Randal Park Community Development District

Agenda

July 31, 2026

AGENDA

Randal Park
Community Development District

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

July 24, 2026

Board of Supervisors Meeting
Randal Park Community Development District

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, July 31, 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 June 19, 2026 Board of Supervisors Meeting
5. Financing Matters
   A. Consideration of Bond Counsel Agreement with Nabors, Giblin & Nickerson
   B. Consideration of Bank Term Sheet
      i. Seacoast National Bank
      ii. United Community Bank
   C. Update from MBS Capital Markets
6. **Consideration of Fiscal Year 2026 Audit Engagement Letter from Grau & Associates - ADDED**
7. Staff Reports
   A. Attorney
   B. District Manager's Report
      i. Approval of Check Register
      ii. Balance Sheet and Income Statement
   C. Field Manager's Report
      i. Consideration of Proposal for Replacement of Fountain Motor and Pump from Cascade Fountains
      ii. Consideration of Proposal for Pool Shower Installation from Spies Pools
   D. Amenity Report
      i. Consideration of Proposal for Janitorial Services from Fast & Neat Cleaning Services – ADDED
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – August 21, 2026
11. 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, **June 19, 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
Sean Masherella	Assistant Secretary
Marcela Asquith	Assistant Secretary *by telephone*
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Robert Petillo	District Counsel
James Hoffman	District Engineer *by telephone*
Jarett Wright	Field Operations
Magaly Velazquez	CALM
Rhonda Mossing	MBS *by telephone*

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**

This item taken later in the meeting.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the May 15, 2026 Board of Supervisors Meeting**

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the Minutes of the May 15, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS **Discussion of Series 2015 Refinance**

A. Approval of Supplemental to Investment Banking Agreement with MBS Capital Markets, LLC

Ms. Mossing stated your manager contacted us about the economics of potentially refunding the series 2015 bonds for a lower interest rate and annual assessment savings for the debt service portion of the tax bill for the residents residing within the 2015 assessment area. We were the underwriters for your last bond issue that was in 2018 where you entered into an investment banking agreement with us at that time and subsequently to do this financing and to provide numbers to the board, we need to be under contract with you again for this proposed bond issue. That is an SEC requirement. Before you today is a supplement to that original agreement. All the terms and conditions are the same as they were in 2018 including the fees. Approving this today will allow us to investigate the economics of a potential funding in today's bond market.

On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the Investment Banking Agreement with MBS Capital Markets, LLC for the Series 2015 refinance was approved.

Ms. Mossing stated Jason is handing out a preliminary review that we did for a potential refunding. We would not have come to you today with a supplemental agreement if we didn't think there were economics to refunding the bonds.

Ms. Mossing reviewed all the district's financings that have taken place since 2012 and stated after running the numbers we found that a bank placement is more beneficial to the district for several reasons; you don't have as high of cost of issuance as you do for a public offering. Banks in the current market are not requiring a debt service reserve fund, which is based on 50% of your maximum annual debt service. Because this district is built out and has a great credit history in collection of the assessments the bank placement does not require a debt service reserve fund to secure the bonds. Our recommendation is to do the bank placement because it results in better savings to the district. Under the bank placement the maximum annual debt service per year would be $502,000 versus under a public offering would be $545,000. I have estimated the cost of issuance for each of those and the liquidation of existing funds under the 2015 bond issue that would be used as a source to repay the existing debt. The projected refunding annual savings for a bank placement is a range between $44 on the smaller units to $155 on the larger units in phases 2 and 3 and phases 4 and 5 a range between $172 and $229 in annual savings. It is a little over 14% savings each year to the residents for that debt service assessment.

All these projections are based on the market at the time we ran the numbers and we would ask the board to provide us with direction to contact the various banks we work with. We typically send out a request for a term sheet to approximately 20 banks that are familiar with CDD finding and request those term sheets to be returned with the interest rates and parameters and terms they would require. We would bring that back to the board for your consideration and once you authorize us to proceed and approve a term sheet we would then contact bond counsel and have them start working on the documents required to do the refunding bonds and issue the new debt and potentially based on your timing if we start with this right away, we could put the lower assessments on the next tax notice that goes out to the residents in that assessment area to lower their assessments on the next tax bill.

After discussion the board took the following action.

On MOTON by Ms. Steuck seconded by Ms. Corneilius with all in favor MBS was authorized to proceed with a bank refinancing.

**Mr. Hoffman joined the meeting by telephone during this item.*

Engineer's Report

Mr. Hoffman stated since the last meeting we worked with Jarett and GMS staff on the pothole at the roundabout between Randal Walk Townhomes and Orlando Health. I didn't see settlement at the time there, however, two weeks ago I observed a big pothole that was not there the day before when Jarett was out there. The pothole extended plus or minus 2-feet deep and about 3-feet by 4-feet under the asphalt. I contacted the City of Orlando staff, GMS staff had been in touch with some folks there already regarding what was perceived as an irrigation main break and tried to ascertain what needs to be done in the right of way. The city had crews heading out there at that time. We expect the city to figure out what to do with the roadway. I have not been able to ascertain the ownership of the irrigation main that broke. GMS staff indicated they turned off and did not appear to take anybody out of service, but it did stop the active leak. I'm not sure who the owner is. We maintain records for the primary infrastructure that goes in, we designed the reclaimed water mains that pull water from the city treatment plant and disburse them to the community, but what we are describing is an irrigation main so after the meter of the reclaimed this would be non-municipal irrigation level. We don't have records on the exact placement of all those irrigation mains. I can tell you there have been a number of projects over there over the years including the original construction of Orlando Health and construction of the roundabout.

Mr. Showe stated we haven't gotten an update, but I will call the city to see if there is any progress.

Mr. Hoffman stated my understanding is whatever was leaking in the main that caused some issues has been fixed. The valve was located and shut off and is no longer active. The presumption was that was that those two events have to be linked. I can't speak to that but when I talked to them, they had crews in route to stake that out and make sure it was safe for traffic. What we don't know is (1) who owns that irrigation main because turning off that valve did not disrupt service to anybody (2) we don't know if there was something else in the right of way that failed that created a void which broke the irrigation main in the first place. I don't have enough information. When I spoke to the city I did ask for any records they had associated with the roundabout design and those plans because the information I have as district engineer is limited to the original design of the road that did not include a roundabout. We don't have detailed information regarding exactly what pipes might be underground at that location. Maybe there was a different issue that caused a cavity and disrupted the irrigation main or the irrigation main broke and started gushing water. Evidence we have to date doesn't point to a conclusive direction and we have not received anything additional from the city at this time.

Mr. Showe stated we did reach out to Orlando Health and asked them to check their irrigation, and they indicated they checked their irrigation and had no issues.

Mr. Hoffman stated it is possible there was a system that served Randal Walk townhomes maybe it served irrigation in the right of way or Orlando Health on an initial basis but that system was modified and potentially instead of coming downstream to the valve that is now leaking when the roundabout came in, they tapped in further to the north and get water to supply the irrigation system there. What this pipe used to supply may not supply anything anymore, but it was still there. That is a very plausible scenario.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03 Adopting a Records Retention Policy**

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor Resolution 2026-03 Adopting a Records Retention Policy was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being no comments, the next item followed.

B. Manager

1. Approval of Check Registers

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor the Check Register was approved.

2. Balance Sheet and Income Statement

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

3. Reminder of Form 1 Filing Deadline – July 1st

Mr. Showe stated this is a reminder that the form 1 needs to be filed by July 1st.

C. Field Manager's Report

Mr. Wright gave an overview of the field management report, copy of which was included in the agenda package.

Sean and I met onsite with M.E.S. to look at the bridge to get a better idea of their plans. We also looked at the clubhouse to get their opinion of what was going on. They are going to add new beams that were not in the original bid but will be under the next bid. It is going to be done right, 16” support trusses everywhere, replace all the rotted wood using the material on top that will prevent the current rotting, making sure the screws go into the boards, replacing the top railings with Trex board as well.

Mr. Showe stated we will have the engineer inspect it before we make the payments.

After discussion of colors, the board chose Tidepool.

On MOTION by Mr. Swendsen seconded by Ms. Steuck with all in favor staff was authorized to contract with M.E.S. for the bridge repair in an amount not to exceed $130,000, subject to counsel drafting an agreement.

D. Amenity Report

A copy of the amenity center report was included in the agenda package.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Next Meeting Date

On MOTION by Mr. Masherella seconded by Mr. Swendsen with all in favor the meeting adjourned at 10:34 a.m.

________________________________ ________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

SECTION A

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July 31, 2026

VIA ELECTRONIC DELIVERY
Board of Supervisors
Randal Park Community Development District
Orlando, Florida

Board Members:

We appreciate the opportunity to submit this proposal, along with a bond counsel agreement, to provide bond counsel services to Randal Park Community Development District (the "District") in connection with the issuance by the District of a tax-exempt municipal refunding bond (the "Bond"). Nabors, Giblin & Nickerson, P.A. ("NGN") is a Florida based firm with offices in Tampa, Plantation and Tallahassee. Established in August 1984, NGN was formed so that its principals could focus their practice upon the representation of local government on a statewide basis, specializing in public finance and general governmental and administrative law. NGN still operates on this premise and currently has 26 attorneys with extensive experience and primary dedication to representing governmental clients in the areas of bond finance practice, capital finance practice, public utilities practice, litigation practice, governance structures, financial transactions practice and public/private partnerships. Over the last five years, NGN has served as bond counsel in approximately 621 financings with an approximate aggregate principal amount of $22.0 billion. During such period of time, NGN has also served as disclosure counsel in approximately 178 transactions with an approximate aggregate principal amount of $18.2 billion and as underwriters' counsel in approximately 215 transactions with an approximate aggregate principal amount of $7.4 billion.

Specifically, NGN has been on the forefront of representation of community development districts since the early 1990s, representing over 250 special districts, the majority of which are community development districts, as bond counsel and/or disclosure counsel. NGN has also been involved in numerous other special district financings as underwriter's counsel, trustee's counsel and bank counsel. NGN currently serves as bond counsel to many of the major national and regional home builders and developers, including D.R. Horton, Forestar, Barron Collier Companies, Metro Development Group, Mattamy Homes, Taylor Morrison, KB Home, Homes by West Bay, and Lennar, among others. Attached hereto as Exhibit A is a list of special district financings within the past five years for which NGN served as bond counsel.

Cynthia E. Wilhelm will be the attorney primarily responsible to the District. Currently a shareholder with NGN, Ms. Wilhelm is located in the Tampa office and has over thirteen years of transactional experience, including over eleven years working on numerous special district financings throughout the State of Florida. Ms. Wilhelm will be assisted by Richard B. Harb, who was selected as a Super Lawyers® Rising Star in 2025 for government finance and is NGN's lead attorney for more complex tax-related matters. All of the public finance lawyers at NGN are knowledgeable with respect to the types of tax issues that may arise in a typical bond transaction. For more information on NGN, please visit our website at www.ngnlaw.com.

In general, bond counsel is engaged as recognized counsel specially experienced in Florida law and federal tax and securities laws relating to governmental obligations, whose primary responsibility will be to render an objective legal opinion with respect to the authorization and validity of the Bond and the tax treatment of interest payable on such Bond under federal income tax laws. As bond counsel, we will examine applicable laws, prepare and/or review various documents required for the successful closing of the transaction, and undertake such additional duties as we deem necessary to render our opinion. The above-described services specifically include but are not limited to the following:

(a) consulting with representatives of the District and the bank purchasing the Bond (the "Initial Purchaser"), and their respective counsels concerning all legal questions relating to the Bond and the security for the payment of debt service on the Bond;

(b) attending meetings of the District during which the proposed financing will be considered;

(c) drafting the required Supplemental Trust Indenture, certain resolutions of the District authorizing the issuance of the Bond, the Arbitrage and Tax Certificate, and other related documents, certificates and legal opinions required for closing;

(d) analyzing and resolving tax problems associated with the financing;

(e) conducting the preclosing and the closing in connection with the financing;

(f) reviewing documents drafted by the Initial Purchaser and its counsel, if any;

(g) reviewing documents drafted by counsel to the District;

(h) reviewing various reports prepared in connection with the financing, including but not limited to assessment methodology reports; and

(i) providing the District such other legal services and advice with respect to the financing as are traditionally provided by bond counsel.

Subject to the completion of proceedings to our satisfaction, we will render our opinion for the Bond addressed to the District, with a reliance letter addressed to the Initial Purchaser and the trustee, substantially to the effect that the Bond is a valid, binding and enforceable obligation of the District and that the interest thereon is excludable from gross income of the owners under the income tax laws of the United States in effect on the date such Bond is delivered to the Initial Purchaser. The opinion will also opine as to such other matters, if any, that are at the date of closing normally included in the opinions of bond counsel for similar transactions.

Based upon (a) the duties we propose to undertake with respect to the financing, (b) the time we anticipate devoting to the financing, and (c) the responsibilities we assume, we agree that our fee for such financing will not exceed $35,000. The foregoing fee shall include all out-of-pocket expenses incurred by NGN in connection with the services rendered and no other expenses shall be payable by the District in connection with bond counsel services.

We agree that our fee for bond counsel services will be contingent upon the successful closing of the financing. If such financing is abandoned, we will not be entitled to any fee for services rendered. In addition, we understand that questions or issues may arise that are outside the scope of the financing. Unless such issues require a substantial engagement on our part, we will not charge additional hourly rates for legal services in connection with such issues. Should an issue arise that requires a substantial engagement, any fees to be charged will be determined upon mutual agreement of the parties at such time.

