Randal Park Community Development District

Agenda

September 18, 2026

AGENDA

Randal Park

Community Development District

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

September 11, 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, September 18, 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
    A. Letter Regarding Randal Park Pedestrian Bridge
4. Approval of Minutes of the August 21, 2026 Board of Supervisors Meeting
5. 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
    D. Amenity Report
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date – October 16, 2026
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Jason M. Showe
District Manager

SECTION III

SECTION A

09/10/2026

Ref: 62051.007

Mr. Jason Showe
Governmental Management Services, Central Florida
219 E. Livingston St.
Orlando, FL 32801

Re: Randal Park Pedestrian Bridge

Dear Jason:

As requested by Randal Park CDD Staff, VHB performed limited observations today on the recently completed work for the CDD owned pedestrian bridge adjacent to Randal Park Blvd. Based on our direct observations and photographs provided by the contractor, the majority of the upper structural members and decking were fully replaced. The previously installed wooden decking and top rail of the pedestrian railing were replaced with composite decking boards. The main support piers and lower structural elements, as well as the pedestrian railing on the outside of the deck, appear to date to the original construction or prior maintenance efforts. Additionally, new bollards were installed at each end of the pedestrian bridge which will prevent vehicles such as golf carts from traversing the structure.

Based on our limited observations, the recent work appears to have been completed in a workmanlike manner and is generally consistent with the original bridge design. VHB did not have the opportunity to review any structural engineering plans or specifications that may have been used by the Contractor; however, we did not identify any readily apparent safety concerns with the completed work, such as trip hazards, loose components, or rotted members. As discussed with CDD staff, these observations were limited in scope, and did not involve any element level inspection, structural engineering assessment of the bridge, evaluation of structural connections, load rating, or life cycle assessment. Additionally, the structure was not reviewed for compliance with any building codes.

VHB previously completed a condition assessment of the structure in March 2023 and delivered a memorandum of findings in April 2023. VHB recommends a full structural assessment be performed within the next year, and, provided no major issues are identified at that time, that inspections and/or assessments, depending on the specific need at any given time, be performed at least every 48 months or as warranted based on any observed concerns.

Please do not hesitate to reach out if you have any questions or would like to discuss.

Sincerely,

VHB

James Hoffman
Land Development Team Leader

Engineers | Scientists | Planners | Designers
Landmark Center One, 315 E. Robinson Street, Suite 200 Orlando, FL 32801
P 407.839.4006 **F** 407.839.4008 www.vhb.com

SECTION IV

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, August 21, 2026 at 9:30 a.m. at the Randal Park 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
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
James Hoffman	District Engineer *by telephone*
Jarett Wright	Field Operations
Alexandra Panagos	CALM
Rhonda Mossing	MBS Capital Markets *by telephone*
Cynthia Wilhelm	Bond Counsel *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**

Mr. Hoffman stated GMS staff has requested our structural engineers to go out and look at the recently completed boardwalk improvements on Randal Park Boulevard. We are going to do a quick visual assessment recognizing that the huge portion of the bridge has been rebuilt. We are going to do a quick assessment to help facilitate final pay application reviews and things like that, but we also discussed with Jason we will need a regular frequency of that full structural assessment that we did about 3 1/2 years ago on the bridge. The recommended timeline for a timber structure is from 36-38 months, but we will provide a separate proposal for the board to consider and we can get something on a regular frequency for maintenance inspection for the life of the bridge. We are hoping to do the quick assessment under our hourly contract with the district and that will be a couple of hours.

Ms. Steuck asked when you do this initial assessment do you provide a written report saying everything checks out?

Mr. Hoffman stated I will get with our team. To produce the written report that we did last time, it was a full day of them going through everything, measurements and connections, a full assessment and a lot of writeup to get to that. For the quick and dirty, it is the contractor waiting for final payment, staff has to say we would like someone to look at this before we give them the final payment, but we don't necessarily want to hold them hostage for 45 days for us to get out there and complete the whole thing and get it produced and get a full-blown report. We will be able to provide something indicating our observations, but I do anticipate it will be very limited. If they see any major safety concerns, we will flag those. If there is something that looks visibly substandard, we will flag that but beyond that if it looks like it is generally consistent with normal practices but limited without investing the time to do a full-blown assessment and structural inspection, we will have to qualify it to some point but we will get you something in writing.

Ms. Steuck stated even a two-sentence email that says we did not complete a full comprehensive inspection and take measurements, etc. but we did get a brief overview and it appears that everything looks good.

