\$ 510,000.00	\$ 41,860.00	\$ 593,720.00
05/01/44	\$ 1,100,000.00	\$ -	\$ 28,600.00	\$ -
11/01/44	\$ 1,100,000.00	\$ 535,000.00	\$ 28,600.00	\$ 592,200.00
05/01/45	\$ 565,000.00	\$ -	\$ 14,690.00	\$ -
11/01/45	\$ 565,000.00	\$ 565,000.00	\$ 14,690.00	\$ 594,380.00
		<b>\$ 7,675,000.00</b>	<b>\$ 5,536,443.75</b>	<b>\$ 13,396,443.75</b>

**Randal Park**  
**Community Development District**  
**Proposed Budget**  
**Debt Service - Series 2018**

Description	Adopted FY2026 Budget	Actual Thru 4/30/26	Projected Next 5 Months	Total as of 9/30/26	Proposed FY2027 Budget
<b>Revenues</b>					
Assessments	\$ 117,674	\$ 110,811	\$ 6,863	\$ 117,674	\$ 117,674
Interest	\$ 2,996	\$ 3,316	\$ 829	\$ 4,145	\$ 2,073
Carry Forward Surplus	\$ 90,195	\$ 99,028	\$ -	\$ 99,028	\$ 105,287
<b>Total Revenues</b>	<b>\$ 210,865</b>	<b>\$ 213,156</b>	<b>\$ 7,692</b>	<b>\$ 220,847</b>	<b>\$ 225,034</b>
<b>Expenditures</b>					
Interest Payment - 11/01	\$ 40,280	\$ 40,280	\$ -	\$ 40,280	\$ 39,493
Principal Payment - 05/01	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 35,000
Interest Payment - 05/01	\$ 40,280	\$ -	\$ 40,280	\$ 40,280	\$ 39,493
<b>Total Expenditures</b>	<b>\$ 115,560</b>	<b>\$ 40,280</b>	<b>\$ 75,280</b>	<b>\$ 115,560</b>	<b>\$ 113,985</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 95,305</b>	<b>\$ 172,876</b>	<b>\$ (67,588)</b>	<b>\$ 105,287</b>	<b>\$ 111,049</b>

Interest Payment 11/1/27	\$ 38,705
	<u>\$ 38,705</u>

	<b>Proposed Budget FY2027</b>
Net Assessments	\$ 117,674
Add: Discounts & Collections 6%	\$ 7,511
Gross Assessments	<u>\$ 125,185</u>

**Randal Park**  
**Community Development District**  
**Series 2018 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/26	\$ 1,550,000.00	\$ -	\$ 39,492.50	\$ 114,772.50
05/01/27	\$ 1,550,000.00	\$ 35,000.00	\$ 39,492.50	\$ -
11/01/27	\$ 1,515,000.00	\$ -	\$ 38,705.00	\$ 113,197.50
05/01/28	\$ 1,515,000.00	\$ 40,000.00	\$ 38,705.00	\$ -
11/01/28	\$ 1,475,000.00	\$ -	\$ 37,805.00	\$ 116,510.00
05/01/29	\$ 1,475,000.00	\$ 40,000.00	\$ 37,805.00	\$ -
11/01/29	\$ 1,435,000.00	\$ -	\$ 36,905.00	\$ 114,710.00
05/01/30	\$ 1,435,000.00	\$ 45,000.00	\$ 36,905.00	\$ -
11/01/30	\$ 1,390,000.00	\$ -	\$ 35,768.75	\$ 117,673.75
05/01/31	\$ 1,390,000.00	\$ 45,000.00	\$ 35,768.75	\$ -
11/01/31	\$ 1,345,000.00	\$ -	\$ 34,632.50	\$ 115,401.25
05/01/32	\$ 1,345,000.00	\$ 45,000.00	\$ 34,632.50	\$ -
11/01/32	\$ 1,300,000.00	\$ -	\$ 33,496.25	\$ 113,128.75
05/01/33	\$ 1,300,000.00	\$ 50,000.00	\$ 33,496.25	\$ -
11/01/33	\$ 1,250,000.00	\$ -	\$ 32,233.75	\$ 115,730.00
05/01/34	\$ 1,250,000.00	\$ 50,000.00	\$ 32,233.75	\$ -
11/01/34	\$ 1,200,000.00	\$ -	\$ 30,971.25	\$ 113,205.00
05/01/35	\$ 1,200,000.00	\$ 55,000.00	\$ 30,971.25	\$ -
11/01/35	\$ 1,145,000.00	\$ -	\$ 29,582.50	\$ 115,553.75
05/01/36	\$ 1,145,000.00	\$ 60,000.00	\$ 29,582.50	\$ -
11/01/36	\$ 1,085,000.00	\$ -	\$ 28,067.50	\$ 117,650.00
05/01/37	\$ 1,085,000.00	\$ 60,000.00	\$ 28,067.50	\$ -
11/01/37	\$ 1,025,000.00	\$ -	\$ 26,552.50	\$ 114,620.00
05/01/38	\$ 1,025,000.00	\$ 65,000.00	\$ 26,552.50	\$ -
11/01/38	\$ 960,000.00	\$ -	\$ 24,911.25	\$ 116,463.75
05/01/39	\$ 960,000.00	\$ 65,000.00	\$ 24,911.25	\$ -
11/01/39	\$ 895,000.00	\$ -	\$ 23,270.00	\$ 113,181.25
05/01/40	\$ 895,000.00	\$ 70,000.00	\$ 23,270.00	\$ -
11/01/40	\$ 825,000.00	\$ -	\$ 21,450.00	\$ 114,720.00
05/01/41	\$ 825,000.00	\$ 75,000.00	\$ 21,450.00	\$ -
11/01/41	\$ 750,000.00	\$ -	\$ 19,500.00	\$ 115,950.00
05/01/42	\$ 750,000.00	\$ 80,000.00	\$ 19,500.00	\$ -
11/01/42	\$ 670,000.00	\$ -	\$ 17,420.00	\$ 116,920.00
05/01/43	\$ 670,000.00	\$ 85,000.00	\$ 17,420.00	\$ -
11/01/43	\$ 585,000.00	\$ -	\$ 15,210.00	\$ 117,630.00
05/01/44	\$ 585,000.00	\$ 85,000.00	\$ 15,210.00	\$ -
11/01/44	\$ 500,000.00	\$ -	\$ 13,000.00	\$ 113,210.00
05/01/45	\$ 500,000.00	\$ 90,000.00	\$ 13,000.00	\$ -
11/01/45	\$ 410,000.00	\$ -	\$ 10,660.00	\$ 113,660.00
05/01/46	\$ 410,000.00	\$ 95,000.00	\$ 10,660.00	\$ -
11/01/46	\$ 315,000.00	\$ -	\$ 8,190.00	\$ 113,850.00
05/01/47	\$ 315,000.00	\$ 100,000.00	\$ 8,190.00	\$ -
11/01/47	\$ 215,000.00	\$ -	\$ 5,590.00	\$ 113,780.00
05/01/48	\$ 215,000.00	\$ 105,000.00	\$ 5,590.00	\$ -
11/01/48	\$ 110,000.00	\$ -	\$ 2,860.00	\$ 113,450.00
05/01/49	\$ 110,000.00	\$ 110,000.00	\$ 2,860.00	\$ 112,860.00
		<b>\$ 1,650,000.00</b>	<b>\$ 1,378,607.50</b>	<b>\$ 3,028,607.50</b>