We appreciate the opportunity to be of service to you and thank you for your consideration.

NABORS, GIBLIN & NICKERSON, P.A.

By: Cynthia Wilhelm
Cynthia E. Wilhelm, Shareholder

EXHIBIT A

LISTING OF TRANSACTIONS AS BOND COUNSEL FOR SPECIAL DISTRICT FINANCINGS JULY 2021 TO PRESENT

Issuer	Bond Issue	Par Amount
Brightwater Community Development District (Lee County, Florida)	Capital Improvement Revenue Bonds, Series 2021	$10,000,000
Ave Maria Stewardship Community District (Collier County, Florida)	Capital Improvement Revenue Bonds, Series 2021	$11,610,000
Ave Maria Stewardship Community District (Collier County, Florida)	Bond Anticipation Notes, Series 2021	$15,640,000
Southshore Bay Community Development District (Hillsborough County, Florida)	Capital Improvement Revenue Bonds, Series 2021	$11,170,000
Lake Ashton II Community Development District (Polk County, Florida)	Capital Improvement Revenue Refunding Bonds, Series 2021	$3,535,000
Union Park East Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2021	$3,095,000
Entrada Community Development District (St. Johns County, Florida)	Capital Improvement Revenue Bonds, Series 2021	$12,280,000
Leomas Landing Community Development District (City of Lake Wales, Florida)	Capital Improvement Revenue Bonds, Series 2021	$5,355,000
Epperson North Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2021A	$17,605,000
Gracewater Sarasota Community Development District (Sarasota County, Florida)	Capital Improvement Revenue Bonds, Series 2021	$16,780,000
St. Lucie West Services District (St. Lucie County, Florida)	Capital Improvement Revenue Bond, Series 2021-2	$1,685,000
Mirada Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2021	$9,600,000
North AR-1 of Pasco Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2021A	$9,800,000
Ocala Preserve Community Development District (Marion County, Florida)	Capital Improvement Revenue Bonds, Series 2021	$3,855,000
WaterGrass II Community Development District (Pasco County, Florida)	Special Assessment Revenue Refunding Bonds, Series 2021	$5,385,000
Golden Lakes Community Development District (Polk County, Florida)	Taxable Special Assessment Note, Series 2021	$1,000,000
Villages of Glen Creek Community Development District (City of Bradenton, Florida)	Capital Improvement Revenue and Refunding Bonds, Series 2022	$5,250,000
Water's Edge Community Development District (Manatee County, Florida)	Capital Improvement Revenue Refunding Bonds, Series 2022	$2,065,000
Ave Maria Stewardship Community District (Collier County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$7,775,000
Ave Maria Stewardship Community District (Collier County, Florida)	Capital Improvement Revenue Refunding Bonds, Series 2022A	$22,950,000

Issuer	Bond Issue	Par Amount
Rustic Oaks Community Development District (City of Venice, Florida)	Capital Improvement Revenue Bonds, Series 2022	$17,230,000
Rolling Hills Community Development District (Clay County, Florida)	Capital Improvement Revenue and Refunding Bonds, Series 2022	$10,870,000
Lake Ashton II Community Development District (Polk County, Florida)	Capital Improvement Revenue Refunding Bonds, Series 2022	$3,245,000
Mira Lago West Community Development District (Hillsborough County, Florida)	Capital Improvement Revenue Refunding Bond, Series 2022	$3,007,000
Bridgewater North Community Development District (St. Johns County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$10,195,000
Pelican Marsh Community Development District (Collier County, Florida)	Special Assessment Revenue Refunding Bond, Series 2022	$3,460,000
Cross Creek North Community Development District (Clay County, Florida)	Special Assessment Bonds, Series 2022	$15,075,000
Mangrove Point and Mangrove Manor Community Development District (Hillsborough County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$7,850,000
Somerset Community Development District (Walton County, Florida)	Capital Improvement Revenue Refunding Bonds, Series 2022	$10,745,000
Villages of Glen Creek Community Development District (Hillsborough County, Florida)	Capital Improvement Revenue Bonds, Series 2022A	$7,500,000
Trout Creek Community Development District (St. Johns County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$3,085,000
Willow Creek Community Development District (Brevard County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$2,575,000
Wiregrass II Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$11,460,000
Mirada II Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$11,600,000
Coddington Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$6,215,000
Renaissance Community Development District (Lee County, Florida)	Capital Improvement Revenue Refunding Bond, Series 2022	$5,545,000
Buena Lago Community Development District (Osceola County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$4,420,000
Stoneybrook Community Development District (Lee County, Florida)	Special Assessment Revenue Bonds, Series 2022-1	$4,325,000
Stoneybrook Community Development District (Lee County, Florida)	Taxable Special Assessment Revenue Bonds, Series 2022-2	$7,755,000
Avalon Park West Community Development District (Pasco County, Florida)	Special Assessment Revenue Bonds, Series 2022	$5,895,000
Coral Bay of Lee County Community Development District (Lee County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$3,845,000
Cypress Shadows Community Development District (Lee County, Florida)	Capital Improvement Revenue Refunding Bonds, Series 2022	$1,070,000
Brookstone Community Development District (Manatee County, Florida)	Special Assessment Revenue Bonds, Series 2022	$10,700,000

Issuer	Bond Issue	Par Amount
Willows Community Development District (Manatee County, Florida)	Special Assessment Revenue Bonds, Series 2022	$8,315,000
Stoneybrook North Community Development District (Lee County, Florida)	Capital Improvement Revenue and Refunding Bonds, Series 2022	$5,300,000
Woodcreek Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2022	$3,785,000
Ridge at Heath Brook Community Development District (City of Ocala, Florida	Capital Improvement Revenue Bonds, Series 2023	$2,325,000
Waterford Community Development District (Hernando County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$4,835,000
Rye Crossing Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$2,625,000
Parrish Lakes Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$12,400,000
Harmony West Community Development District (Osceola County, Florida)	Special Assessment Revenue Bonds, Series 2023	$3,435,000
Arbors Community Development District (City of Jacksonville, Florida)	Capital Improvement Revenue Bonds, Series 2023	$12,435,000
Merrick Square Community Development District (City of Pembroke Pines, Florida)	Capital Improvement Revenue Bonds, Series 2023	$4,215,000
West Villages Improvement District (City of North Port, Florida)	Special Assessment Revenue Bonds, Series 2023	$17,130,000
Varrea South Community Development District (City of Plant City, Florida)	Capital Improvement Revenue Bonds, Series 2023	$8,870,000
Harmony on Lake Eloise Community Development District (City of Winter Haven, Florida)	Capital Improvement Revenue Bonds, Series 2023	$2,665,000
Lake Lizzie Community Development District (Osceola County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$3,535,000
Cypress Bay West Community Development District (City of Palm Bay, Florida)	Capital Improvement Revenue Bonds, Series 2023	$7,625,000
Parrish Lakes Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$9,540,000
Cross Creek North Community Development District (Clay County, Florida)	Special Assessment Bonds, Series 2023	$8,915,000
Ave Maria Stewardship Community District (Collier County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$19,150,000
Westwood of Paso Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$3,775,000
North AR-1 of Pasco Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$13,500,000
Hawthorne Mill North Community Development District (City of Lakeland, Florida)	Capital Improvement Revenue Bonds, Series 2023	$3,275,000
Avalon Park West Community Development District (Pasco County, Florida)	Special Assessment Revenue Bonds, Series 2023	$3,355,000
Entrada Community Development District (St. Johns County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$7,580,000

Issuer	Bond Issue	Par Amount
Ocala Preserve Community Development District (Marion County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$5,260,000
Cope's Landing Community Development District (City of Jacksonville, Florida)	Capital Improvement Revenue Bonds, Series 2023	$7,695,000
West Villages Improvement District (City of North Port, Florida)	Special Assessment Revenue Bonds Series 2023	$4,805,000
Towns at Woodsdale Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2023	$5,870,000
Center Lake Ranch West Community Development District (City of St. Cloud, Florida)	Capital Improvement Revenue Bonds, Series 2023	$13,935,000
Longleaf Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$7,000,000
North AR-1 of Pasco Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$9,750,000
Highland Trails Community Development District (City of Dade City, Florida)	Capital Improvement Revenue Bonds, Series 2024	$6,750,000
Lake Mattie Preserve Community Development District (City of Auburndale, Florida)	Capital Improvement Revenue Bonds, Series 2024	$4,385,000
Regal-Village Community Development District (City of Florida City, Florida)	Capital Improvement Revenue Bonds, Series 2024	$6,805,000
Caymas Community Development District (Collier County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$7,815,000
Lake Hideaway Community Development District (Hernando County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$20,000,000
Saltleaf Community Development District (Lee County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$30,000,000
West Villages Improvement District (City of North Port, Florida)	Capital Improvement Revenue Bonds, Series 2024	$19,280,000
North AR-1 of Pasco Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2024A	$32,000,000
Mirada Community Development District (Pasco County, Florida)	Capital Improvement Revenue and Refunding Bonds, Series 2024	$23,000,000
Mirada Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$6,500,000
Rivers Edge III Community Development District (St. Johns County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$9,815,000
Somerset Bay Community Development District (Hernando County, Florida	Capital Improvement Revenue Bonds, Series 2024	$13,500,000
Coral Bay of Lee County Community Development District (Lee County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$5,735,000
Southshore Bay Community Development District (Hillsborough County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$7,475,000
Hawthorne Mill North Community Development District (City of Lakeland, Florida)	Capital Improvement Revenue Bonds, Series 2024	$11,400,000
Parrish Lakes Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$37,000,000

Issuer	Bond Issue	Par Amount
Buena Lago Community Development District (Osceola County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$4,510,000
Normandy Community Development District (City of Jacksonville, Florida)	Capital Improvement Revenue Bonds, Series 2024	$40,000,000
Ridge at Heath Brook Community Development District (City of Ocala, Florida)	Capital Improvement Revenue Bonds, Series 2024	$3,060,000
Entrada Community Development District (St. Johns County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$4,160,000
Cope's Landing Community Development District (Jacksonville, Florida)	Capital Improvement Revenue Bonds, Series 2024	$2,840,000
Sebastian Isles Community Development District (City of Florida City, Florida)	Capital Improvement Revenue Bonds, Series 2024	$4,365,000
Rookery Community Development District (City of Green Cove Springs, Florida)	Capital Improvement Revenue Bonds, Series 2024	$14,050,000
Rye Crossing Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$7,650,000
Waterford Community Development District (Hernando County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$7,800,000
Longleaf Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2024A	$8,500,000
Parrish Lakes II Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$33,455,000
Epperson North Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$5,500,000
Paddocks Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$5,830,000
St. Lucie West Services District (St. Lucie County, Florida)	Utility Revenue and Refunding Bond, Series 2024	$56,530,000
Lake Lizzie Community Development District (City of St. Cloud, Florida)	Capital Improvement Revenue Bonds, Series 2024	$2,155,000
Vista Lakes Community Development District (City of Orlando, Florida)	Taxable Special Assessment Note, Series 2024	$2,000,000
Arbors Community Development District (City of Jacksonville, Florida)	Capital Improvement Revenue Bonds, Series 2024	$11,390,000
Brightwater Community Development District (Lee County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$7,850,000
Curiosity Creek Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$13,500,000
Hicks Ditch Community Development District (City of Eustis, Florida)	Capital Improvement Revenue Bonds, Series 2024	$5,235,000
Wiregrass Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2024A	$5,835,000
Waterford Landing Community Development District (City of Fort Myers, Florida)	Capital Improvement Revenue Refunding Bond, Series 2024	$8,370,000
Chaparral of Palm Bay Community Development District (City of Palm Bay, Florida)	Capital Improvement Revenue Bonds, Series 2024	$12,500,000

Issuer	Bond Issue	Par Amount
Kepler Road Community Development District (City of Deland, Florida)	Capital Improvement Revenue Bonds, Series 2024	$5,115,000
Pasadena Ridge Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2024	$13,375,000
Harmony on Lake Eloise Community Development District (City of Winter Haven, Florida)	Capital Improvement Revenue Bonds, Series 2025	$9,335,000
Harmony West Community Development District (Osceola County, Florida)	Special Assessment Revenue Bonds, Series 2025	$6,930,000
Juniper Cove Community Development District (Miami-Dade County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$5,950,000
Magnolia Island Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$12,500,000
Leomas Landing Community Development District (City of Lake Wales, Florida)	Capital Improvement Revenue Bonds, Series 2025	$2,430,000
Mirabella Community Development District (Hillsborough County, Florida)	Capital Improvement Revenue Refunding Bonds, Series 2025	$1,259,000
Woodcreek Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$7,045,000
GIR East Community Development District (Osceola County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$19,410,000
Lake Mattie Preserve Community Development District (City of Auburndale, Florida)	Capital Improvement Revenue Bonds, Series 2025	$4,110,000
Fox Branch Ranch Community Development District (Polk County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$5,580,000
South Fork East Community Development District (Hillsborough County, Florida)	Capital Improvement Revenue Refunding Bonds, Series 2025	$1,627,000
Waterleaf Community Development District (Hillsborough County, Florida)	Capital Improvement Revenue Refunding Bonds, Series 2025	$4,177,000
Dewey Robbins Community Development District (City of Leesburg, Florida)	Capital Improvement Revenue Bonds, Series 2025	$5,030,000
Wiregrass Community Development District (Pasco County, Florida)	Capital Improvement Revenue Refunding Bond, Series 2025	$10,201,000
West Villages Improvement District (City of North Port, Florida)	Capital Improvement Revenue Bonds, Series 2025	$10,045,000
Connerton West Community Development District (Pasco County, Florida)	Capital Improvement Revenue Refunding Bond, Series 2025	$1,795,000
DG Farms Community Development District (Hillsborough County, Florida)	Capital Improvement Revenue Refunding Bond, Series 2025	$2,267,000
Preserve at Legends Pointe Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$4,560,000
Trout Creek Community Development District (St. Johns County, Florida)	Capital Improvement Revenue and Refunding Bond, Series 2025	$16,045,000
Lake Powell Residential Golf Community Development District (Bay County, Florida)	Special Assessment Revenue Refunding Bonds, Series 2025	$1,761,000
Varrea South Community Development District (Hillsborough County, Florida	Capital Improvement Revenue Bonds, Series 2025	$6,465,000