Mr. Hoffman stated yes, I'm happy to do that.

Mr. Hoffman left the telephone conference at this time.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the July 31, 2026 Meeting**

On MOTION by Ms. Steuck seconded by Mr. Masherella with all in favor the Minutes of the July 31, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS Public Hearing

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor the public hearing was opened.

A. Consideration of Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Showe stated there are some blanks in Resolution 2026-04 that will be filled in once the budget is adopted. The only major change in the budget from the version you saw before is we have preemptively put in the Series 2026 refunding bonds and removed the Series 2015 in anticipation of the bond refunding. The general fund is in good shape and we still include a transfer to the capital project fund of about $600,000 that we expect at the end of next year.

Ms. Steuck asked is the security patrol in here?

Mr. Wright stated we reduced that significantly. At the moment we are not doing security patrols, but I thought we should account for it in case something came up, but the money is not tied to that line item.

Mr. Showe stated as a reminder, this doesn’t lock you into any of the expenses in any account line, you have full flexibility throughout the year to move money around.

Mr. Swendsen stated it looks like that $14,000 went towards the landscape replacement budget.

Mr. Showe stated yes.

Mr. Wright stated I would like that flexibility; for a property this size you are way under budget for landscape replacement.

Ms. Steuck asked how often do you shop the insurance?

Mr. Showe stated there are only two firms in the state that provide CDD type insurance. The one you have is the most reliable and we use that for most of our districts and most of the rates have come down this year.

On MOTION by Mr. Masherella seconded by Mr. Swendsen with all in favor Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2026-05 imposes the special assessments and certifies the assessment roll. Attached to this resolution will be the adopted budget and the assessment roll.

Ms. Mossing stated I think you said earlier this revised budget brought in the 2026 bond. I didn't see that in what I'm looking at on the agenda.

Mr. Showe stated we revised it; there was a new agenda that was circulated that has that included.

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Ms. Cornelius seconded by Mr. Swendsen with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS Financing Matters

Mr. Showe stated the board approved the term sheet at the last meeting and we proceeded with all the documents and we anticipate signing all the documents today and the closing should happen on Tuesday.

A. Presentation and Approval of Supplemental Assessment Methodology Report

Mr. Showe stated the assessment methodology report shows that Phases 2 and 3 will see a reduction between $30 and $170 and Phases 4 and 5 will see a reduction between $175 and $250 on the tax bills.

On MOTION by Mr. Masherella seconded by Ms. Asquith with all in favor the supplemental assessment methodology report was approved.

B. Consideration of Resolution 2026-06 Award Resolution

i. Exhibit A Form of Supplemental Indenture

Ms. Trucco stated Resolution 2026-06 approves the sale and issuance of the Randal Park CDD special assessment revenue refunding bond Series 2026 in order to refund and redeem all the outstanding principal amount of the district's special assessment revenue bond Series 2015. It approves a private placement for the Series 2026 Bonds, it ratifies the Master Trust Indenture and approves the form of the Fourth Supplemental Trust Indenture and will authorize execution and delivery of that indenture. It appoints a trustee, a paying agent and bond registrar for the Series 2026 Bonds, it approves the form of the Series 2026 Bonds and authorizes certain officers of the district, chair, vice chair to take all actions required to execute and deliver all the documents required to issue the Series 2026 Bonds, it is also going to appoint a verification agent and designate the Series 2026 Bonds as a qualified tax exempt obligation of the CDD pursuant to the internal revenue code.

Mr. Swendsen asked can you break down the cost of issuance?

Ms. Trucco stated district counsel charges a fee to review all the documents, there is a set of issuer documents that are signed, an updated lien of record that we draft an amended lien of record reflecting this new series amount of $6,305,000.

Mr. Showe stated there is a fee in our agreement for preparing the methodology as well as when bonds are issued. There are also the folks who put the bond together.

Ms. Trucco stated there is a fee for bond counsel, professional staff. You have already approved all the professional staff in prior board meetings. These are standard fees for any bond issuance and is wrapped into the cost of issuance. It is not something the CDD is paying out of pocket.

Mr. Showe stated also no fees are charged until the bonds close. Typically, when we issue bonds there is an engineering fee, but this is a refinance of the existing bonds, there was no engineering work needed.

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor Resolution 2026-06 Award Resolution was approved.