**Randal Park**  
**Community Development District**  
**General Fund Assessment Calculation**

Description	Proposed FY2027 Budget	Randal Park	Randal Walk	Combined	Proposed FY2027 Total
<b>Revenues</b>					
Special Assessments	\$ 1,151,680	\$ 549,581	\$ 8,775	\$ 593,324	\$ 1,151,680
Colonial Properties Contribution	\$ 57,321	\$ -	\$ -	\$ 57,321	\$ 57,321
Interest Income	\$ 1,922	\$ -	\$ -	\$ 1,922	\$ 1,922
Miscellaneous Revenue	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Activities	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Rentals	\$ 9,000	\$ 9,000	\$ -	\$ -	\$ 9,000
Carry Forward Surplus	\$ 46,882	\$ (268)	\$ 750	\$ 46,401	\$ 46,882
<b>Total Revenues</b>	<b>\$ 1,272,805</b>	<b>\$ 563,313</b>	<b>\$ 9,525</b>	<b>\$ 699,967</b>	<b>\$ 1,272,805</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ -	\$ 918	\$ 918
Annual Audit	\$ 4,300	\$ -	\$ -	\$ 4,300	\$ 4,300
Trustee Fees	\$ 14,083	\$ 8,800	\$ 4,950	\$ 333	\$ 14,083
Dissemination Agent	\$ 11,924	\$ 7,949	\$ 3,975	\$ -	\$ 11,924
Reamortization	\$ 350	\$ -	\$ -	\$ 350	\$ 350
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ -	\$ 1,800
Engineering	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Attorney	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000
Assessment Administration	\$ 6,019	\$ -	\$ -	\$ 6,019	\$ 6,019
Management Fees	\$ 54,079	\$ -	\$ -	\$ 54,079	\$ 54,079
Information Technology	\$ 2,167	\$ -	\$ -	\$ 2,167	\$ 2,167
Website Maintenance	\$ 1,445	\$ -	\$ -	\$ 1,445	\$ 1,445
Telephone	\$ 100	\$ -	\$ -	\$ 100	\$ 100
Postage	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000
Insurance	\$ 9,179	\$ -	\$ -	\$ 9,179	\$ 9,179
Printing & Binding	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
Legal Advertising	\$ 2,250	\$ -	\$ -	\$ 2,250	\$ 2,250
Other Current Charges	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500
Office Supplies	\$ 200	\$ -	\$ -	\$ 200	\$ 200
Property Appraiser	\$ 400	\$ -	\$ -	\$ 400	\$ 400
Property Taxes	\$ 600	\$ -	\$ -	\$ 600	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 155,989</b>	<b>\$ 17,949</b>	<b>\$ 9,525</b>	<b>\$ 128,515</b>	<b>\$ 155,989</b>
<b>Maintenance</b>					
<b>Contract Services:</b>					
Field Management	\$ 22,639	\$ -	\$ -	\$ 22,639	\$ 22,639
Mitigation Monitoring	\$ 19,200	\$ -	\$ -	\$ 19,200	\$ 19,200
Landscape Maintenance (75%/25%)	\$ 360,000	\$ 94,824	\$ -	\$ 265,176	\$ 360,000
Lake Maintenance	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 12,000
Security Patrol (75%/25%)	\$ 26,250	\$ 19,688	\$ -	\$ 6,563	\$ 26,250
<b>Repairs &amp; Maintenance</b>					
Facility Maintenance (75%/25%)	\$ 45,427	\$ 34,070	\$ -	\$ 11,357	\$ 45,427
Repairs & Maintenance (75%/25%)	\$ 30,000	\$ 22,500	\$ -	\$ 7,500	\$ 30,000
Operating Supplies (75%/25%)	\$ 8,000	\$ 6,000	\$ -	\$ 2,000	\$ 8,000
Landscape Replacement (75%/25%)	\$ 30,000	\$ 22,500	\$ -	\$ 7,500	\$ 30,000
Irrigation Repairs	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000
Fountain Maintenance	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ 3,000
Pressure Washing (20%/80%)	\$ 9,000	\$ 1,800	\$ -	\$ 7,200	\$ 9,000
<b>Subtotal Maintenance</b>	<b>\$ 575,516</b>	<b>\$ 201,382</b>	<b>\$ -</b>	<b>\$ 374,134</b>	<b>\$ 575,516</b>



**Randal Park**  
**Community Development District**  
**General Fund Assessment Calculation**

Description	Proposed FY2027 Budget	Randal Park	Randal Walk	Combined	Proposed FY2027 Total
<b>Utilities</b>					
Utilities - Common Area	\$ 43,000	\$ -	\$ -	\$ 43,000	\$ 43,000
Streetlighting	\$ 115,000	\$ -	\$ -	\$ 115,000	\$ 115,000
<b>Amenity Center</b>					
Amenity Management	\$ 110,196	\$ 110,196	\$ -	\$ -	\$ 110,196
Pool Attendants	\$ 17,242	\$ 17,242	\$ -	\$ -	\$ 17,242
Pool Permit	\$ 615	\$ 615	\$ -	\$ -	\$ 615
Cable TV/Internet/Telephone	\$ 3,200	\$ 3,200	\$ -	\$ -	\$ 3,200
Utilities - Amenity Center	\$ 21,750	\$ 21,750	\$ -	\$ -	\$ 21,750
Refuse Service	\$ 3,168	\$ 3,168	\$ -	\$ -	\$ 3,168
Amenity Center Access Cards	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
HVAC Maintenance	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
Special Events	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
Holiday Decorations	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000
Security Monitoring	\$ 2,600	\$ 2,600	\$ -	\$ -	\$ 2,600
Janitorial Services	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ 35,000
Pool Maintenance	\$ 33,000	\$ 33,000	\$ -	\$ -	\$ 33,000
Pool Chemicals & Repairs	\$ 41,545	\$ 41,545	\$ -	\$ -	\$ 41,545
Amenity Repairs & Maintenance	\$ 9,500	\$ 9,500	\$ -	\$ -	\$ 9,500
Pest Control	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ 3,500
<b>Other</b>					
Property Insurance (70%/30%)	\$ 36,438	\$ 25,507	\$ -	\$ 10,931	\$ 36,438
Contingency	\$ 24,032	\$ -	\$ -	\$ 24,032	\$ 24,032
Transfer Out - Capital Reserve (70%/30%)	\$ 14,514	\$ 10,160	\$ -	\$ 4,354	\$ 14,514
<b>Subtotal Maintenance</b>	<b>\$ 541,300</b>	<b>\$ 343,982</b>	<b>\$ -</b>	<b>\$ 197,318</b>	<b>\$ 541,300</b>
<b>Total Expenditures</b>	<b>\$ 1,272,805</b>	<b>\$ 563,313</b>	<b>\$ 9,525</b>	<b>\$ 699,967</b>	<b>\$ 1,272,805</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0)</b>
Net Assessments		\$ 549,581	\$ 8,775	\$ 593,324	\$ 1,151,680
Add: Discounts and Collections (6%)		\$ 35,080	\$ 560	\$ 37,872	\$ 73,511
<b>Gross Assessment</b>		<b>\$ 584,661</b>	<b>\$ 9,335</b>	<b>\$ 631,196</b>	<b>\$ 1,225,191</b>
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5		\$ 733.58	\$ -	\$ 698.23	\$ 1,431.80
Per Unit Assessments - Randal Walk		\$ -	\$ 87.24	\$ 698.23	\$ 785.47