Issuer	Bond Issue	Par Amount
Rivers Edge III Community Development District (St. Johns County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$10,115,000
Waterset North Community Development District (Hillsborough County, Florida)	Special Assessment Revenue Refunding Bond, Series 2025	$7,650,000
Ave Maria Stewardship Community District (Collier County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$2,245,000
Kissimmee Park Community Development District (Osceola County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$28,440,000
Bridle Creek Community Development District (City of Jacksonville, Florida)	Capital Improvement Revenue Bonds, Series 2025	$12,545,000
Windward Preserve Community Development District (City of Cocoa, Florida)	Capital Improvement Revenue Bonds, Series 2025	$3,570,000
Waterford Community Development District (Hernando County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$8,620,000
Bridgewater of Wesley Chapel Community Development District (Pasco County, Florida)	Capital Improvement Revenue Refunding Bond, Series 2025	$2,855,000
Cypress Reserve Community Development District (City of Groveland, Florida)	Capital Improvement Revenue Bonds, Series 2025	$16,370,000
Lakeside at Satilla Community Development District (City of St. Cloud, Florida)	Capital Improvement Revenue Bonds, Series 2025	$9,635,000
Feed Mill Community Development District (Clay County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$15,720,000
Mirada II Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$3,310,000
Angeline Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$12,725,000
Pasadena Ridge Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$15,355,000
West Villages Improvement District (City of North Port, Florida)	Special Assessment Revenue Bonds, Series 2025	$1,258,000
Sunrise Community Development District (Hernando County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$36,930,000
Ave Maria Stewardship Community District (Collier County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$29,255,000
West Villages Improvement District (Sarasota County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$17,325,000
West Villages Improvement District (City of North Port, Florida)	Capital Improvement Revenue Bonds, Series 2025	$8,360,000
McKendree Pointe Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$13,000,000
EA McKinnon Groves Community Development District (Lake County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$6,680,000
Harvest Hills South Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$20,000,000
Highland Trails Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$20,500,000

Issuer	Bond Issue	Par Amount
Magnolia Island Community Development District (Pasco County, Florida)	Capital Improvement Revenue Bonds, Series 2025A	$7,210,000
West Villages Improvement District (City of North Port, Florida)	Capital Improvement Revenue Bonds, Series 2025	$2,145,000
Center Lake Ranch West Community Development District (Osceola County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$11,760,000
Curiosity Creek Community Development District (Manatee County, Florida)	Capital Improvement Revenue Bonds, Series 2025	$27,000,000
Creekside Community Development District (St. Lucie County, Florida)	Special Assessment Bonds, Series 2026	$3,475,000
Pinery Community Development District (Hernando County, Florida)	Capital Improvement Revenue Bonds, Series 2026	$33,600,000
Sugarloaf Community Development District (City of Minneola, Florida)	Capital Improvement Revenue Bonds, Series 2026	$11,055,000
Caymas Community Development District (Collier County, Florida)	Capital Improvement Revenue Bonds, Series 2026	$6,065,000
Brightshore Community Development District (Collier County, Florida)	Capital Improvement Revenue Bonds, Series 2026	$34,460,000
Saltleaf Community Development District (Lee County, Florida)	Capital Improvement Revenue Bonds, Series 2026	$14,655,000
Somerset Bay Community Development District (Hernando County, Florida)	Capital Improvement Revenue Bonds, Series 2026	$11,650,000
Lakeside Community Development District (Pasco County, Florida)	Capital Improvement Revenue and Refunding Bond, Series 2026	$4,352,000
Long Lake Ranch Community Development District (Pasco County, Florida)	Capital Improvement Revenue Refunding Bond, Series 2026	$3,142,000
Rivers Edge II Community Development District (St. Johns County, Florida	Capital Improvement Revenue Bonds, Series 2026	$4,840,000
West Villages Improvement District (City of North Port, Florida)	Capital Improvement Revenue Bonds, Series 2026	$7,510,000
Feed Mill Community Development District (Clay County, Florida)	Capital Improvement Revenue Bonds, Series 2026	$5,165,000
Cope's Landing Community Development District (City of Jacksonville, Florida)	Capital Improvement Revenue Bonds, Series 2026	$5,045,000
Horseshoe Creek Community Development District (City of Davenport, Florida)	Capital Improvement Revenue Bonds, Series 2026	$8,160,000
Legacy Palm Drive Community Development District (Miami-Dade County, Florida)	Capital Improvement Revenue Bonds, Series 2026	$9,245,000
Willow Creek II Community Development District (City of Titusville, Florida)	Capital Improvement Revenue Bonds, Series 2026	$7,875,000
Lake Hideaway Community Development District (Hernando County, Florida)	Capital Improvement Revenue Bonds, Series 2026	$6,750,000

BOND COUNSEL AGREEMENT

This Bond Counsel Agreement (this "Agreement") is entered into this 31st day of July, 2026, by and between **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT** (the "District"), an independent special district organized and existing under the provisions of Chapter 190, Florida Statutes, as amended, and **NABORS, GIBLIN & NICKERSON, P.A.**, a Florida professional service corporation ("Nabors Giblin").

W I T N E S S E T H:

WHEREAS, the District plans to issue its Special Assessment Revenue Refunding Bond, Series 2026 (the "Bond") pursuant to a private placement, in order to refinance the acquisition, construction and equipping of certain assessable capital improvements benefiting residents of the District; and

WHEREAS, the District desires to engage Nabors Giblin as bond counsel in connection with the issuance and sale of the Bond, on the terms and conditions hereinafter set forth; and

WHEREAS, Nabors Giblin desires to accept engagement as bond counsel for the District in connection with the issuance and sale of the Bond, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the premises, which shall be deemed an integral part of this Agreement, and of the covenants and agreements herein contained, the District and Nabors Giblin, both intending to be legally bound hereby, agree as follows:

1. BOND COUNSEL.

(a) Duties. Nabors Giblin shall serve as bond counsel to the District in connection with the issuance and sale of the Bond. The duties of Nabors Giblin as bond counsel shall include the following:

(i) prepare the Supplemental Indenture with respect to the Bond, and all other documents relating to the Bond, said duty to be performed in cooperation with the initial purchaser of the Bond and its counsel, and the placement agent engaged by the District;

(ii) review all bank proposals as requested by the District, prepare all closing documents, and attend and be responsible for the closing, as well as attend drafting and informational meetings regarding the Bond; and

(iii) render opinions in written form at the time the Bond is to be authenticated and delivered, which opinions shall cover the legality of the Bond and the exemption of the Bond from federal income taxation.

(b) Fees and Expenses for Services Rendered as Bond Counsel. The District shall pay to Nabors Giblin, as a fee for services rendered pursuant to this Section 1 such amounts as mutually agreed upon between the parties hereto and commensurate with the work performed. Such fee shall not exceed $35,000. Such fee shall be paid by the District to Nabors Giblin only from the proceeds derived by the District from the sale of the Bond and, if the Bond is not sold, then no fees shall be paid by the District for services rendered pursuant to this Section 1.

The foregoing fee shall include all out-of-pocket expenses incurred by Nabors Giblin in connection with services rendered hereunder, and no other expenses shall be payable by the District in connection with bond counsel services.

2. TERMINATION. This Agreement may be terminated by the District, or by Nabors Giblin, with or without cause, upon fifteen (15) days prior written notice to the other. If the District terminates Nabors Giblin for any reason prior to the issuance of the Bond, then no compensation shall be paid to Nabors Giblin for any services theretofore rendered pursuant to Section 1 of this Agreement.

3. CONSTRUCTION. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the District and Nabors Giblin have executed this Agreement as of the date set forth above.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

By:____
Chairman/Vice Chairman

NABORS, GIBLIN & NICKERSON, P.A.

By: Cynthia Wilhelm
Cynthia Wilhelm, Shareholder

SECTION B

SECTION 1

SeacoastBank
Seacoast National Bank

July 9, 2026

Randal Park Community Development District
c/o MBS Capital Markets, LLC
Attn: Rhonda Mossing
1005 Bedford Way
Kingston, TN 37763

Re: Term Sheet Proposal

Dear Rhonda,

We are pleased to advise you that Seacoast National Bank is willing to consider providing financing to Randal Park Community Development District. The credit facility will be based on the proposed summary of terms and conditions set forth in the attached Annex I; together with this cover letter, the "Proposal Letter."

This Proposal Letter is merely an expression of interest by the Bank in the proposed financing and should not be construed to be expressly or by implication, a commitment, an offer, an agreement in principle or an agreement by the Bank to make the Loan. The terms are subject to standard credit underwriting and approval by the Bank.

We look forward to working with you on this financing request. If these general terms are satisfactory to you, and you would like the Bank to begin its formal underwriting process toward seeking the appropriate credit approval, please sign this letter were provided below and return no later than
July 21, 2026.

Should you have any questions regarding the Proposal Letter, please feel free to call me (941) 920-4716.

Sincerely,

Andres F. Rincon, SVP
1950 Ringling Boulevard
Sarasota, FL 34236
(941) 920-4716
Andres.rincon@seacoastbank.com

SeacoastBank
Seacoast National Bank

ANNEX I

BORROWER	Randal Park Community Development District
LOAN AMOUNT	Not to exceed $6,380,000.
GUARANTORS	Not Applicable
CREDIT FACILITY	Tax-Exempt, Bank Qualified Term Loan
PURPOSE	Refund its outstanding Special Assessment Revenue Series 2015 Bonds
MATURITY	May 1, 2045
INDICATIVE RATES	Fixed rate of 4.45% with a Tax Equivalent Yield of 5.54%.
LOAN FEES	None
REPAYMENT	Semi-annual interest payments are due May 1st and November 1st of each year. Annual principal payments are due May 1st of each year until maturity date of the loan.
PREPAYMENT PENALTY	The proposed Loan will be non-callable for the first 5 years from closing. Property owners will be allowed to prepay their assessments at any time during the term of the loan.
COLLATERAL	Pledge of Non-Ad valorem special assessment on 553 residential landowners within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of such Assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments.
DEPOSIT RELATIONSHIP	As a material condition to the Loan, for so long as any Obligations remain outstanding, Borrower shall maintain its entire banking relationship exclusively with Seacoast Bank, including, without limitation, all operating accounts, reserve accounts, depository accounts, and all treasury management, lockbox, and related banking services. Borrower shall not establish or maintain any accounts or banking relationships with any other financial institution without the prior written consent of Seacoast Bank.

MADS RESERVE ACCOUNT Not Applicable

COSTS	Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.
ADDITIONAL COVENANTS AND CONDITIONS	Receipt and Satisfactory review by Seacoast National Bank-engaged legal counsel of the legal documentation provided by the Bond Counsel engaged in this transaction. Bond Counsel Opinion to include, among other required information, that the form of the proposed Bonds is regular and proper to include an opinion as to tax exemption and enforceability. Receipt and satisfactory review of the Master Trust Indenture for the proposed funding. Receipt and satisfactory review of the Series 2026 Bonds Report utilizing the agreed terms (loan amount, interest rate, payment schedule, etc.)
FINANCIAL REPORTING	On an annual basis, within 270 days of the Fiscal year end, a copy of the audited financial statements for the Borrower. On an annual basis, within 90 days of the Fiscal year end, a copy of an internally prepared financial statement for the Borrower. Failure to provide the financial statements and reports as provided in the preceding paragraphs, after three (3) Business Days' written notice to the District, the District Manager and Counsel to the District, with a copy to the Trustee, shall constitute a "Financial Covenant Reporting Failure." Upon the occurrence of a Financial Covenant Reporting Failure Seacoast National Bank may enforce the provisions of this section by action in mandamus or specific performance, to compel performance of the District's financial reporting obligations under this section. A financial Covenant Reporting Failure under this section shall not constitute an Event of Default under the Master Indenture.

TAX-EXEMPT STATUS

In the event this loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Bank, at the time such interest is paid all additional amounts which Bank specifies as necessary to preserve the after-tax yield that Bank would have received at each interest payment date had the loan remained tax exempt.

The Borrower agrees to pay, and indemnify Bank with respect to, any present or future stamp or documentary taxes, or any other excise or property taxes, charges or similar levies which arise from any payment made under this Loan or from the execution, delivery or registration of, or otherwise with respect to this Loan or any agreement or instrument required by, or executed or delivered in connection with, this Loan.

Accepted on this ______ day of _____________, 2026.

Randal Park Community Development District

By: ____________________________________

Printed Name: __________________________

SECTION 2

Randall Park Community Development District

Summary of Indicative Terms

7/9/2026

United Community Bank ("Bank"), on behalf of itself and any designated affiliate (individually and collectively, "Lender") is pleased to provide this Summary of Indicative Terms ("Term Sheet") for discussion. This Term Sheet is a basic outline of the potential terms on which Lender would consider providing or arranging the loan described below. This is not an offer, agreement, or commitment by Lender to lend. Lender will not be bound to any agreement unless or until Lender's authorized representative signs definitive loan documentation stating that it constitutes the entire understanding and agreement of the parties as to the matters set forth therein. If the terms of a financing transaction are ultimately approved and agreed by Lender, the definitive loan documentation will contain other customary provisions, including, without limitation, representations and warranties, covenants, conditions, specified events of default and other provisions, all of which must be satisfactory to Lender in all respects.