C. Consideration of Resolution 2026-07 Affirming Assessments for Series 2026 Bonds

Ms. Trucco stated the next resolution is 2026-07 approving and affirming the issuance of the Series 2026 Bond in the amount of $6,305,000, acknowledging that is going to refund and redeem your Series 2015 Bond, it is also going to confirm and adopt a special assessment collected in accordance with the assessment methodology report that is in your agenda in order to pay back that Series 2026 Bond, you are also approving the Third Supplemental Assessment

Methodology Report and you are accepting and confirming and adopting the allocation roll and authorizing staff to update your improvement lien book as well.

Mr. Swendsen asked when will the new assessments start?

Mr. Showe stated because we were able to time it right, the discounts will be on this tax bill.

On MOTION by Mr. Swendsen seconded by Ms. Cornelius with all in favor Resolution 2026-07 Affirming Assessments for Series 2026 Bonds was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Fiscal Year Contract Renewals**

A. Aquatic Vegetation Maintenance Agreement with Applied Aquatic Management

B. Pool Maintenance Agreement with Five Star Pro Services

C. Pressure Washing Services Agreement with Pressure Wash This

On MOTION by Ms. Steuck seconded by Ms. Asquith with all in favor the agreement with Applied Aquatic, Five Stary Pro Services and Pressure Wash This were approved and district counsel was authorized to prepare agreements for these contracts.

EIGHTH ORDER OF BUSINESS **Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor the non-ad valorem assessment administration agreement with the Orange County property appraiser was approved.

NINTH ORDER OF BUSINESS **District Goals and Objectives**

A. Adoption of Fiscal Year 2027 Goals and Objectives

B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final form

> On MOTION by Ms. Steuck seconded by Ms. Corenlius with all in favor the fiscal year 2027 goals and objectives were adopted, and the chair was authorized to execute the fiscal year 2026 goals and objectives at the end of the fiscal year.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

i. Approval of Check Register

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

ii. Balance Sheet and Income Statement

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

iii. Presentation of Series 2012 Arbitrage Rebate Calculation Report

Mr. Showe stated you also have your arbitrage rebate report. There is no action required by the board. It is a required test we have to do annually to make sure we are not collecting more in interest than we are legally allowed to on our bonds since we are tax-exempt and it says there is no rebate liability.

iv. Approval of Fiscal Year 2027 Meeting Schedule

> On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the fiscal year 2027 meeting schedule was approved.

> On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the March meeting was moved to March 26, 2027.

C. Field Manager's Report

Mr. Wright reviewed the field manager's report, copy of which was included in the agenda package and after discussion the board took the following action.

> On MOTION by Ms. Steuck seconded by Ms. Asquith with all in favor the pergola repair was approved in an amount not to exceed $10,000 and Supervisor Masherella was authorized as the board liaison.

i. Consideration of Holiday Lighting Proposal from Jingle Bell Lights LLC

No action was taken on this item.

D. Amenity Report

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

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Ms. Steuck asked can we stock this lake with Bluegill?

Mr. Wright stated if you are not targeting midges, you cannot stock Bluegill.

Mr. Showe stated the lake vendor would typically do that because they know all the requirements.

Mr. Wright stated we work directly with the fishery because midges is one of our big problems. I will get an acre count and call them.

Ms. Cornelius asked what is the plan for the palm trees?

Mr. Wright stated the plan is to pull all the stumps, and I recommend switching to another type of palm. Sabals are wind resistant, drought tolerant and require very little water. It is about $600 for a 12-15 feet palm. The idea is to remove the ones that are there and if we need to cut anything to balance it, we will do that. I want to sod most of the area and only do one or two extra trees.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Next Meeting Date – September 18, 2026

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Masherella seconded by Mr. Swendsen with all in favor the meeting adjourned at 10:27 a.m.

___________________________________	___________________________________
Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION V