**Randal Park**  
**Community Development District**  
**Assessments Schedule - FY2027**

<b>Phase 1A and 1B</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	83	\$ 1,432	\$ 1,072	\$ -	\$ -	\$ 2,504
Single Family 50'	106	\$ 1,432	\$ 1,126	\$ -	\$ -	\$ 2,558
Single Family 60'	50	\$ 1,432	\$ 1,179	\$ -	\$ -	\$ 2,611
Townhome	0	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Phase 2 &amp; 3</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	27	\$ 1,432	\$ 1,072	\$ 301	\$ -	\$ 2,805
Single Family 50'	27	\$ 1,432	\$ 1,126	\$ 251	\$ -	\$ 2,809
Single Family 60'	24	\$ 1,432	\$ 1,179	\$ 202	\$ -	\$ 2,813
Townhome	83	\$ 1,432	\$ 805	\$ 314	\$ -	\$ 2,550
Townhome	5	\$ 1,432	\$ -	\$ 1,117	\$ -	\$ 2,549

<b>Phase 4 &amp; 5</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	33	\$ 1,432	\$ -	\$ 1,551	\$ -	\$ 2,983
Single Family 50'	119	\$ 1,432	\$ -	\$ 1,631	\$ -	\$ 3,062
Single Family 60'	105	\$ 1,432	\$ -	\$ 1,705	\$ -	\$ 3,136
Townhome	135	\$ 1,432	\$ -	\$ 1,165	\$ -	\$ 2,596

<b>Randal Walk</b>	<b>No. Of Units</b>	<b>Per Unit, O &amp; M</b>	<b>Series 2012</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Total</b>
Single Family 40'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 60'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome	107	\$ 785	\$ -	\$ -	\$ 1,170	\$ 1,955

Total Units 904

# SECTION VI

# SECTION B

# SECTION 1

# Randal Park

## Community Development District

### Summary of Check Register

April 7, 2026 to May 7, 2026

Bank	Date	Check No.'s	Amount
<u>General Fund</u>			
	4/9/26	3822-3828	\$ 46,079.40
	4/16/26	3829-3840	\$ 56,709.43
	4/23/26	3841	\$ 130.60
	4/29/26	3842-3845	\$ 974.56
	5/7/26	3846-3851	\$ 32,887.51
		Autodrafts	\$ 13,199.50
			\$ 149,981.00
<u>Supervisor Fees</u>			
	Apr-26		
	Kathryn F. Steuck	50378	\$ 184.70
	Marcela L. Asquith	50379	\$ 184.70
	Sean D. Masherella	50380	\$ 184.70
	Stephany C. Cornelius	50381	\$ 184.70
	Christopher B. Swendsen	50382	\$ 184.70
			\$ 923.50
<b>Total Amount</b>			<b>\$ 150,904.50</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00043	3/18/26	93326485	202603	320-53800	46800		PEST CONTROL MAR 26 ARROW ENVIRONMENTAL SERVICES	*	68.92	68.92	003822
4/09/26	00282	3/09/26	03092026	202604	320-53800	49400		PRIVATE YOGA GROUP SHIFTED ARROW LLC	*	250.00	250.00	003823
4/09/26	00169	4/02/26	61	202603	320-53800	12200		POOL ATTENDANTS MAR 26 COMMUNITY ASSOCIATION AND LIFESTYLE	*	1,263.60	1,263.60	003824
4/09/26	00129	3/27/26	42640570	202603	320-53800	46700		TRAFFIC MATS CINTAS	*	554.80	554.80	003825
4/09/26	00176	4/01/26	11301	202604	320-53800	46400		POOL MAINTENANCE APR 26 FIVE STAR PRO SERVICES	*	2,340.00	2,340.00	003826
4/09/26	00172	3/31/26	23117	202603	320-53800	46500		IRRIGATION REPAIR 1/31/26	*	10,848.25		
		4/01/26	23236	202604	320-53800	46200		LANDSCAPE MAINT APR 26 PRINCE AND SONS INC.	*	29,761.83	40,610.08	003827
4/09/26	00038	3/25/26	324463	202603	320-53800	46300		POOL CHEMICALS SPIES POOL, LLC	*	992.00	992.00	003828
4/16/26	00283	4/13/26	04132026	202604	300-36900	10200		REFUND DEP CK 4/4/26 ALEXANDER ROMANOSKI	*	250.00	250.00	003829
4/16/26	00284	4/07/26	40775035	202604	320-53800	46000		UTILITIES PROTECTION ALPHA FOUNDATION SPECIALIST LLC	*	7,622.14	7,622.14	003830
4/16/26	00185	4/01/26	52611	202604	320-53800	46700		CLEANING APR 26 B&T BUILDING SERVICES, INC	*	1,960.16	1,960.16	003831
4/16/26	99999	4/16/26	VOID	202604	000-00000	00000		VOID CHECK *****INVALID VENDOR NUMBER*****	C	.00	.00	003832

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
4/16/26	00169	4/03/26 62	202604 320-53800-12100	AMENITY MANAGEMENT APR 26	*	8,915.50		
		4/03/26 62	202604 320-53800-46000	SMART LOCKS FOR DOORS	*	492.04		
		4/03/26 62	202604 320-53800-51000	BACK UP BATTERY	*	49.44		
		4/03/26 62	202604 320-53800-48000	AC SERVICE CALL	*	136.85		
		4/03/26 62	202604 320-53800-46000	OFFICE SUPPLIES	*	59.33		
		4/03/26 62	202604 320-53800-12000	GATE LATCH REPLACEMENT	*	92.79		
		4/03/26 62	202604 320-53800-49400	GALENTINES PAINT EVENT	*	228.17		
		4/03/26 62	202604 320-53800-49400	SUPPLIS FOR PAINT EVENT	*	23.49		
		4/03/26 62	202604 320-53800-49400	AUTUMN & RO PAINT NITE	*	953.35		
		4/03/26 62	202604 320-53800-49400	MICHAELS PAINT NIGHT	*	46.47		
		4/03/26 62	202604 320-53800-49400	COSTCO PAINT NIGHT	*	112.60		
		4/03/26 62	202604 320-53800-49400	PAPER PLATES EVENT	*	17.22		
		4/03/26 62	202604 320-53800-49400	THE ACTIVE WORK EVENT DEP	*	391.00		
		4/03/26 62	202604 320-53800-49400	COSTCO REFUND	*	18.35-		
		4/03/26 62	202604 320-53800-51000	TOOLS	*	52.61		
		4/03/26 62	202604 320-53800-51000	MAILBOX NUMBERS	*	158.83		
		4/03/26 62	202604 320-53800-51000	OFFICE SUPPLIES	*	42.99		
							COMMUNITY ASSOCIATION AND LIFESTYLE	11,754.33 003833
4/16/26	00129	4/09/26 42654994	202604 320-53800-46700	LOGO MATS	*	47.24		
							CINTAS	47.24 003834
4/16/26	00001	4/01/26 886	202604 320-53800-12000	FIELD MANAGEMENT APR 26	*	1,796.75		
		4/01/26 887	202604 320-53800-12300	FACILITY MANAGEMENT APR26	*	3,605.33		
		4/01/26 888	202604 310-51300-34000	MANAGEMENT FEES APR 26	*	4,292.00		