Borrower:	Randall Park Community Development District (the "CDD")
Lender:	United Community Bank, Inc. or a designated affiliate (United Community Public Finance, Inc.)
Loan:	Special Assessment Revenue Refunding Bond, Series 2026 in an amount of $6,380,000.
Use of Proceeds:	The proceeds of the Series 2026 Bond will be to refund the Special Assessment Revenue Bonds, Series 2015, and to pay related costs of issuance.
Security:	Pledge of revenues derived from the levy and collection of the Series 2015 Assessments and will not be subject to any lien senior to or on a parity with the lien in favor of the Series 2026 Bonds.
Guarantor(s):	None
Maturity:	May 1, 2045, as outlined in the RFP.
Repayment:	Fully funded at closing with semiannual interest payments and annual principal payments as outlined in the RFP; the 2026 bonds will be fully amortizing.
Interest Rate:	**Option #1:** Tax-Exempt Fixed Rate: 4.02% **Option #2:** Tax-Exempt Fixed Rate: 4.15%

	Option #3: Tax-Exempt Variable Rate of 79% of (1 Month Term SOFR + 145bps). • *The bank will require a Price Reset after Year 7 and Year 14 based on the all-in rate of 79% of (1 Month Term SOFR + 145bps) for the fixed rate options.* • *Options #1 and #3 require the CDD to maintain a deposit relationship with United Community Bank in an amount of no less than 10% of the outstanding loan amount for the life of the loan.* Accrual Basis: 30/360 or another agreed upon accrual basis. Prepayment penalty: 5%, 4%, 3%, 2%, and 1%. A prepayment penalty will only apply if the Series 2026 is refinanced with another lender before Year 6. No prepayment if funds are internally generated.
Expenses and Fees:	None.
Financial and Other Covenants:	The CDD will provide/file annual audited financial statements and approved budgets within an agreed upon timeframe as currently required under the CDD's existing bond financing.
Conditions Precedent and Other Terms:	1. Borrower's Counsel Opinion: An opinion of Borrower's counsel covering matters customary to transactions such as this and in all respects acceptable to the Bank, Lender and its counsel. 2. Bond Counsel Opinion: An approving opinion of bond counsel related to the loan in form and substance satisfactory to the Lender and for Tax-Exempt options, shall include, without limitation, an opinion delivered at the time of conversion that the interest rate on the loan is excludable from gross income for Federal income tax purposes. 3. Other Items: Lender shall have received such other documents, instruments, approvals or opinions as may be reasonably requested.
Lender's Legal Counsel:	Estimated legal fees for the closing of the loan will not exceed $8,500. All legal fees shall be paid by the Borrower whether or not the Loan described herein is closed

Governing Law & Jurisdiction:	State of Florida
Municipal Advisor Disclosure:	Please note: (i) the transaction contemplated herein is an arm's length commercial transaction between Borrower and the Lender, (ii) in connection with such transaction, the Lender is acting solely as a principal and not as an advisor including, without limitation, a "Municipal Advisor" as such term is defined in Section 15B of the Securities and Exchange Act of 1934, as amended, and the related final rules (the "Municipal Advisor Rules"), agent, or a fiduciary of Borrower, (iii) to the extent applicable, Bank is relying on the bank exemption in the Municipal Advisor Rules (or such other applicable exemptions, including as it relates to general information), (iv) Lender has not provided any advice or assumed any advisory or fiduciary responsibility in favor of Borrower with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto, (v) Lender has financial and other interests that differ from those of Borrower, and (vi) Borrower has consulted with its own financial, legal, accounting, tax and other advisors, as applicable, to the extent it deemed appropriate (including any Municipal Advisors). Nothing herein is intended to serve as legal, tax or accounting advice. Borrower may be required to certify to the foregoing in a closing certificate. Before acting on the information or material contained herein, the Borrower should seek the advice of an IRMA and any other professional advisors which it deems appropriate for the Loan described herein, especially with respect to any legal, regulatory, tax or accounting treatment.
Patriot Act:	Pursuant to the requirements of the Patriot Act, the Lender and its affiliates are required to obtain, verify and record information that identifies loan obligors, which information includes name, address, tax identification number and other information regarding obligors that will allow the Lender to identify obligors in accordance with the Patriot Act, and the Lender is hereby so authorized. This notice is given in accordance with the requirements of the Patriot Act and is effective for the Lender and its affiliates.
Expiration Date:	This Term Sheet shall expire on 8/10/2026 unless a formal commitment letter has been issued prior to such date.

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Randal Park CDD
BANK TERM SHEETS
Refunding of Series 2015 Bonds

Schedule of Events		**Date**
Credit Packages Mailed to Banks		6/24/2026
Begin Assessment Process-Send Mailed Notices		n/a
Term Sheets Due		7/9/2026
Public Hearing on Assessments		n/a
Award Bank Term Sheet		7/17/2026
Pre-Close Bonds		8/21/2026
Closing on Bonds		8/25/2026

TERM SHEETS

Bank	**Projections Presented to Board**	**Seacoast Bank**	**United Community Bank**	**United Community Bank**	**United Community Bank**
Contact	**June 2026**	**Andres Rincon**	**Alex Johnston**	**Alex Johnsston**	**Alex Johnsston**
			Option 1	**Option 2**	**Option 3**
Loan Amount NTE		$6,380,000	$6,380,000	$6,380,000	$6,380,000
Maturity	5/1/2045	5/1/2045	5/1/2045	5/1/2045	5/1/2045
Current Average Coupon (Series 2015)	5.17%	5.17%	5.17%	5.17%	5.17%
Projected Series 2026 Par Amount	**6,380,000**	**6,375,000**			
Indicative Rates:					
Fixed Rate*	**4.50%**	**4.45%**	**4.02%**	**4.15%**	**4.02%**
Tax Equivalent Yield*		**5.54%**	**5.10%**	**5.25%**	**5.10%**
Variable Rate					**Resets Monthly**
Rate Reset Terms***			Price Reset after Year 7 and Year 14 based on the all-in rate of 79% of (1 Month Term SOFR + 145 bps) for the fixed rate options.	Price Reset after Year 7 and Year 14 based on the all-in rate of 79% of (1 Month Term SOFR + 145 bps) for the fixed rate options.	Tax-Exempt Variable Rate of 79% of (1 Month Term SOFR + 145 bps)
			Years 7 and 14	Years 7 and 14	Resets Monthly
Loan Fees		n/a	n/a	n/a	n/a
Loan Fees $		$0.00	$0.00	$0.00	$0.00
Prepayment Penalty		non-callable 5 years, excluding prepayments	**w/ penalty in 1st 6 years, no penalty after year 6	**w/ penalty in 1st 6 years, no penalty after year 6	**w/ penalty in 1st 6 years, no penalty after year 6
Deposit Relationship		Yes	Yes, 10% of O/S Loan Amt	n/a	Yes, 10% of O/S Loan Amt
MADS Reserve Account		none	none	none	none
Costs - Lender's Counsel (nte)		$7,500	$8,500	$8,500	$8,500
Lender's Counsel		Matt Plummer	Brian Watson	Brian Watson	Brian Watson
		Blalock Walters	Watson Sloane	Watson Sloane	Watson Sloane
Addl Covenants and Conditions		standard			
Expiration of Term Sheet		7/21/2026	8/10/2026	8/10/2026	8/10/2026

Assume No Resets:				
Total Debt Service Savings	2,124,370.00	2,173,331.87	2,518,118.40	2,414,093.83
Current MADS (Series 2015)	596,080.00	596,080.00	596,080.00	596,080.00
MADS (Series 2026)	502,150.00	499,168.75	482,507.00	488,115.00
Annual MADS Savings	93,930.00	96,911.25	113,573.00	107,965.00
Annual Savings %	15.76%	16.26%	19.05%	18.11%
Assuming Resets of 100 bps:				
Prelminary, Subject to Change				
Total Debt Service Savings			2,244,596.90	2,140,722.83
Current MADS (Series 2015)			596,080.00	596,080.00
Projected MADS (Series 2026)			496,551.50	501,611.25
Projected Annual MADS Savings			99,528.50	94,468.75
			16.70%	15.85%
Projected Average Yield			4.599%	4.725%

*Subject to increase in the event of a Determination of Taxability or a loss of "bank qualified" status.
** 5,4,3,2,1 Prepayment Penalty - calculated as a percentage of the outstanding loan balance at the time of payoff, declining over the first six years: Year 1: 5% penalty; Year 2: 4% penalty; Year 3: 3% penalty; etc.
*** A Price reset after Year 7 and Year 14 based on the all-in rate of 79% of (1 Month Term SOFR + 145bps)

SECTION C

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Revenue Refunding Bonds, Series 2026

Draft Financing Timetable
June 29, 2026

Date or Week	Event	Responsible Party
June 19, 2026	**Board Meeting** • Presentation to Board – Financing Structure/Options • Authorization to Proceed	UW
No later than 6/24/2026	Mail credit packages to Banks	DM
7/9/2026	**Term Sheets due from Banks**	UW
July 17, 2026	**Board Meeting** • Award Bank Term Sheet • Engagement Letter for Bond Counsel	UW BC
7/20-8/13/2026	**Prepare Closing Documents**	BC

August 21, 2026	**Board Meeting**
	• Delegation Resolution, including
	  ○ Supplemental Resolution
	  ○ Bank Term Sheet
	  ○ BPA
	• Approve Supplemental Assessment Report
		BC
		Bank
		UC

No later than 8/21/2026	• Sign all closing documents	All
August 25, 2026	**Close on Bonds**	**UW,T,BC**

Key	Description	Company	Contact
DC	District Counsel	Latham Luna	Jan Carpenter
BC	Bond Counsel	tbd	
UW	Underwriter	MBS Capital Markets LLC	Rhonda Mossing
DM	District Manager	Governmental Management Services	Jason Showe
AC	Assessment Consultant	Governmental Management Services	
T	Trustee	Wells Fargo	
TC	Trustees Counsel	Holland & Knight	Denise Ganz
B	Bank	tbd	
BnkC	Bank's Counsel	tbd	

SECTION VI

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

July 29, 2026

Board of Supervisors
Randal Park Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Randal Park Community Development District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Randal Park Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $4,300 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Randal Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Randal Park Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SECTION VII

SECTION B

SECTION 1

Randal Park
Community Development District

Summary of Check Register

June 10, 2026 to July 22, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	6/11/26	3895-3904	$	9,922.69
	6/18/26	3905-3914	$	43,614.24
	6/23/26	3915-3918	$	2,560.00
	6/30/26	3919-3921	$	31,997.23
	7/7/26	3922-3932	$	74,917.67
	7/16/26	3933-3943	$	26,581.84
		Autodrafts	$	14,544.19
			$	204,137.86
Supervisor Fees	Jun-26			
	Kathryn F. Steuck	50388	$	184.70
	Marcela L. Asquith	50389	$	184.70
	Sean D. Masherella	50390	$	184.70
	Stephany C. Cornelius	50391	$	184.70
	Christopher B. Swendsen	50392	$	184.70
			$	923.50
		Total Amount	**$**	**205,061.36**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/11/26	00296	6/08/26	06082026	202606	300-36900-10200		*	250.00		
			REFUND DEPOSIT CK 5/29/26							
						ANDY NUNENKAMP			250.00	003895
6/11/26	00185	6/01/26	53250	202606	320-53800-46700		*	2,871.79		
			CLEANING JUNE 26							
						B&T BUILDING SERVICES, INC			2,871.79	003896
6/11/26	00133	5/29/26	189566	202604	320-53800-53000		*	4,800.00		
			QRTLY MAINT APR 26							
						BIO-TECH CONSULTING INC.			4,800.00	003897
6/11/26	00295	6/08/26	06082026	202606	300-36900-10200		*	500.00		
			REFUND FULL PYMT 6/27/26							
						LORI CIARAVELLA			500.00	003898
6/11/26	00118	6/08/26	06082026	202606	300-36900-10200		*	250.00		
			REFUND DEPOSIT CK 5/30/26							
						MA GIRLIE SENO-ALO			250.00	003899
6/11/26	00003	5/31/26	OSA58658	202605	310-51300-48000		*	210.90		
			NOT BOS MTG 5/11/26							
						ORLANDO SENTINEL COMMUNICATIONS			210.90	003900
6/11/26	00278	6/08/26	06082026	202606	300-36900-10200		*	250.00		
			REFUND DEPOSIT CK 5/31/26							
						SANDRA CARMONA TORRES			250.00	003901
6/11/26	00233	6/08/26	06082026	202606	300-36900-10200		*	250.00		
			REFUND DEPOSIT CK 6/4/26							
						SARA JIMENEZ			250.00	003902
6/11/26	00297	6/08/26	06082026	202606	300-36900-10200		*	250.00		
			REFUND DEPOSIT CK 5/27/26							
						SHONDA DINETZ			250.00	003903
6/11/26	00038	5/19/26	328065	202605	320-53800-46300		*	290.00		
			POOL REPAIRS							
						SPIES POOL, LLC			290.00	003904
6/18/26	00169	6/11/26	66	202606	320-53800-12100		*	8,915.50		
			AMENITY MANAGEMENT JUNE26							
		6/11/26	66	202606	320-53800-48000		*	165.68		
			PAINT TOUCH CLUBHOUSE							
		6/11/26	66	202606	320-53800-49400		*	271.91		
			EASTER EVENT CHIPS/SNACKS							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/11/26	66	202606	320-53800-51000	OFFICE SUPPLIES	*	96.78		
		6/11/26	66	202606	320-53800-51000	OFFICE DEPOT SUPPLIES	*	91.15		
		6/11/26	66	202606	320-53800-51000	MAINTENANCE SUPPLIES	*	90.52		
		6/11/26	66	202606	320-53800-51000	GYM SUPPLIE HAND SANITIZE	*	164.36		
		6/11/26	66	202606	320-53800-51000	COFFEE	*	45.99		
						COMMUNITY ASSOCIATION AND LIFESTYLE			9,841.89	003905
6/18/26	00129	6/12/26	42723549	202606	320-53800-46700	TRAFFIC MATS	*	389.81		
						CINTAS			389.81	003906
6/18/26	00238	6/01/26	259780	202606	320-53800-34500	MONTHLY WIPAK FEE JUNE 26	*	120.00		
						GUARDIAN ACCESS SOLUTIONS LLC			120.00	003907
6/18/26	00001	6/01/26	895	202606	320-53800-12000	FIELD MANGEMENT JUNE 26	*	1,796.75		
		6/01/26	896	202606	320-53800-12300	FACILITY MANAGEMENT JUN26	*	3,605.33		
		6/01/26	897	202606	310-51300-34000	MANAGEMENT FEES JUNE 26	*	4,292.00		
		6/01/26	897	202606	310-51300-35200	WEBSITE ADMIN JUNE 26	*	114.67		
		6/01/26	897	202606	310-51300-35100	INFORMATION TECH JUNE 26	*	172.00		
		6/01/26	897	202606	310-51300-31300	DISSEMINATION SVC JUNE 26	*	946.33		
		6/01/26	897	202606	310-51300-51000	OFFICE SUPPLIES	*	1.05		
		6/01/26	897	202606	310-51300-42000	POSTAGE	*	164.41		
		6/01/26	897	202606	310-51300-42500	COPIES	*	6.45		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			11,098.99	003908
6/18/26	00025	6/11/26	153477	202605	310-51300-31500	GENERAL COUNSEL MAY 26	*	886.55		
						LATHAM LUNA EDEN & BEAUDINE LLP			886.55	003909
6/18/26	00298	6/15/26	06152026	202606	300-36900-10000	OVERPAID ON ACCESS CARDS	*	5.00		
						PATRICE PULLEN			5.00	003910