RAND RANDAL PARK BOH



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26		888	202604	310-51300-35200	WEBSOTE ADMIN APR 26	*	114.67		
4/01/26		888	202604	310-51300-35100	INFORMATION TECH APR 26	*	172.00		
4/01/26		888	202604	310-51300-31300	DISSEMINATION SVC APR 26	*	946.33		
4/01/26		888	202604	310-51300-51000	OFFICE SUPPLIES	*	.96		
4/01/26		888	202604	310-51300-42000	POSTAGE	*	23.78		
4/01/26		888	202604	310-51300-42500	COPIES	*	25.05		
GOVERNMENTAL MANAGEMENT SERVICES-CF								10,976.87	003835
4/16/26	00025	4/13/26	152064	202603 310-51300-31500	GENERAL COUNSEL MAR 26	*	1,424.15		
LATHAM LUNA EDEN & BEAUDINE LLP								1,424.15	003836
4/16/26	00033	4/16/26	04162026	202604 300-20700-10300	ASSESSMENT TSFR SER 2012	*	7,767.53		
RANDAL PARK CDD C/O WELLS FARGO								7,767.53	003837
4/16/26	00110	4/16/26	04162026	202604 300-20700-10300	ASSESSMENT STFR SER 2015	*	11,579.50		
RANDAL PARK CDD C/O WELLS FARGO								11,579.50	003838
4/16/26	00111	4/16/26	04162026	202604 300-20700-10300	ASSESSMENT TSFR SER 2018	*	2,312.06		
RANDAL PARK CDD C/O WELLS FARGO								2,312.06	003839
4/16/26	00038	4/02/26	326635	202604 320-53800-46300	POOL CHEMICALS	*	265.45		
		4/18/26	23812	202604 320-53800-46300	POOL CHEMICALS	*	750.00		
SPIES POOL, LLC								1,015.45	003840
4/23/26	00061	4/16/26	2004321	202604 320-53800-48000	DOGIPOT TRASH BAGS	*	130.60		
PROPET DISTRIBUTORS, INC.								130.60	003841
4/29/26	00285	4/23/26	04232026	202604 300-36900-10200	REFUND DEPOSIT CHECK 4/18	*	250.00		
AARON TAUBER								250.00	003842
4/29/26	00286	4/24/26	04242026	202604 300-36900-10200	REFUND DEPOSIT CHECK 4/23	*	250.00		
ADNIEL ZOGA								250.00	003843
RAND RANDAL PARK BOH									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/29/26	00129	4/17/26	42663164	202604	320	53800	46700		TRAFFIC MATS CINTAS	*	354.56	354.56	003844
4/29/26	00238	4/01/26	258787	202604	320	53800	34500		MONTHLY WIPAK FEE APR 26 GUARDIAN ACCESS SOLUTIONS LLC	*	120.00	120.00	003845
5/07/26	00210	4/30/26	04302026	202604	300	36900	10200		REFUND DEPOSIT CK 4/25 ALEX SANTIAGO	*	250.00	250.00	003846
5/07/26	00031	4/15/26	235823	202604	320	53800	47000		LAKE MAINTENANCE APR 26 APPLIED AQUATIC MANAGMENT, INC.	*	971.00	971.00	003847
5/07/26	00287	4/30/26	04302026	202604	300	36900	10200		REFUNDS DEPOSIT CK 4/26 JOSE FIGUERA	*	250.00	250.00	003848
5/07/26	00172	5/01/26	23802	202605	320	53800	46200		LANDSCAPE MAINT MAY 26 PRINCE AND SONS INC.	*	29,761.83	29,761.83	003849
5/07/26	00049	5/01/26	413355	202605	320	53800	34500		SECURITY MONITORING MAY26 SYNERGY FL	*	34.95	34.95	003850
5/07/26	00026	4/23/26	0509748	202603	310	51300	31100		ENGINEER SERVICES MAR 26 VANASSE HANGEN BRUSTLIN, INC	*	1,619.73	1,619.73	003851
TOTAL FOR BANK A											136,781.50		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/27/26	99999	4/27/26	VOID	202604 000-00000-00000		C	.00	
			VOID CHECK					
					*****INVALID VENDOR NUMBER*****			.00 080023
4/27/26	99999	4/27/26	VOID	202604 000-00000-00000		C	.00	
			VOID CHECK					
					*****INVALID VENDOR NUMBER*****			.00 080024
4/27/26	00021	4/24/26	5000-03.	202603 320-53800-43000	7777 CORKFIELD AVE MAR 26	*	2.91	
		4/24/26	5000-03.	202603 320-53800-43000	7945 CORKFIELD AVE MAR 26	*	11.89	
		4/24/26	5000-03.	202603 320-53800-43000	8103 CORKFIELD AVE MAR 26	*	6.32	
		4/24/26	5000-03.	202603 320-53800-43000	8101 DE HAVEN MAR 26	*	35.93	
		4/24/26	5000-03.	202603 320-53800-43100	0 DOWDEN ROAD MAR 26	*	2,179.10	
		4/24/26	5000-03.	202603 320-53800-43000	9624 DOWDEN ROAD MAR 26	*	97.83	
		4/24/26	5000-03.	202603 320-53800-43000	8741 DUFFERIN LANE MAR 26	*	12.78	
		4/24/26	5000-03.	202603 320-53800-43000	8946 FULLERWOOD AVE MAR26	*	20.00	
		4/24/26	5000-03.	202603 320-53800-43000	7980 GAMEMASTER MAR 26	*	25.08	
		4/24/26	5000-03.	202603 320-53800-43000	8023 GAMEMASTER MAR 26	*	53.50	
		4/24/26	5000-03.	202603 320-53800-43000	8773 HILDRETH AVE MAR 26	*	8.02	
		4/24/26	5000-03.	202603 320-53800-43000	8927 HILDRETH AVE MAR 26	*	2.22	
		4/24/26	5000-03.	202603 320-53800-43000	8975 HILDRETH AVE MAR 26	*	20.76	
		4/24/26	5000-03.	202603 320-53800-43000	8994 HILDRETH AVE MAR 26	*	24.68	
		4/24/26	5000-03.	202603 320-53800-43000	8402 LOVETT AVE MAR 26	*	602.48	
		4/24/26	5000-03.	202603 320-53800-43000	8767 LOVETT AVE MAR 26	*	59.61	
		4/24/26	5000-03.	202603 320-53800-43000	8650 RANDAL PARK MAR 26	*	10.76	
		4/24/26	5000-03.	202603 320-53800-43000	8730 RANDAL PARK MAR 26	*	31.28	
		4/24/26	5000-03.	202603 320-53800-43200	8730 RANDAL PARK MAR 26	*	1,510.21	