*** CHECK DATES 06/10/2026 - 07/22/2026 *** RANDAL PARK CDD
BANK A RANDAL PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/18/26	00033	6/18/26	06182026	202606	300-20700-10300	ASSESSMENT TSFR SER2012	*	7,231.53		
						RANDAL PARK CDD C/O WELLS FARGO			7,231.53	003911
6/18/26	00110	6/18/26	06182026	202606	300-20700-10300	ASSESSSMENT TSFR SER2015	*	10,780.45		
						RANDAL PARK CDD C/O WELLS FARGO			10,780.45	003912
6/18/26	00111	6/18/26	06182026	202606	300-20700-10300	ASSESSMENT TSFR SER2018	*	2,152.52		
						RANDAL PARK CDD C/O WELLS FARGO			2,152.52	003913
6/18/26	00038	6/09/26	328776	202606	320-53800-46300	BULK BLEACH	*	357.50		
		6/18/26	24068	202606	320-53800-46300	POOL CHEMICALS	*	750.00		
						SPIES POOL, LLC			1,107.50	003914
6/23/26	00299	6/19/26	06192026	202606	300-36900-10200	REFUND DEP CK 6/13/26	*	250.00		
						CALEB CARTER			250.00	003915
6/23/26	00300	6/19/26	06192026	202606	300-36900-10200	REFUND DEP CK 6/13/26	*	250.00		
						LESLEY WILLIAMS			250.00	003916
6/23/26	00172	6/18/26	24706	202606	320-53800-47200	PALM TREE REMOVAL	*	800.00		
						PRINCE AND SONS INC.			800.00	003917
6/23/26	00026	6/17/26	0515822	202605	310-51300-31100	ENGINEER SERVICES MAY 26	*	1,260.00		
						VANASSE HANGEN BRUSTLIN, INC			1,260.00	003918
6/30/26	00169	5/22/26	65	202605	320-53800-12200	POOL ATTENDANTS MAY 26	*	2,045.40		
						COMMUNITY ASSOCIATION AND LIFESTYLE			2,045.40	003919
6/30/26	00046	6/25/26	39522A	202606	320-53800-46900	QUARTERLY FOUNTAIN CLEAN	*	190.00		
						FOUNTAIN DESIGN GROUP, INC.			190.00	003920
6/30/26	00172	6/01/26	24369	202606	320-53800-46200	LANDSCAPE MAINT JUN 26	*	29,761.83		
						PRINCE AND SONS INC.			29,761.83	003921

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/07/26	00031	6/15/26	237195	202606	320-53800-47000		*	971.00		
			LAKE MAINTENANCE JUNE 26							
						APPLIED AQUATIC MANAGMENT,INC.			971.00	003922
7/07/26	00043	6/15/26	98234386	202606	320-53800-46800		*	68.92		
			PEST CONTROL JUNE 26							
						ARROW ENVIRONMENTAL SERVICES			68.92	003923
7/07/26	00185	7/01/26	53577	202607	320-53800-46700		*	1,573.00		
			CLEANING JULY 26							
		7/01/26	53589	202607	320-53800-46700		*	198.00		
			SPECIAL CLEANING JUNE 26							
						B&T BUILDING SERVICES, INC			1,771.00	003924
7/07/26	00169	6/19/26	67	202606	320-53800-12200		*	2,865.00		
			POOL ATTENDANTS JUNE 26							
						COMMUNITY ASSOCIATION AND LIFESTYLE			2,865.00	003925
7/07/26	00129	6/26/26	42738409	202606	320-53800-46700		*	389.81		
			TRAFFIC MATS							
						CINTAS			389.81	003926
7/07/26	00301	7/01/26	07012026	202607	300-36900-10200		*	250.00		
			REFUND DEPOSIT CK 6/21/26							
						ERKAN ERGUVEN			250.00	003927
7/07/26	00176	7/01/26	11414	202607	320-53800-46400		*	2,850.00		
			POOL MAINTENANCE JULY 26							
						FIVE STAR PRO SERVICES			2,850.00	003928
7/07/26	00231	7/01/26	07012026	202607	300-36900-10200		*	250.00		
			REFUND DEPOSIT CK 6/28/26							
						LUDMILA TORREALBA			250.00	003929
7/07/26	00140	6/30/26	004	202606	300-13100-10100		*	32,629.50		
			30% DEP BRIDGEWAY PROJECT							
						M.E.S. PROFESSIONAL, INC.			32,629.50	003930
7/07/26	00172	6/23/26	24782	202606	320-53800-46500		*	145.00		
			IRRIGATION REPAIR							
		6/23/26	24783	202606	320-53800-46500		*	401.25		
			IRRIGATION REPAIRS							
		6/23/26	24791	202606	320-53800-46500		*	100.40		
			REPLACE SPRAYS/NOZZLES							
		6/30/26	24975	202606	320-53800-46500		*	103.97		
			REPLACE SOLENOID							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		6/30/26	24976	202606	320-53800-46500		*	102.27		
			REPLACE BROKEN NOZZLES							
		6/30/26	24977	202606	320-53800-46500		*	376.69		
			REPLACE SPRAYS/NOZZLES							
		6/30/26	24978	202606	320-53800-46500		*	199.03		
			REPALCE STUCK VALVE							
		7/01/26	24869	202607	320-53800-46200		*	29,761.83		
			LANDSCAPE MAINT JULY 26							
		7/01/26	25065	202607	320-53800-46200		*	595.00		
			FUEL CHARGE JULY 26							
						PRINCE AND SONS INC.			31,785.44	003931
7/07/26	00038	6/22/26	329176	202606	320-53800-46300		*	1,087.00		
			POOL CHEMICALS							
						SPIES POOL, LLC			1,087.00	003932
7/16/26	00304	7/08/26	330822	202607	320-53800-48000		*	246.50		
			POOL GATE REPAIR							
						SECURITY SERVICES OF TAMPA INC			246.50	003933
7/16/26	00060	7/09/26	260023	202607	320-53800-46300		*	865.66		
			POOL GATE REPAIRS							
						ACCESS CONTROL SYSTEMS LLC			865.66	003934
7/16/26	00169	7/07/26	68	202607	320-53800-12100		*	8,915.50		
			AMENITY MANAGEMENT JULY26							
		7/07/26	68	202607	320-53800-48000		*	66.72		
			POOL SIGN							
		7/07/26	68	202607	320-53800-49400		*	434.70		
			HOMEOWNERS APPRECIATION							
		7/07/26	68	202607	320-53800-51000		*	55.51		
			HD MAINTENANCE SUPPLIES							
		7/07/26	68	202607	320-53800-49400		*	96.32		
			SAMS EVENT SUPPLIES							
		7/07/26	68	202607	320-53800-49400		*	23.24		
			PUBLIX YOGA EVENT							
		7/07/26	68	202607	320-53800-49400		*	19.11		
			PUBLIX YOGA EVENT							
		7/07/26	68	202607	320-53800-49400		*	177.04		
			COSTCO YOGA EVENT							
		7/07/26	68	202607	320-53800-49400		*	22.24		
			AMAZON DUMPSTER CAMERA							
		7/07/26	68	202607	320-53800-49400		*	74.16		
			AMAZON DUMPSTER CAMERA							
		7/07/26	68	202607	320-53800-48000		*	655.41		
			FAST SIGNS LATCH/PLAYGROU							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/07/26	68	202607	320-53800-48000		*	92.79		
			AMAZON LATCH/PLAYGROUND							
						COMMUNITY ASSOCIATION AND LIFESTYLE			10,632.74	003935
7/16/26	00129	7/10/26	42753313	202607	320-53800-46700		*	389.81		
			TRAFFIC MATS							
						CINTAS			389.81	003936
7/16/26	00001	7/01/26	898	202607	320-53800-12000		*	1,796.75		
			FIELD MANAGEMENT JULY 26							
		7/01/26	899	202607	320-53800-12300		*	3,605.33		
			FACILITY MANAGEMENT JUL26							
		7/01/26	900	202607	310-51300-34000		*	4,292.00		
			MANAGEMENT FEES JULY 26							
		7/01/26	900	202607	310-51300-35200		*	114.67		
			WEBSITE ADMIN JULY 26							
		7/01/26	900	202607	310-51300-35100		*	172.00		
			INFORMATION TECH JULY 26							
		7/01/26	900	202607	310-51300-31300		*	946.33		
			DISSEMINATION SVC JULY 26							
		7/01/26	900	202607	310-51300-51000		*	.84		
			OFFICE SUPPLIES							
		7/01/26	900	202607	310-51300-42000		*	80.21		
			POSTAGE							
		7/01/26	900	202607	310-51300-42500		*	7.80		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			11,015.93	003937
7/16/26	00025	7/13/26	154502	202607	310-51300-31500		*	1,002.65		
			GENERAL COUNSEL JUNE 26							
						LATHAM LUNA EDEN & BEAUDINE LLP			1,002.65	003938
7/16/26	00177	7/13/26	RANDALL	202607	300-15500-10000		*	550.00		
			50% DEP PETTING ZOO 11/15							
						NOAHS LANDING PETTING ZOO AND PONY			550.00	003939
7/16/26	00303	7/13/26	07132026	202607	300-36900-10200		*	250.00		
			REFUND DEP CK 7/11/26							
						SUSANA GARCIA			250.00	003940
7/16/26	00305	7/10/26	2212	202607	320-53800-49000		*	156.00		
			POOL ATTENDANTS UNIFORMS							
						TOMMY'S TAGS INC			156.00	003941
7/16/26	00302	7/13/26	07132026	202607	300-36900-10200		*	250.00		
			REFUND DEP CK 7/5/26							
						VLADIMIR A GONZALEZ			250.00	003942

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/16/26	00026	7/09/26	0517519	202606	310-51300-31100		*	315.00		
			ENGINEER SVCS JUNE 26							
		7/09/26	0517521	202606	310-51300-31100		*	907.55		
			ENGINEER SVCS JUNE 26							
						VANASSE HANGEN BRUSTLIN, INC			1,222.55	003943

TOTAL FOR BANK A		189,593.67

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/22/26	99999	6/22/26	VOID	202606	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	080031
6/22/26	99999	6/22/26	VOID	202606	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	080032
6/22/26	00021	6/19/26	5000-05.	202605	320-53800-43000		*	2.89		
			7777 CORKFIELD AVE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	15.78		
			7945 CORKFIELD AVE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	8.25		
			8103 CORKFIELD AVE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	39.86		
			8101 DE HAVEN ST MAY 26							
		6/19/26	5000-05.	202605	320-53800-43100		*	2,179.10		
			0 DOWDEN ROAD MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	88.48		
			9624 DOWDEN ROAD MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	19.71		
			8741 DUFFERIN LANE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	20.00		
			8946 FULLERWOOD AVE MAY26							
		6/19/26	5000-05.	202605	320-53800-43000		*	25.20		
			7980 GAMEMASTER AVE MAY26							
		6/19/26	5000-05.	202605	320-53800-43000		*	46.98		
			8023 GAMEMASTER AVE MAY26							
		6/19/26	5000-05.	202605	320-53800-43000		*	7.85		
			8773 HILDRETH AVE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	.63		
			8927 HILDRETH AVE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	39.97		
			8975 HILDRETH AVE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	27.53		
			8994 HILDRETH AVE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	1,262.14		
			8402 LOVETT AVE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	59.61		
			8767 LOVETT AVE MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	10.50		
			8650 RANDAL PK BL MAY 26							
		6/19/26	5000-05.	202605	320-53800-43000		*	30.79		
			8730 RANDAL PK BL MAY 26							
		6/19/26	5000-05.	202605	320-53800-43200		*	1,801.19		
			8730 RANDAL PK BL MAY 26							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO... DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/19/26	5000-05.	202605	320-53800-43300	8730 RANDAL PK BL MAY 26	*	246.81		
		6/19/26	5000-05.	202605	320-53800-43100	8841 RANDAL PK BL MAY 26	*	5,522.98		
		6/19/26	5000-05.	202605	320-53800-43000	8846 RANDAL PK BL MAY 26	*	220.08		
		6/19/26	5000-05.	202605	320-53800-43000	9106 RANDAL PK BL MAY 26	*	368.81		
		6/19/26	5000-05.	202605	320-53800-43000	9200 RANDAL PK BL MAY 26	*	1,061.46		
		6/19/26	5000-05.	202605	320-53800-43000	9464 RANDAL PK BL MAY 26	*	140.45		
		6/19/26	5000-05.	202605	320-53800-43100	1900 SUMMIT TOWER MAY 26	*	985.12		
		6/19/26	5000-05.	202605	320-53800-43000	10747 TIBBET ST MAY 26	*	23.01		
		6/19/26	5000-05.	202605	320-53800-43000	10504 WARLOW CK ST MAY 26	*	23.33		
		6/19/26	5000-05.	202605	320-53800-43000	10694 WARLOW CK ST MAY 26	*	25.70		
						OUC			14,304.21	080033
7/06/26	00259	6/14/26	4401-07.	202607	320-53800-41000	8730 RANDAL PARK JULY 26	*	239.98		
						CHARTER COMMUNICATIONS			239.98	080034

TOTAL FOR BANK Z 14,544.19

TOTAL FOR REGISTER 204,137.86

SECTION 2

Randal Park

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Randal Park

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund		Debt Service Funds		Capital Project Funds		Capital Reserve Fund		Totals Governmental Funds
Assets:									
Cash:									
Operating Account	$	289,481	$	-	$	-	$	-	$	289,481
Due from Colonial Properties	$	5,232	$	-	$	-	$	-	$	5,232
Due from General Fund	$	-	$	1,269	$	-	$	-	$	1,269
Investments:									
State Board of Administration (SBA)	$	810,402	$	-	$	-	$	434,625	$	1,245,027
Series 2012									
Reserve	$	-	$	404,641	$	-	$	-	$	404,641
Revenue	$	-	$	560,142	$	-	$	-	$	560,142
Interest	$	-	$	935	$	-	$	-	$	935
Prepayment	$	-	$	5,000	$	-	$	-	$	5,000
Sinking Fund	$	-	$	99	$	-	$	-	$	99
Series 2015									
Reserve	$	-	$	596,080					$	596,080
Revenue	$	-	$	816,121	$	-	$	-	$	816,121
Construction	$	-	$	-	$	517	$	-	$	517
Series 2018									
Reserve	$	-	$	60,367	$	-	$	-	$	60,367
Revenue	$	-	$	94,711	$	-	$	-	$	94,711
Interest	$	-	$	7	$	-	$	-	$	7
Cap Interest	$	-	$	3,006	$	-	$	-	$	3,006
Construction	$	-	$	-	$	65	$	-	$	65
Prepaid Expenses	$	2,573	$	-	$	-	$	-	$	2,573
Total Assets	**$**	**1,107,689**	**$**	**2,542,379**	**$**	**582**	**$**	**434,625**	**$**	**4,085,274**
Liabilities:									
Due to Debt Service	$	1,269	$	-	$	-	$	-	$	1,269
Total Liabilites	**$**	**1,269**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**1,269**
Fund Balance:									
Nonspendable:									
Prepaid Items	$	2,573	$	-	$	-	$	-	$	2,573
Restricted for:									
Debt Service	$	-	$	2,542,379	$	-	$	-	$	2,542,379
Capital Project	$	-	$	-	$	582	$	-	$	582
Assigned for:									
Capital Reserve Fund	$	-	$	-	$	-	$	434,625	$	434,625
Unassigned	$	1,103,846	$	-	$	-	$	-	$	1,103,846
Total Fund Balances	**$**	**1,106,420**	**$**	**2,542,379**	**$**	**582**	**$**	**434,625**	**$**	**4,084,005**
Total Liabilities & Fund Balance	$	1,107,689	$	2,542,379	$	582	$	434,625	$	4,085,274

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,151,680	$ 1,151,680	$ 1,128,676	$ (23,004)
Colonial Properties Contribution	$ 57,051	$ 42,788	$ 47,664	$ 4,876
Interest Income	$ 1,922	$ 1,922	$ 21,912	$ 19,990
Miscellaneous Revenue	$ 1,000	$ 1,000	$ 1,010	$ 10
Activities	$ 5,000	$ 3,750	$ 1,820	$ (1,930)
Rentals	$ 9,000	$ 9,000	$ 14,500	$ 5,500
Total Revenues	**$ 1,225,653**	**$ 1,210,140**	**$ 1,215,582**	**$ 5,442**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 8,585	$ 415
FICA Expense	$ 918	$ 689	$ 643	$ 46
Annual Audit	$ 4,700	$ 4,700	$ 4,200	$ 500
Trustee Fees	$ 13,750	$ 13,750	$ 15,250	$ (1,500)
Dissemination Agent	$ 11,356	$ 8,517	$ 8,517	$ (0)
Reamortization	$ -	$ -	$ 350	$ (350)
Arbitrage	$ 1,800	$ 600	$ 600	$ -
Engineering	$ 10,000	$ 7,500	$ 3,400	$ 4,100
Attorney	$ 20,000	$ 15,000	$ 8,084	$ 6,916
Assessment Administration	$ 5,732	$ 5,732	$ 5,732	$ (0)
Management Fees	$ 51,504	$ 38,628	$ 38,628	$ 0
Information Technology	$ 2,064	$ 1,548	$ 1,548	$ 0
Website Maintenance	$ 1,376	$ 1,032	$ 1,032	$ 0
Telephone	$ 100	$ 75	$ -	$ 75
Postage	$ 1,000	$ 1,000	$ 1,129	$ (129)
Insurance	$ 10,207	$ 10,207	$ 8,345	$ 1,862
Printing & Binding	$ 1,500	$ 1,125	$ 107	$ 1,018
Legal Advertising	$ 2,250	$ 1,688	$ 211	$ 1,477
Other Current Charges	$ 1,500	$ 1,125	$ 338	$ 787
Office Supplies	$ 200	$ 150	$ 8	$ 142
Property Appraiser	$ 800	$ 600	$ -	$ 600
Property Taxes	$ 300	$ 300	$ 423	$ (123)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 153,232**	**$ 123,140**	**$ 107,304**	**$ 15,836**
Operations & Maintenance				
Contract Services:				
Field Management	$ 21,561	$ 16,171	$ 16,171	$ (0)
Mitigation Monitoring	$ 19,200	$ 14,400	$ 14,400	$ -
Landscape Maintenance	$ 360,000	$ 270,000	$ 266,890	$ 3,110
Lake Maintenance	$ 11,882	$ 8,911	$ 7,768	$ 1,143
Security Patrol	$ 41,250	$ 30,938	$ -	$ 30,938
Repairs & Maintenance				
Facility Maintenance	$ 43,264	$ 32,448	$ 32,448	$ 0
Repairs & Maintenance	$ 30,000	$ 22,500	$ 23,978	$ (1,478)
Operating Supplies	$ 8,000	$ 6,000	$ 4,724	$ 1,276
Landscape Replacement	$ 15,000	$ 11,250	$ 10,500	$ 750
Irrigation Repairs	$ 10,000	$ 10,000	$ 17,205	$ (7,205)
Fountain Repairs	$ 3,000	$ 2,250	$ 565	$ 1,685
Pressure Washing	$ 9,000	$ 9,000	$ 9,000	$ -
Subtotal Operations & Maintenance	**$ 572,157**	**$ 433,868**	**$ 403,648**	**$ 30,219**

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Utilities				
Utilities - Common Area	$ 29,034	$ 21,776	$ 24,883	$ (3,107)
Streetlighting	$ 110,000	$ 82,500	$ 69,402	$ 13,098
Amenity Center				
Amenity Management	$ 106,986	$ 80,240	$ 80,240	$ -
Pool Attendants	$ 16,740	$ 12,555	$ 9,769	$ 2,786
Pool Permit	$ 615	$ 615	$ 615	$ -
Cable TV/Internet/Telephone	$ 4,857	$ 3,643	$ 2,291	$ 1,352
Utilities - Amenity Center	$ 28,205	$ 21,153	$ 13,105	$ 8,048
Refuse Service	$ 3,168	$ 2,376	$ 1,974	$ 402
Amenity Center Access Cards	$ 1,000	$ 750	$ 740	$ 10
HVAC Maintenance	$ 574	$ 574	$ 776	$ (202)
Special Events	$ 15,000	$ 15,000	$ 20,485	$ (5,485)
Holiday Decorations	$ 10,000	$ 10,000	$ 9,971	$ 29
Security Monitoring	$ 2,600	$ 1,950	$ 1,395	$ 555
Janitorial Services	$ 30,037	$ 22,528	$ 25,966	$ (3,438)
Pool Maintenance	$ 32,130	$ 24,098	$ 23,400	$ 698
Pool Chemicals & Repairs	$ 50,000	$ 37,500	$ 13,118	$ 24,382
Amenity Repairs & Maintenance	$ 9,500	$ 9,500	$ 10,912	$ (1,412)
Pest Control	$ 3,500	$ 2,625	$ 551	$ 2,074
Other				
Property Insurance	$ 50,000	$ 50,000	$ 38,356	$ 11,644
Contingency	$ 24,032	$ 18,024	$ 115	$ 17,909
Subtotal Amenity Center	**$ 527,978**	**$ 417,405**	**$ 348,063**	**$ 69,342**
Total Operations & Maintenance	**$ 1,100,135**	**$ 851,273**	**$ 751,712**	**$ 99,561**
Total Expenditures	**$ 1,253,367**	**$ 974,413**	**$ 859,016**	**$ 115,398**
Excess (Deficiency) of Revenues over Expenditures	$ (27,713)	$ 235,727	$ 356,567	$ 120,840
Other Financing Sources/(Uses):				
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)**	**$ 221,213**	**$ 342,053**	**$ 120,840**
Fund Balance - Beginning	$ 42,228		$ 764,367	
Fund Balance - Ending	$ 0		$ 1,106,420	

Randal Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	$ 9,148	$ 9,148	$ 12,372	$ 3,224
Total Revenues	**$ 9,148**	**$ 9,148**	**$ 12,372**	**$ 3,224**
Expenditures:				
Capital Outlay	$ 25,000	$ -	$ -	$ -
Pool Resurfacing	$ 28,500	$ -	$ -	$ -
Total Expenditures	**$ 53,500**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ (44,352)**	**$ 9,148**	**$ 12,372**	**$ 3,224**
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)**	**$ 23,662**	**$ 26,886**	**$ 3,224**
Fund Balance - Beginning	$ 407,793		$ 407,739	
Fund Balance - Ending	$ 377,955		$ 434,625	

Randal Park

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget		Prorated Budget Thru 06/30/26		Actual Thru 06/30/26		Variance
Revenues:							
Special Assessments - Tax Roll	$	396,407	$	396,407	$	387,453	$ (8,955)
Interest Income	$	18,042	$	18,042	$	24,718	$ 6,676
Total Revenues	**$**	**414,450**	**$**	**414,450**	**$**	**412,171**	**$ (2,279)**
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	$	130,359	$	129,441	$ 919
Total Expenditures	**$**	**389,547**	**$**	**389,547**	**$**	**387,709**	**$ 1,837**
Excess (Deficiency) of Revenues over Expenditures	$	24,903	$	24,903	$	24,461	$ (441)
Fund Balance - Beginning	$	526,818			$	946,811	
Fund Balance - Ending	$	551,721			$	971,272	

Randal Park

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 589,600	$ 589,600	$ 577,598	$ (12,002)
Interest Income	$ 25,057	$ 25,057	$ 35,593	$ 10,536
Total Revenues	**$ 614,657**	**$ 614,657**	**$ 613,191**	**$ (1,467)**
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	$ 186,780	$ 187,040	$ (260)
Total Expenditures	**$ 577,810**	**$ 577,810**	**$ 557,905**	**$ 19,905**
Excess (Deficiency) of Revenues over Expenditures	$ 36,847	$ 36,847	$ 55,286	$ 18,438
Net Change in Fund Balance	**$ 36,847**	**$ 36,847**	**$ 55,286**	**$ 18,438**
Fund Balance - Beginning	$ 738,077		$ 1,357,594	
Fund Balance - Ending	$ 774,924		$ 1,412,880	