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/24/26		5000-03. 202603	320-53800-43300	8730 RANDAL PARK MAR 26	*	246.81	
4/24/26		5000-03. 202603	320-53800-43100	8841 RANDAL PARK MAR 26	*	5,522.98	
4/24/26		5000-03. 202603	320-53800-43000	8846 RANDAL PARK MAR 26	*	89.56	
4/24/26		5000-03. 202603	320-53800-43000	9106 RANDAL PARK MAR 26	*	385.10	
4/24/26		5000-03. 202603	320-53800-43000	9200 RANDAL PARK MAR 26	*	1,074.22	
4/24/26		5000-03. 202603	320-53800-43000	9464 RANDAL PARK MAR 26	*	108.73	
4/24/26		5000-03. 202603	320-53800-43100	1900 SUMMIT TOWER MAR 26	*	985.12	
4/24/26		5000-03. 202603	320-53800-43000	10747 TIBBETT ST MAR 26	*	22.72	
4/24/26		5000-03. 202603	320-53800-43000	10504 WARLOW CREEK MAR 26	*	23.33	
4/24/26		5000-03. 202603	320-53800-43000	10694 WARLOW CREEK MAR 26	*	25.57	
OUC							13,199.50 080025
TOTAL FOR BANK Z						13,199.50	
TOTAL FOR REGISTER						149,981.00	

RAND RANDAL PARK BOH

# SECTION 2

***Randal Park***  
***Community Development District***

***Unaudited Financial Reporting***  
***April 30, 2026***



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**Randal Park**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2026**

	General Fund	Debt Service Funds	Capital Project Funds	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 325,887	\$ -	\$ -	\$ -	\$ 325,887
Due from Colonial Properties	\$ 5,253	\$ -	\$ -	\$ -	\$ 5,253
<b>Investments:</b>					
State Board of Administration (SBA)	\$ 899,659	\$ -	\$ -	\$ 431,863	\$ 1,331,523
<b>Series 2012</b>					
Reserve	\$ -	\$ 402,259	\$ -	\$ -	\$ 402,259
Revenue	\$ -	\$ 545,567	\$ -	\$ -	\$ 545,567
Interest	\$ -	\$ 130,360	\$ -	\$ -	\$ 130,360
Prepayment	\$ -	\$ 1,302	\$ -	\$ -	\$ 1,302
Sinking Fund	\$ -	\$ 99	\$ -	\$ -	\$ 99
<b>Series 2015</b>					
Reserve	\$ -	\$ 597,887	\$ -	\$ -	\$ 597,887
Revenue	\$ -	\$ 783,981	\$ -	\$ -	\$ 783,981
Interest	\$ -	\$ 186,780	\$ -	\$ -	\$ 186,780
Construction	\$ -	\$ -	\$ 514	\$ -	\$ 514
<b>Series 2018</b>					
Reserve	\$ -	\$ 55,001	\$ -	\$ -	\$ 55,001
Revenue	\$ -	\$ 94,607	\$ -	\$ -	\$ 94,607
Interest	\$ -	\$ 40,280	\$ -	\$ -	\$ 40,280
Principal	\$ -	\$ 35,000	\$ -	\$ -	\$ 35,000
Cap Interest	\$ -	\$ 2,989	\$ -	\$ -	\$ 2,989
Construction	\$ -	\$ -	\$ 64	\$ -	\$ 64
<b>Total Assets</b>	<b>\$ 1,230,799</b>	<b>\$ 2,876,113</b>	<b>\$ 578</b>	<b>\$ 431,863</b>	<b>\$ 4,539,354</b>
<b>Liabilities:</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance:</b>					
Nonspendable:					
Restricted for:					
Debt Service	\$ -	\$ 2,876,113	\$ -	\$ -	\$ 2,876,113
Capital Project	\$ -	\$ -	\$ 578	\$ -	\$ 578
Assigned for:					
Capital Reserve Fund	\$ -	\$ -	\$ -	\$ 431,863	\$ 431,863
Unassigned	\$ 1,230,799	\$ -	\$ -	\$ -	\$ 1,230,799
<b>Total Fund Balances</b>	<b>\$ 1,230,799</b>	<b>\$ 2,876,113</b>	<b>\$ 578</b>	<b>\$ 431,863</b>	<b>\$ 4,539,354</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,230,799</b>	<b>\$ 2,876,113</b>	<b>\$ 578</b>	<b>\$ 431,863</b>	<b>\$ 4,539,354</b>



**Randal Park**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 1,151,680	\$ 1,084,468	\$ (67,212)
Colonial Properties Contribution	\$ 57,051	\$ 33,280	\$ 37,177	\$ 3,898
Interest Income	\$ 1,922	\$ 1,922	\$ 15,176	\$ 13,254
Miscellaneous Revenue	\$ 1,000	\$ 583	\$ 760	\$ 177
Activities	\$ 5,000	\$ 2,917	\$ 1,710	\$ (1,207)
Rentals	\$ 9,000	\$ 9,000	\$ 14,250	\$ 5,250
<b>Total Revenues</b>	<b>\$ 1,225,653</b>	<b>\$ 1,199,382</b>	<b>\$ 1,153,541</b>	<b>\$ (45,841)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,585	\$ 415
FICA Expense	\$ 918	\$ 536	\$ 490	\$ 46
Annual Audit	\$ 4,700	\$ 4,700	\$ 4,200	\$ 500
Trustee Fees	\$ 13,750	\$ 13,750	\$ 14,083	\$ (333)
Dissemination Agent	\$ 11,356	\$ 6,624	\$ 6,624	\$ (0)
Reamortization	\$ -	\$ -	\$ 350	\$ (350)
Arbitrage	\$ 1,800	\$ 600	\$ 600	\$ -
Engineering	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Attorney	\$ 20,000	\$ 11,667	\$ 5,619	\$ 6,047
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Management Fees	\$ 51,504	\$ 30,044	\$ 30,044	\$ 0
Information Technology	\$ 2,064	\$ 1,204	\$ 1,204	\$ 0
Website Maintenance	\$ 1,376	\$ 803	\$ 803	\$ 0
Telephone	\$ 100	\$ 58	\$ -	\$ 58
Postage	\$ 1,000	\$ 583	\$ 788	\$ (205)
Insurance	\$ 10,207	\$ 10,207	\$ 8,345	\$ 1,862
Printing & Binding	\$ 1,500	\$ 875	\$ 95	\$ 780
Legal Advertising	\$ 2,250	\$ 1,313	\$ -	\$ 1,313
Other Current Charges	\$ 1,500	\$ 875	\$ 198	\$ 677
Office Supplies	\$ 200	\$ 117	\$ 7	\$ 110
Property Appraiser	\$ 800	\$ 467	\$ -	\$ 467
Property Taxes	\$ 300	\$ 300	\$ 423	\$ (123)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 153,232</b>	<b>\$ 103,462</b>	<b>\$ 86,365</b>	<b>\$ 17,097</b>
<b>Operations &amp; Maintenance</b>				
<b>Contract Services:</b>				
Field Management	\$ 21,561	\$ 12,577	\$ 12,577	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 11,200	\$ 9,600	\$ 1,600
Landscape Maintenance	\$ 360,000	\$ 210,000	\$ 205,580	\$ 4,420
Lake Maintenance	\$ 11,882	\$ 6,931	\$ 5,826	\$ 1,105
Security Patrol	\$ 41,250	\$ 24,063	\$ -	\$ 24,063
<b>Repairs &amp; Maintenance</b>				
Facility Maintenance	\$ 43,264	\$ 25,237	\$ 25,237	\$ 0
Repairs & Maintenance	\$ 30,000	\$ 17,500	\$ 16,683	\$ 817
Operating Supplies	\$ 8,000	\$ 4,667	\$ 2,156	\$ 2,510
Landscape Replacement	\$ 15,000	\$ 8,750	\$ 9,700	\$ (950)
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 10,848	\$ (848)
Fountain Repairs	\$ 3,000	\$ 1,750	\$ 375	\$ 1,375
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 572,157</b>	<b>\$ 341,675</b>	<b>\$ 307,584</b>	<b>\$ 34,091</b>

**Randal Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Utilities</b>				
Utilities - Common Area	\$ 29,034	\$ 16,937	\$ 18,825	\$ (1,888)
Streetlighting	\$ 110,000	\$ 64,167	\$ 52,028	\$ 12,139
<b>Amenity Center</b>				
Amenity Management	\$ 106,986	\$ 62,409	\$ 62,409	\$ -
Pool Attendants	\$ 16,740	\$ 9,765	\$ 6,243	\$ 3,522
Pool Permit	\$ 615	\$ -	\$ -	\$ -
Cable TV/Internet/Telephone	\$ 4,857	\$ 2,833	\$ 1,680	\$ 1,153
Utilities - Amenity Center	\$ 28,205	\$ 16,453	\$ 9,744	\$ 6,709
Refuse Service	\$ 3,168	\$ 1,848	\$ 1,481	\$ 367
Amenity Center Access Cards	\$ 1,000	\$ 583	\$ 740	\$ (157)
HVAC Maintenance	\$ 574	\$ 574	\$ 776	\$ (202)
Special Events	\$ 15,000	\$ 15,000	\$ 18,238	\$ (3,238)
Holiday Decorations	\$ 10,000	\$ 10,000	\$ 9,971	\$ 29
Security Monitoring	\$ 2,600	\$ 1,517	\$ 1,085	\$ 432
Janitorial Services	\$ 30,037	\$ 17,522	\$ 19,001	\$ (1,480)
Pool Maintenance	\$ 32,130	\$ 18,743	\$ 18,210	\$ 533
Pool Chemicals & Repairs	\$ 50,000	\$ 29,167	\$ 8,586	\$ 20,580
Amenity Repairs & Maintenance	\$ 9,500	\$ 9,500	\$ 10,747	\$ (1,247)
Pest Control	\$ 3,500	\$ 2,042	\$ 414	\$ 1,628
<b>Other</b>				
Property Insurance	\$ 50,000	\$ 50,000	\$ 38,356	\$ 11,644
Contingency	\$ 24,032	\$ 14,019	\$ 115	\$ 13,904
<b>Subtotal Amenity Center</b>	<b>\$ 527,978</b>	<b>\$ 343,076</b>	<b>\$ 278,646</b>	<b>\$ 64,429</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,100,135</b>	<b>\$ 684,751</b>	<b>\$ 586,230</b>	<b>\$ 98,521</b>
<b>Total Expenditures</b>	<b>\$ 1,253,367</b>	<b>\$ 788,213</b>	<b>\$ 672,595</b>	<b>\$ 115,618</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (27,713)</b>	<b>\$ 411,169</b>	<b>\$ 480,946</b>	<b>\$ 69,777</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer Out - Capital Reserve	\$ (14,514)	\$ (14,514)	\$ (14,514)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (14,514)</b>	<b>\$ (14,514)</b>	<b>\$ (14,514)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (42,228)</b>	<b>\$ 396,655</b>	<b>\$ 466,432</b>	<b>\$ 69,777</b>
<b>Fund Balance - Beginning</b>	<b>\$ 42,228</b>		<b>\$ 764,367</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 1,230,799</b>	

**Randal Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues</b>				
Interest	\$ 9,148	\$ 5,336	\$ 9,611	\$ 4,274
<b>Total Revenues</b>	<b>\$ 9,148</b>	<b>\$ 5,336</b>	<b>\$ 9,611</b>	<b>\$ 4,274</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Pool Resurfacing	\$ 28,500	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 53,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (44,352)</b>	<b>\$ 5,336</b>	<b>\$ 9,611</b>	<b>\$ 4,274</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 14,514	\$ 14,514	\$ 14,514	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 14,514</b>	<b>\$ 14,514</b>	<b>\$ 14,514</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (29,838)</b>	<b>\$ 19,850</b>	<b>\$ 24,125</b>	<b>\$ 4,274</b>
<b>Fund Balance - Beginning</b>	<b>\$ 407,793</b>		<b>\$ 407,739</b>	
<b>Fund Balance - Ending</b>	<b>\$ 377,955</b>		<b>\$ 431,863</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2012**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 396,407	\$ 396,407	\$ 372,277	\$ (24,130)
Interest Income	\$ 18,042	\$ 10,525	\$ 18,768	\$ 8,244
<b>Total Revenues</b>	<b>\$ 414,450</b>	<b>\$ 406,932</b>	<b>\$ 391,045</b>	<b>\$ (15,887)</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 134,188	\$ 134,188	\$ 133,269	\$ 919
Principal - 11/01	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Interest - 5/01	\$ 130,359	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 389,547</b>	<b>\$ 259,188</b>	<b>\$ 258,269</b>	<b>\$ 919</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 24,903</b>	<b>\$ 147,744</b>	<b>\$ 132,777</b>	<b>\$ (14,968)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 526,818</b>		<b>\$ 946,811</b>	
<b>Fund Balance - Ending</b>	<b>\$ 551,721</b>		<b>\$ 1,079,587</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2015**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 589,600	\$ 589,600	\$ 554,975	\$ (34,626)
Interest Income	\$ 25,057	\$ 14,616	\$ 26,945	\$ 12,328
<b>Total Revenues</b>	<b>\$ 614,657</b>	<b>\$ 604,217</b>	<b>\$ 581,920</b>	<b>\$ (22,297)</b>
<b>Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 577,810</b>	<b>\$ 391,030</b>	<b>\$ 370,865</b>	<b>\$ 20,165</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 36,847</b>	<b>\$ 213,187</b>	<b>\$ 211,055</b>	<b>\$ (2,132)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 36,847</b>	<b>\$ 213,187</b>	<b>\$ 211,055</b>	<b>\$ (2,132)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 738,077</b>		<b>\$ 1,357,594</b>	
<b>Fund Balance - Ending</b>	<b>\$ 774,924</b>		<b>\$ 1,568,649</b>	

**Randal Park**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 117,674	\$ 117,674	\$ 110,811	\$ (6,863)
Interest Income	\$ 2,996	\$ 1,748	\$ 3,316	\$ 1,568
<b>Total Revenues</b>	<b>\$ 120,670</b>	<b>\$ 119,422</b>	<b>\$ 114,127</b>	<b>\$ (5,294)</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 40,280	\$ 40,280	\$ 40,280	\$ -
Principal - 5/01	\$ 35,000	\$ -	\$ -	\$ -
Interest - 5/01	\$ 40,280	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 115,560</b>	<b>\$ 40,280</b>	<b>\$ 40,280</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,110</b>	<b>\$ 79,142</b>	<b>\$ 73,847</b>	<b>\$ (5,294)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,110</b>	<b>\$ 79,142</b>	<b>\$ 73,847</b>	<b>\$ (5,294)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 90,195</b>		<b>\$ 154,029</b>	
<b>Fund Balance - Ending</b>	<b>\$ 95,305</b>		<b>\$ 227,876</b>	