Randal Park

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 117,674	$ 117,674	$ 115,328	$ (2,346)
Interest Income	$ 2,996	$ 2,996	$ 4,429	$ 1,433
Total Revenues	**$ 120,670**	**$ 120,670**	**$ 119,758**	**$ (912)**
Expenditures:				
Interest - 11/01	$ 40,280	$ 40,280	$ 40,280	$ -
Principal - 5/01	$ 35,000	$ 35,000	$ 35,000	$ -
Interest - 5/01	$ 40,280	$ 40,280	$ 40,280	$ -
Total Expenditures	**$ 115,560**	**$ 115,560**	**$ 115,560**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 5,110	$ 5,110	$ 4,198	$ (912)
Net Change in Fund Balance	**$ 5,110**	**$ 5,110**	**$ 4,198**	**$ (912)**
Fund Balance - Beginning	$ 90,195		$ 154,029	
Fund Balance - Ending	$ 95,305		$ 158,227	

Randal Park

Community Development District

Capital Projects Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Series 2015	Series 2018	Total
Revenues			
Interest Income	$ 14	$ 2	$ 16
Total Revenues	**$ 14**	**$ 2**	**$ 16**
Expenditures:			
Capital Outlay	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 14**	**$ 2**	**$ 16**
Fund Balance - Beginning	$ 503	$ 63	$ 566
Fund Balance - Ending	$ 517	$ 65	$ 582

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	$ 3,692	$ 3,453	$ 3,283	$ -	$ -	$ -	$ 21,912
Special Assessments - Tax Roll	$ -	$ 58,269	$ 122,072	$ 70,176	$ 801,809	$ 9,515	$ 22,627	$ 21,816	$ 22,392	$ -	$ -	$ -	$ 1,128,676
Colonial Properties Contribution	$ 5,053	$ 5,397	$ 5,420	$ 5,410	$ 5,374	$ 5,272	$ 5,253	$ 5,255	$ 5,232	$ -	$ -	$ -	$ 47,664
Miscellaneous Revenue	$ 70	$ 75	$ 375	$ 95	$ 20	$ 125	$ -	$ 40	$ 210	$ -	$ -	$ -	$ 1,010
Activities	$ -	$ 600	$ 665	$ -	$ -	$ 120	$ 325	$ 110	$ -	$ -	$ -	$ -	$ 1,820
Rentals	$ 1,000	$ 1,750	$ 2,750	$ 3,000	$ 2,500	$ 2,500	$ 250	$ 500	$ 250	$ -	$ -	$ -	$ 14,500
Total Revenues	**$ 6,123**	**$ 66,090**	**$ 131,282**	**$ 78,681**	**$ 809,703**	**$ 17,532**	**$ 28,455**	**$ 27,720**	**$ 28,085**	**$ -**	**$ -**	**$ -**	**$ 1,215,582**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ 1,785	$ 1,000	$ -	$ 2,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ -	$ -	$ 8,585
FICA Expense	$ 61	$ -	$ 122	$ 77	$ -	$ 153	$ 77	$ 77	$ 77	$ -	$ -	$ -	$ 643
Annual Audit	$ -	$ -	$ -	$ 3,000	$ 1,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,200
Trustee Fees	$ 5,583	$ -	$ -	$ 4,000	$ -	$ 4,500	$ -	$ -	$ 1,167	$ -	$ -	$ -	$ 15,250
Dissemination Agent	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ 946	$ -	$ -	$ -	$ 8,517
Reamortization	$ 350	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ 600
Engineering	$ -	$ -	$ -	$ -	$ -	$ 1,620	$ 520	$ 1,260	$ -	$ -	$ -	$ -	$ 3,400
Attorney	$ 894	$ 300	$ 1,013	$ 1,006	$ 982	$ 1,424	$ 1,578	$ 887	$ -	$ -	$ -	$ -	$ 8,084
Assessment Administration	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Management Fees	$ 4,292	$ 4,292	$ 4,292	$ 4,292	$ 4,292	$ 4,292	$ 4,292	$ 4,292	$ 4,292	$ -	$ -	$ -	$ 38,628
Information Technology	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ -	$ -	$ -	$ 1,548
Website Maintenance	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ -	$ -	$ -	$ 1,032
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 242	$ 92	$ 57	$ 158	$ 25	$ 190	$ 24	$ 177	$ 164	$ -	$ -	$ -	$ 1,129
Insurance	$ 8,345	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,345
Printing & Binding	$ 11	$ 10	$ 8	$ 17	$ 14	$ 10	$ 25	$ 5	$ 6	$ -	$ -	$ -	$ 107
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 211	$ -	$ -	$ -	$ -	$ 211
Other Current Charges	$ -	$ -	$ -	$ 61	$ 44	$ 45	$ 48	$ 59	$ 81	$ -	$ -	$ -	$ 338
Office Supplies	$ 2	$ 1	$ 1	$ 1	$ 1	$ 0	$ 1	$ 1	$ 1	$ -	$ -	$ -	$ 8
Property Appraiser	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ 423	$ -	$ -	$ -	$ -	$ -	$ -	$ 423
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 27,720**	**$ 5,928**	**$ 8,510**	**$ 14,845**	**$ 7,791**	**$ 16,490**	**$ 8,797**	**$ 9,200**	**$ 8,021**	**$ -**	**$ -**	**$ -**	**$ 107,304**

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	$ 1,797	$ 1,797	$ 1,797	$ -	$ -	$ -	$ 16,171
Mitigation Monitoring	$ 4,800	$ -	$ -	$ 4,800	$ -	$ -	$ 4,800	$ -	$ -	$ -	$ -	$ -	$ 14,400
Landscape Maintenance	$ 27,009	$ 29,762	$ 29,762	$ 29,762	$ 29,762	$ 29,762	$ 29,762	$ 30,655	$ 30,655	$ -	$ -	$ -	$ 266,890
Lake Maintenance	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ -	$ -	$ -	$ -	$ 7,768
Security Patrol	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Facility Maintenance	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ -	$ -	$ -	$ 32,448
Repairs & Maintenance	$ -	$ 4,909	$ 2,984	$ 616	$ 1,250	$ 6,045	$ 8,174	$ -	$ -	$ -	$ -	$ -	$ 23,978
Operating Supplies	$ 934	$ 836	$ -	$ -	$ 403	$ 408	$ 304	$ 1,350	$ 489	$ -	$ -	$ -	$ 4,724
Landscape Replacement	$ -	$ -	$ -	$ -	$ 3,000	$ 6,700	$ -	$ -	$ 800	$ -	$ -	$ -	$ 10,500
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ 10,848	$ -	$ 6,357	$ -	$ -	$ -	$ -	$ 17,205
Fountain Repairs	$ -	$ -	$ 185	$ -	$ -	$ 190	$ -	$ -	$ 190	$ -	$ -	$ -	$ 565
Pressure Washing	$ 9,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,000
Subtotal Operations & Maintenance	**$ 48,116**	**$ 41,880**	**$ 39,304**	**$ 41,551**	**$ 40,788**	**$ 60,326**	**$ 49,412**	**$ 44,735**	**$ 37,536**	**$ -**	**$ -**	**$ -**	**$ 403,648**
Utilities													
Utilities - Common Area	$ 3,707	$ 3,293	$ 3,491	$ 2,876	$ 2,702	$ 2,755	$ 2,489	$ 3,569	$ -	$ -	$ -	$ -	$ 24,883
Streetlighting	$ 8,639	$ 8,639	$ 8,687	$ 8,687	$ 8,687	$ 8,687	$ 8,687	$ 8,687	$ -	$ -	$ -	$ -	$ 69,402
Amenity Center													
Amenity Management	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ -	$ -	$ -	$ 80,240
Pool Attendants	$ 2,670	$ 930	$ -	$ 1,260	$ 119	$ 1,264	$ 1,481	$ 2,045	$ -	$ -	$ -	$ -	$ 9,769
Pool Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ 615	$ -	$ -	$ -	$ -	$ -	$ 615
Cable TV/Internet/Telephone	$ 240	$ 240	$ 240	$ 240	$ 240	$ 240	$ 240	$ 611	$ -	$ -	$ -	$ -	$ 2,291
Utilities - Amenity Center	$ 1,746	$ 1,364	$ 1,681	$ 1,847	$ 1,595	$ 1,510	$ 1,560	$ 1,801	$ -	$ -	$ -	$ -	$ 13,105
Refuse Service	$ 247	$ 247	$ 247	$ 247	$ 247	$ 247	$ 247	$ 247	$ -	$ -	$ -	$ -	$ 1,974
Amenity Center Access Cards	$ -	$ -	$ -	$ -	$ -	$ 740	$ -	$ -	$ -	$ -	$ -	$ -	$ 740
HVAC Maintenance	$ -	$ -	$ 552	$ -	$ -	$ 223	$ -	$ -	$ -	$ -	$ -	$ -	$ 776
Special Events	$ 2,716	$ 170	$ 10,209	$ 675	$ 265	$ -	$ 4,204	$ 1,975	$ 272	$ -	$ -	$ -	$ 20,485
Holiday Decorations	$ 9,971	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,971
Security Monitoring	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ -	$ -	$ -	$ 1,395
Janitorial Services	$ 2,632	$ 4,061	$ 1,928	$ 3,518	$ 2,373	$ 2,128	$ 2,409	$ 3,656	$ 3,262	$ -	$ -	$ -	$ 25,966
Pool Maintenance	$ 2,850	$ 2,250	$ 2,250	$ 3,090	$ 3,090	$ 2,340	$ 2,340	$ 2,340	$ 2,850	$ -	$ -	$ -	$ 23,400
Pool Chemicals & Repairs	$ 1,587	$ 750	$ 992	$ -	$ 1,378	$ 2,864	$ 3,399	$ 1,040	$ 1,108	$ -	$ -	$ -	$ 13,118
Amenity Repairs & Maintenance	$ 2,908	$ 3,048	$ 1,963	$ 1,052	$ 1,124	$ 292	$ 360	$ -	$ 166	$ -	$ -	$ -	$ 10,912
Pest Control	$ 69	$ 69	$ 69	$ 69	$ 69	$ 69	$ 69	$ 69	$ -	$ -	$ -	$ -	$ 551
Other													
Property Insurance	$ 38,356	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,356
Contingency	$ -	$ -	$ -	$ -	$ -	$ 115	$ -	$ -	$ -	$ -	$ -	$ -	$ 115
Subtotal Amenity Center	**$ 87,408**	**$ 34,131**	**$ 41,379**	**$ 32,631**	**$ 30,960**	**$ 32,544**	**$ 37,171**	**$ 35,111**	**$ 16,727**	**$ -**	**$ -**	**$ -**	**$ 348,063**
Total Operations & Maintenance	**$ 135,525**	**$ 76,012**	**$ 80,684**	**$ 74,182**	**$ 71,748**	**$ 92,870**	**$ 86,583**	**$ 79,846**	**$ 54,263**	**$ -**	**$ -**	**$ -**	**$ 751,712**
Total Expenditures	**$ 163,245**	**$ 81,940**	**$ 89,194**	**$ 89,027**	**$ 79,539**	**$ 109,361**	**$ 95,380**	**$ 89,046**	**$ 62,284**	**$ -**	**$ -**	**$ -**	**$ 859,016**
Excess (Deficiency) of Revenues over Expenditures	$ (157,123)	$ (15,850)	$ 42,088	$ (10,347)	$ 730,165	$ (91,829)	$ (66,925)	$ (61,326)	$ (34,199)	$ -	$ -	$ -	$ 356,567
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)**	**$ (15,850)**	**$ 42,088**	**$ (10,347)**	**$ 715,651**	**$ (91,829)**	**$ (66,925)**	**$ (61,326)**	**$ (34,199)**	**$ -**	**$ -**	**$ -**	**$ 342,053**

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	$404,641	
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	$596,080	
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	$60,367	
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)
Less : May 1, 2026 (Mandatory)		($35,000)
Current Bonds Outstanding		**$1,550,000**

Total Bonds Outstanding	**$12,740,000**

Randal Park CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

							Gross Assessments	$ 1,225,189.89	$ 420,584.22	$ 626,988.89	$ 125,190.00	$ 2,397,953.00
							Net Assessments	$ 1,151,678.50	$ 395,349.17	$ 589,369.56	$ 117,678.60	$ 2,254,075.82
					ON ROLL ASSESSMENTS							
								51.09%	17.54%	26.15%	5.22%	100.00%
Date	*Distribution*	*Distribution Period*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*Series 2012 Debt Service*	*Series 2015 Debt Service*	*Series 2018 Debt Service*	*Total*
11/20/25	ACH	10/26-11/01/25	$17,776.05	($763.79)	($711.05)	$0.00	$16,301.21	$8,328.80	$2,859.12	$4,262.25	$851.04	$16,301.21
11/25/25	ACH	11/02-11/07/25	$101,815.13	$0.00	($4,072.64)	$0.00	$97,742.49	$49,939.73	$17,143.35	$25,556.57	$5,102.84	$97,742.49
12/5/25	ACH	11/08-11/17/25	$140,104.75	$0.00	($5,604.22)	$0.00	$134,500.53	$68,720.57	$23,590.45	$35,167.64	$7,021.87	$134,500.53
12/15/25	ACH	11/18-11/19/25	$36,617.02	$0.00	($1,464.69)	$0.00	$35,152.33	$17,960.44	$6,165.47	$9,191.22	$1,835.20	$35,152.33
12/22/25	ACH	11/20-11/24/25	$70,811.08	$0.00	($2,832.46)	$0.00	$67,978.62	$34,732.42	$11,922.98	$17,774.26	$3,548.96	$67,978.62
12/22/25	ACH	09/01-11/30/25	$0.00	$0.00	$0.00	$1,289.02	$1,289.02	$658.59	$226.09	$337.04	$67.30	$1,289.02
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
05/15/26	ACH	12/11-12/31/25	$44,065.32	$0.00	($1,367.60)	$0.00	$42,697.72	$21,815.62	$7,488.88	$11,164.10	$2,229.12	$42,697.72
06/15/26	ACH	01/01-02/28/26	$41,972.65	$0.00	($742.22)	$0.00	$41,230.43	$21,065.93	$7,231.53	$10,780.45	$2,152.52	$41,230.43
06/16/26	ACH	03/01-05/31/26	$0.00	$0.00	$0.00	$2,595.50	$2,595.50	$1,326.13	$455.23	$678.64	$135.50	$2,595.50
		TOTAL	**$ 2,292,897.67**	**$ (763.79)**	**$ (90,210.08)**	**$ 7,131.03**	**$ 2,209,054.83**	**$ 1,128,675.86**	**$ 387,452.80**	**$ 577,597.99**	**$ 115,328.18**	**$ 2,209,054.83**

98%	**Net Percent Collected**
$45,020.99	**Balance Remaining to Collect**

SECTION C

SECTION 1

7628 NW 6th Ave, Boca Raton
F1,333487
(561)994-3939
jeannie@cascadefountains.com

Repair Quote

Date: 06/26/2026
Quote#: 1877

RANDAL PARK
8991 Randal Park Boulevard,
Orlando , Florida , United States

Property Details:
, ,

Scope of Work: TECHNICIAN DOCUMENTED THAT MOTOR AND PUMP HAVE FAILED, MOTOR SPUN OUT OF THE PUMP. QUOTE TO REPLACE ONE 10HP 230V 1PH MOTOR AND ONE 10HP MOTOR ON THE LAKE FOUNTAIN.