**Randal Park**  
**Community Development District**  
**Capital Projects Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Series	Series	
	2015	2018	Total
<b>Revenues</b>			
Interest Income	\$ 11	\$ 1	\$ 12
<b>Total Revenues</b>	<b>\$ 11</b>	<b>\$ 1</b>	<b>\$ 12</b>
<b>Expenditures:</b>			
Capital Outlay	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11</b>	<b>\$ 1</b>	<b>\$ 12</b>
<b>Fund Balance - Beginning</b>	<b>\$ 503</b>	<b>\$ 63</b>	<b>\$ 566</b>
<b>Fund Balance - Ending</b>	<b>\$ 514</b>	<b>\$ 64</b>	<b>\$ 578</b>

**Randal Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Interest Income	\$ 1,956	\$ 1,224	\$ 1,099	\$ 1,574	\$ 2,391	\$ 3,241	\$ 3,692	\$ -	\$ -	\$ -	\$ -	\$ -	15,176
Special Assessments - Tax Roll	\$ -	\$ 58,269	\$ 122,072	\$ 70,176	\$ 801,809	\$ 9,515	\$ 22,627	\$ -	\$ -	\$ -	\$ -	\$ -	1,084,468
Colonial Properties Contribution	\$ 5,053	\$ 5,397	\$ 5,420	\$ 5,410	\$ 5,374	\$ 5,272	\$ 5,253	\$ -	\$ -	\$ -	\$ -	\$ -	37,177
Miscellaneous Revenue	\$ 70	\$ 75	\$ 375	\$ 95	\$ 20	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	760
Activities	\$ -	\$ 600	\$ 665	\$ -	\$ -	\$ 120	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	1,710
Rentals	\$ 1,000	\$ 1,750	\$ 2,750	\$ 3,000	\$ 2,500	\$ 2,500	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	14,250
<b>Total Revenues</b>	<b>\$ 6,123</b>	<b>\$ 66,090</b>	<b>\$ 131,282</b>	<b>\$ 78,681</b>	<b>\$ 809,703</b>	<b>\$ 17,532</b>	<b>\$ 28,955</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,153,541</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ 1,785	\$ 1,000	\$ -	\$ 2,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	6,585
FICA Expense	\$ 61	\$ -	\$ 122	\$ 77	\$ -	\$ 153	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	490
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	\$ 946	\$ -	\$ -	\$ -	\$ -	\$ -	6,624
Reamortization	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	350
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 894	\$ 300	\$ 1,013	\$ 1,006	\$ 982	\$ 1,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,619
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Management Fees	\$ 4,292	\$ 4,292	\$ 4,292	\$ 4,292	\$ 4,292	\$ 4,292	\$ 4,292	\$ -	\$ -	\$ -	\$ -	\$ -	30,044
Information Technology	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	1,204
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	803
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 242	\$ 92	\$ 57	\$ 158	\$ 25	\$ 190	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	788
Insurance	\$ 8,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,345
Printing & Binding	\$ 11	\$ 10	\$ 8	\$ 17	\$ 14	\$ 10	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	95
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ -	\$ -	\$ 61	\$ 44	\$ 45	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	198
Office Supplies	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	7
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	423
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative</b>	<b>\$ 27,720</b>	<b>\$ 5,928</b>	<b>\$ 8,510</b>	<b>\$ 14,845</b>	<b>\$ 7,791</b>	<b>\$ 14,871</b>	<b>\$ 6,699</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>86,365</b>



**Randal Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Contract Services:</b>													
Field Management	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ 1,797	\$ -	\$ -	\$ -	\$ -	\$ -	12,577
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,600
Landscape Maintenance	\$ 27,009	\$ 29,762	\$ 29,762	\$ 29,762	\$ 29,762	\$ 29,762	\$ 29,762	\$ -	\$ -	\$ -	\$ -	\$ -	205,580
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	\$ 3,605	\$ -	\$ -	\$ -	\$ -	\$ -	25,237
Repairs & Maintenance	\$ -	\$ 4,909	\$ 2,984	\$ 616	\$ -	\$ -	\$ 8,174	\$ -	\$ -	\$ -	\$ -	\$ -	16,683
Operating Supplies	\$ 934	\$ 107	\$ -	\$ -	\$ 403	\$ 408	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	2,156
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,700
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,848
Fountain Repairs	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	375
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 48,116</b>	<b>\$ 41,152</b>	<b>\$ 39,304</b>	<b>\$ 41,551</b>	<b>\$ 39,538</b>	<b>\$ 54,281</b>	<b>\$ 43,641</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>307,584</b>
<b>Utilities</b>													
Utilities - Common Area	\$ 3,707	\$ 3,293	\$ 3,491	\$ 2,876	\$ 2,702	\$ 2,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,825
Streetlighting	\$ 8,639	\$ 8,639	\$ 8,687	\$ 8,687	\$ 8,687	\$ 8,687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	52,028
<b>Amenity Center</b>													
Amenity Management	\$ 8,916	\$ 8,916	\$ 8,916	\$ 8,916	\$ 8,916	\$ 8,916	\$ 8,916	\$ -	\$ -	\$ -	\$ -	\$ -	62,409
Pool Attendants	\$ 2,670	\$ 930	\$ -	\$ 1,260	\$ 119	\$ 1,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,243
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable TV/Internet/Telephone	\$ 240	\$ 240	\$ 240	\$ 240	\$ 240	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	1,680
Utilities - Amenity Center	\$ 1,746	\$ 1,364	\$ 1,681	\$ 1,847	\$ 1,595	\$ 1,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,744
Refuse Service	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,481
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	740
HVAC Maintenance	\$ -	\$ -	\$ 552	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	776
Special Events	\$ 2,716	\$ 170	\$ 10,209	\$ 675	\$ 265	\$ -	\$ 4,204	\$ -	\$ -	\$ -	\$ -	\$ -	18,238
Holiday Decorations	\$ 9,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,971
Security Monitoring	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	1,085
Janitorial Services	\$ 2,632	\$ 4,061	\$ 1,928	\$ 3,518	\$ 2,373	\$ 2,128	\$ 2,362	\$ -	\$ -	\$ -	\$ -	\$ -	19,001
Pool Maintenance	\$ 2,850	\$ 2,250	\$ 2,250	\$ 3,090	\$ 3,090	\$ 2,340	\$ 2,340	\$ -	\$ -	\$ -	\$ -	\$ -	18,210
Pool Chemicals & Repairs	\$ 1,587	\$ 750	\$ 992	\$ -	\$ 1,378	\$ 2,864	\$ 1,015	\$ -	\$ -	\$ -	\$ -	\$ -	8,586
Amenity Repairs & Maintenance	\$ 2,908	\$ 3,048	\$ 1,963	\$ 1,052	\$ 1,124	\$ 292	\$ 360	\$ -	\$ -	\$ -	\$ -	\$ -	10,747
Pest Control	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	414
<b>Other</b>													
Property Insurance	\$ 38,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,356
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115
<b>Subtotal Amenity Center</b>	<b>\$ 87,408</b>	<b>\$ 34,131</b>	<b>\$ 41,379</b>	<b>\$ 32,631</b>	<b>\$ 30,960</b>	<b>\$ 32,544</b>	<b>\$ 19,592</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>278,646</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 135,525</b>	<b>\$ 75,283</b>	<b>\$ 80,684</b>	<b>\$ 74,182</b>	<b>\$ 70,498</b>	<b>\$ 86,825</b>	<b>\$ 63,233</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>586,230</b>
<b>Total Expenditures</b>	<b>\$ 163,245</b>	<b>\$ 81,211</b>	<b>\$ 89,194</b>	<b>\$ 89,027</b>	<b>\$ 78,289</b>	<b>\$ 101,696</b>	<b>\$ 69,932</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>672,595</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (157,123)</b>	<b>\$ (15,121)</b>	<b>\$ 42,088</b>	<b>\$ (10,347)</b>	<b>\$ 731,414</b>	<b>\$ (84,164)</b>	<b>\$ (40,977)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>480,946</b>
<b>Other Financing Sources/Uses:</b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ (14,514)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(14,514)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (14,514)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(14,514)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (157,123)</b>	<b>\$ (15,121)</b>	<b>\$ 42,088</b>	<b>\$ (10,347)</b>	<b>\$ 716,900</b>	<b>\$ (84,164)</b>	<b>\$ (40,977)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>466,432</b>

**Randal Park**  
**Community Development District**  
**Long Term Debt Report**

Series 2012 Special Assessment Bonds	
Interest Rate:	(5.75% , 6.125% , 6.875%)
Maturity Date:	11/1/2042
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement	\$397,203
Reserve Fund Balance	\$402,259
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)
<b>Current Bonds Outstanding</b>	<b>\$3,885,000</b>

Series 2015 Special Assessment Bonds	
Interest Rate:	(4.25% , 5% , 5.2%)
Maturity Date:	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement	\$596,080
Reserve Fund Balance	\$597,887
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)
<b>Current Bonds Outstanding</b>	<b>\$7,305,000</b>

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	\$55,001
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)
<b>Current Bonds Outstanding</b>	<b>\$1,585,000</b>

<b>Total Bonds Outstanding</b>	<b>\$12,775,000</b>
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**Randal Park CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

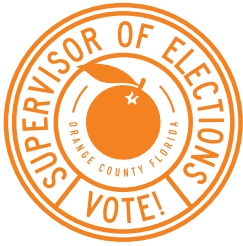
Gross Assessments \$ 1,225,189.89 \$ 420,584.22 \$ 626,988.89 \$ 125,190.00 \$ 2,397,953.00  
Net Assessments \$ 1,151,678.50 \$ 395,349.17 \$ 589,369.56 \$ 117,678.60 \$ 2,254,075.82

**ON ROLL ASSESSMENTS**

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	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	Total
11/20/25	ACH	10/26-11/01/25	\$17,776.05	(\$763.79)	(\$711.05)	\$0.00	\$16,301.21	\$8,328.80	\$2,859.12	\$4,262.25	\$851.04	\$16,301.21
11/25/25	ACH	11/02-11/07/25	\$101,815.13	\$0.00	(\$4,072.64)	\$0.00	\$97,742.49	\$49,939.73	\$17,143.35	\$25,556.57	\$5,102.84	\$97,742.49
12/5/25	ACH	11/08-11/17/25	\$140,104.75	\$0.00	(\$5,604.22)	\$0.00	\$134,500.53	\$68,720.57	\$23,590.45	\$35,167.64	\$7,021.87	\$134,500.53
12/15/25	ACH	11/18-11/19/25	\$36,617.02	\$0.00	(\$1,464.69)	\$0.00	\$35,152.33	\$17,960.44	\$6,165.47	\$9,191.22	\$1,835.20	\$35,152.33
12/22/25	ACH	11/20-11/24/25	\$70,811.08	\$0.00	(\$2,832.46)	\$0.00	\$67,978.62	\$34,732.42	\$11,922.98	\$17,774.26	\$3,548.96	\$67,978.62
12/22/25	ACH	09/01-11/30/25	\$0.00	\$0.00	\$0.00	\$1,289.02	\$1,289.02	\$658.59	\$226.09	\$337.04	\$67.30	\$1,289.02
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
04/15/26	ACH	12/01-12/10/25	\$45,949.80	\$0.00	(\$1,663.38)	\$0.00	\$44,286.42	\$22,627.33	\$7,767.53	\$11,579.50	\$2,312.06	\$44,286.42
<b>TOTAL</b>			<b>\$ 2,206,859.70</b>	<b>\$ (763.79)</b>	<b>\$ (88,100.26)</b>	<b>\$ 4,535.53</b>	<b>\$ 2,122,531.18</b>	<b>\$ 1,084,468.18</b>	<b>\$ 372,277.16</b>	<b>\$ 554,974.80</b>	<b>\$ 110,811.04</b>	<b>\$ 2,122,531.18</b>

94%	<b>Net Percent Collected</b>
<b>\$131,544.64</b>	<b>Balance Remaining to Collect</b>

# SECTION 3



**Karen Castor Dentel** Supervisor of Elections Orange County—Florida

**Mapping Department**

*soemapping@ocfelections.gov*

April 15, 2026

Syanne Hall, Recording Secretary  
Randal Park CDD  
Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2026. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2026**, there are **1,659 registered voter(s)** in the  
**Randal Park CDD.**

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department  
Orange County Supervisor of Elections  
Phone: 407-254-6554  
119 W. Kaley Street  
Orlando, FL 32806  
[soemapping@ocfelections.gov](mailto:soemapping@ocfelections.gov)



**119 West Kaley Street, Orlando, Florida 32806**

✉ P.O. Box 562001, Orlando, Florida 32856 ☎ 407.836.2070 📠 407.254.6598 🌐 [ocfelections.gov](http://ocfelections.gov)

# SECTION D

Randal Park  
April 2026

RANDAL



PARK

**Randal Park**  
**Amenity Report**  
**April 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.

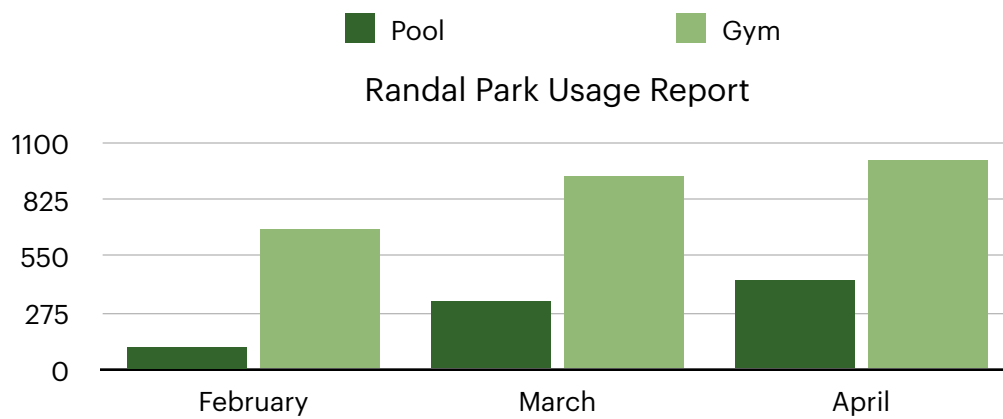
April Randal House Rentals: 6

### **April Events:**

- \* Yoga Unwind: Saturday, April 24th
- \* Community Garage Sale: Saturday, April 25th
- \* Community Trash Pick-up: Saturday, April 25th

### **Upcoming May Events:**

- \* Homeowners Appreciation day : Friday, May 1st





**Yoga Unwined**  
**Friday, April 24th**  
**6:30pm- 8:30pm**  
**Total Guest Participation: 15**