Quantity	Description	Unit Price	Total
1	10hp, 230v, 1ph Installation of a new 10hp, 230v, 1ph motor on the fountain.	$ 4424.00	$ 4424.00
1	10HP Pump End	$ 2934.00	$ 2934.00
		Sub Total:	$ 7358.00
		Discount:	$ 0
		Quote Total	$ 7358.00

Remarks: MOTOR AND PUMP WILL HAVE A ONE YEAR WARRANTY FROM THE DATE OF INSTALLATION.

Respectfully Submitted by,
Fountain Design Group
Acceptance of Proposal: The above price,specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group,Inc. is authorized to complete the work as specified.

Signature: **Date of Acceptance**

Conditions: All work is to be completed in a workmanlike manner. Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved amount.

SECTION 2

• Commercial Swimming Pool Chemicals & Supplies
• Chlorine for Treatment of Drinking & Waste Water

SPIES
Est. 1989

• Parts, Repairs and Renovations
Lic # CP C043205
• Pool Heater Sales and Repair
Lic # 12152

RANDAL PARK CDD
8730 RANDAL PARK BLVD.
ORLANDO, FL. 32832

07/09/26

ATTN: PROPERTY MANAGER

PER YOUR REQUEST THIS BID IS FOR THE INSTALLATION OF A NEW SHOWER STATION AT THE POOL. SPIES WILL REMOVE ONE EXISTING POOL SHOWER AND INSTALL ONE NEW "SHOWER TOWER" SHOWER STATION WITH 1-SHOWERHEAD AND 1-HOSE BIB AND CONNECT THE NEW SHOWER TO EXISTING FRESH WATER LINE WITH NEW PVC FITTINGS. PRICE INCLUDES (1) SHOWER, SHIPPING, NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION.

TOTAL: 6,992.00 PLUS TAX

*ESTIMATED FABRICATION AND SHIPPING LEAD TIME 5 TO 6 WEEKS

QUOTE GOOD FOR 30 DAYS
ACCEPTED AND AGREED:

BY:____________________
TITLE:____________________
DATE:____________________

REGARDS,

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL LLC
CP C043205

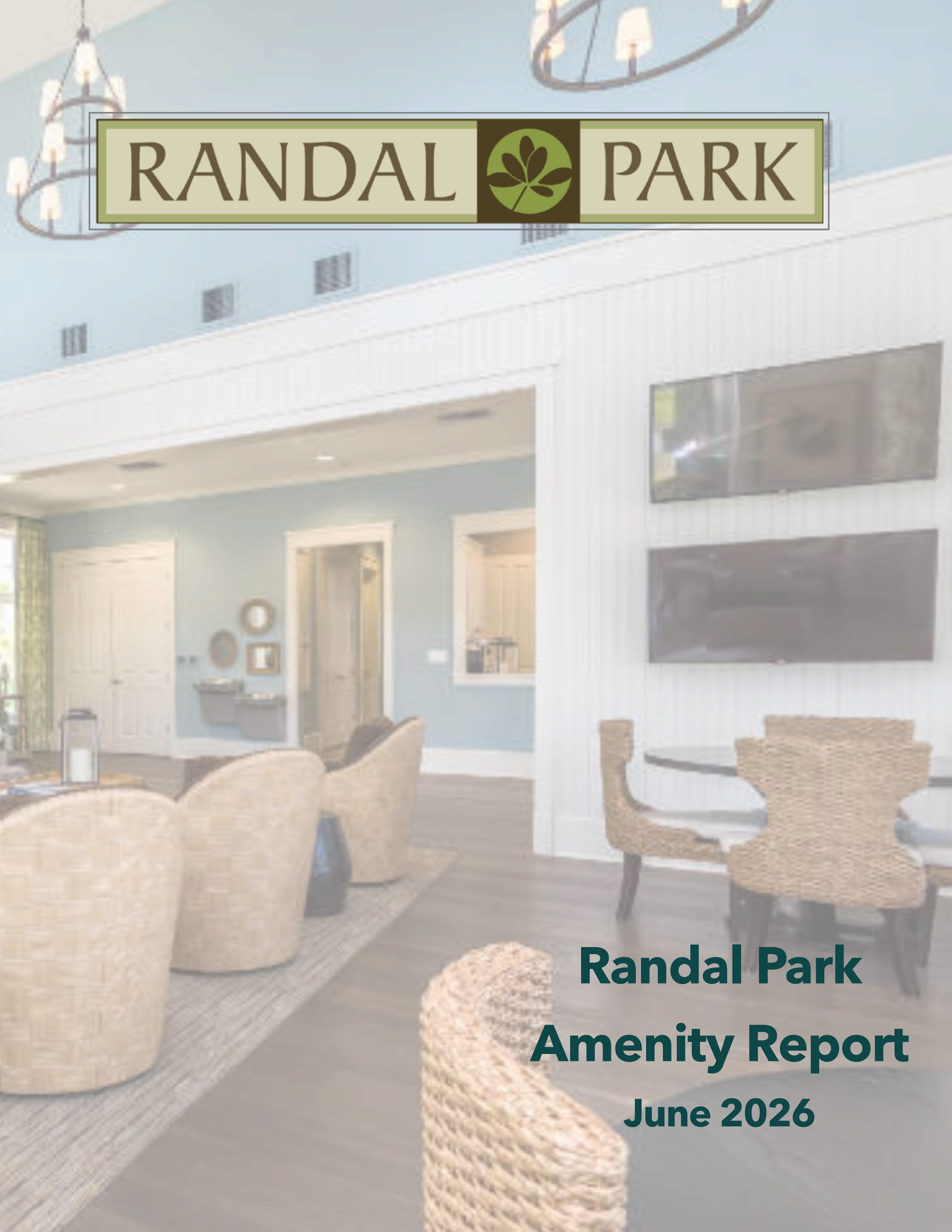
SPIES 36th ANNIVERSARY 1989-2025

801 Sawdust Trail
Kissimmee, FL 34744

407-847-2771
Fax 407-847-8242

www.spiespool.com

SECTION D



RANDAL PARK

Randal Park Amenity Report

June 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.

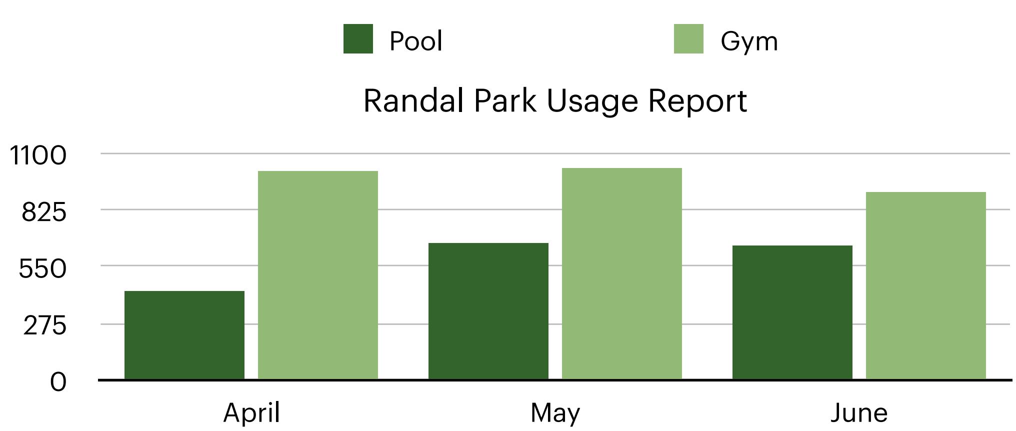
June Randal House Rentals: 7

June Events:

* Father's day cookie decoration Cancelled: Thursday, June 18th
* Introduction to Yoga : Friday, June 19th

Upcoming July Events:

* Children Pottery Workshop : Friday, July 24th



SECTION 1

FAST & NEAT CLEANING SERVICES LLC
1140 Hilltop Place
Saint Cloud Fl 34772

July 28, 2026

Randal Park CDD
8730 Randall Park Blvd
Orlando, FL 32827

Dear, Alexandra

Subject: Janitorial Service Proposal – ***Randal Park CDD*****.**

Thank you for allowing Fast & Neat Cleaning Services LLC to prepare a professional cleaning service proposal for your consideration. We know it takes considerable time and effort to show any potential contractor your facility, and to provide them with the necessary information. So again, thanks!

Here are a few important highlights:

Before we start... *All of our cleaners are thoroughly trained on how to perform each cleaning task, as well as on important safety issues. Our goal is to clean each customer's facility professionally and safely.*

During the start... *we know a seamless, no-hassle start-up is important to every customer. So at Fast & Neat Cleaning Service LLC, we combine up-front preparation and training with strong management and direction to ensure a smooth, successful startup.*

After the start... *A systematic approach to keep your building looking good! At Fast & Neat Cleaning Services LLC, we offer strong management and quality control to plan for, and not loose track of, the many necessary cleaning details.*

We look forward to the opportunity of becoming a trusted and valued partner in improving and maintaining the appearance of your building. Please call if you have any questions, or need additional information as you review our proposal.

Sincerely,

Fast & Neat Cleaning Services LLC

Compensation... 4 *days per week professional cleaning service program:* ***$98.07 per visit****, four times a week $392.30 per week, times 52 weeks a year $20.400.00 with a total of* ***$1.700.00 at Month*** *The service days will be as fallow Tuesday, Thursday Saturday and Sunday after 6pm(with only two days of clubhouse cleaning) . We will need a key and an alarm code in order to access the building. If hours of service change for any reason we will notify* ***Randal Park CDD*** *12 hours before service.*

Cleaning Schedule

Tuesday: *Clubhouse, Gym, Pool Restrooms, and Pool Area Trash*
Thursday*: Gym, Pool Restrooms, and Pool Area Trash*
Saturday*: Clubhouse, Gym, Pool Restrooms, and Pool Area Trash*
Sunday*: Gym, Pool Restrooms, and Pool Area Trash*
Additional Services : *Cleaning for any special event, private function, or activity outside the regular schedule will be considered an additional service and billed separately at the applicable rate.*

Additional Services... *Clubhouse cleaning $100.00 per visit. Other services quoted Upon Request.*

Supplies... Fast & Neat Cleaning Services LLC *will furnish all consumable products inclusive of but not limited to: toilet tissue, towels, trash liners, hand soap, air fresheners, batteries, etc. and invoice costumer at the end of the month.*

Equipment... Fast & Neat Cleaning Services LLC *will furnish and maintain all necessary cleaning equipment and all cleaning supplies inclusive of but not limited to cleaning agents, desinfectants, vacuums, maid carts, mop buckets, mops and brooms. The customer agrees to provide a secure space for storage of this equipment, as may be necessary..*

Insurance... Fast & Neat Cleaning Services LLC *will furnish all forms of insurance required by law and shall maintain the same in force. Commercial General Liability, Property Damage, Commercial automovility coverage*

Our Philosophy... Fast & Neat Cleaning Services LLC *is committed to providing quality janitorial services that deliver the highest levels of customer satisfaction.*

Term... *The term of this agreement shall be for a period of one (1) year and shall automatically renew for additional one (1) year periods on the anniversary date of this agreement. Plus a 10% cost increase.*

Cancellation... *This agreement may be terminated or canceled at any time with a minimum of thirty (30) days written notice from either party.*

Agreement... *This Agreement is made and entered into as of July 27 , 2026, by and between* ***Fast & Neat Cleaning Services LLC*** *with a principal place of business located at 1140 Hilltop Place, Saint Cloud Fl 34772 and* ***Randal Park CDD.*** *with a principal place of business located at 8730 Randall Park Blvd Orlando, FL 32827*

THEREFORE, in consideration of the mutual promises and benefits to be derived by the parties they mutually agree to the terms and conditions as outlined above in this agreement.
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first written above.

Fast & Neat Cleaning Services LLC

____

Name: Carlos Acosta
Date: 07/28/2026
Title: Owner

Randal Park CDD.

____

Name: Alexandra Penagos
Date: 07/28/2026
Title: ______________________

The difference between ordinary and extraordinary is just that little extra