SECTION B

SECTION 1

Randal Park
Community Development District

Summary of Check Register

August 15, 2026 to September 9, 2026

Bank	Date	Check No.'s		Amount
General Fund - Truist				
	8/20/26	3972-3980	$	1,199,796.95
	8/24/26	3981	$	185,000.00
			$	1,384,796.95
General Fund - Seacoast				
	8/31/26	1-5	$	9,238.37
	9/2/26	6-12	$	81,560.70
		Autodrafts	$	12,561.02
			$	103,360.09
Supervisor Fees	Jun-26			
	Kathryn F. Steuck	50397	$	184.70
	Marcela L. Asquith	50398	$	184.70
	Sean D. Masherella	50399	$	184.70
	Stephany C. Cornelius	50400	$	184.70
	Christopher B. Swendsen	50401	$	184.70
			$	923.50
		Total Amount	**$**	**1,489,080.54**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/20/26	00185	8/01/26	53905	202608 320-53800-46700		*	1,573.00		
				CLEANING AUG 26					
		8/01/26	53929	202608 320-53800-46700		*	563.49		
				CLEANING SUPPLIES					
					B&T BUILDING SERVICES, INC			2,136.49	003972
8/20/26	00057	8/14/26	17370242	202608 320-53800-46100		*	438.22		
				HVAC MAINTENANCE AUG26					
					FRANK'S AIR CONDITIONING, INC.			438.22	003973
8/20/26	00001	8/01/26	901	202608 320-53800-12000		*	1,796.75		
				FIELD MANAGEMENT AUG26					
		8/01/26	902	202608 320-53800-12300		*	3,605.33		
				FACILITY MANAGEMENT AUG26					
		8/01/26	903	202608 310-51300-34000		*	4,292.00		
				MANAGEMENT FEES AUG26					
		8/01/26	903	202608 310-51300-35200		*	114.67		
				WEBSITE ADMIN AUG26					
		8/01/26	903	202608 310-51300-35100		*	172.00		
				INFORMATION TECH AUG26					
		8/01/26	903	202608 310-51300-31300		*	946.33		
				DISSEMINATION SVC AUG26					
		8/01/26	903	202608 310-51300-51000		*	.57		
				OFFICE SUPPLIES					
		8/01/26	903	202608 310-51300-42000		*	135.10		
				POSTAGE					
		8/01/26	903	202608 310-51300-42500		*	5.25		
				COPIES					
		8/01/26	903	202608 320-53800-49400		*	414.04		
				DUMPSTER RENTAL 7/4/26					
		8/01/26	903	202608 320-53800-51000		*	75.59		
				AMAZON FLAG FOR CLUBHOUSE					
					GOVERNMENTAL MANAGEMENT SERVICES-CF			11,557.63	003974
8/20/26	00003	7/31/26	0SA99881	202607 310-51300-48000		*	248.65		
				NOT OF MEETING 7/27/26					
					ORLANDO SENTINEL COMMUNICATIONS			248.65	003975
8/20/26	00172	8/01/26	25647	202608 320-53800-46200		*	595.00		
				MAINTENANCE FUEL AUG26					
					PRINCE AND SONS INC.			595.00	003976
8/20/26	00038	4/15/26	327044	202604 320-53800-46300		*	245.50		
				BULK BLEACH					
		8/18/26	24329	202608 320-53800-46300		*	750.00		
				CHEMICALS & CONTROL AUG26					
					SPIES POOL, LLC			995.50	003977

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/20/26	00307	8/21/26	08212026	202608	320-58100-10000		*	400,000.00		
			FY26 CR TRANSFER							
						RANDAL PARK CDD CAPITAL			400,000.00	003978
8/20/26	00307	8/21/26	08212026	202608	300-20700-10400		*	370,782.37		
			TSFR SBA CR TO SC MM CR							
						RANDAL PARK CDD CAPITAL			370,782.37	003979
8/20/26	00308	8/21/26	08212026	202608	300-10100-10200		*	413,043.09		
			TSFR SBA GF TO SC MM GF							
						RANDAL PARK CDD EXCESS			413,043.09	003980
8/24/26	00309	8/24/26	08242026	202608	300-10100-10300		*	185,000.00		
			TSFR TRUIST TO SC OPERATE							
						RANDAL PARK CDD GENERAL FUND			185,000.00	003981

TOTAL FOR BANK A 1,384,796.95

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/31/26	00133	8/21/26	262	202607	320-53800-53000		*	4,800.00		
			QRTLY MITIGATION MONITOR							
						BIO-TECH CONSULTING INC.			4,800.00	000001
8/31/26	00057	8/24/26	17440931	202608	320-53800-46100		*	238.71		
			HVAC MAINTENANCE							
						FRANK'S AIR CONDITIONING, INC.			238.71	000002
8/31/26	00238	8/01/26	260945	202608	320-53800-34500		*	120.00		
			MONTHLY WIPAK FEE AUG26							
						GUARDIAN ACCESS SOLUTIONS LLC			120.00	000003
8/31/26	00172	8/18/26	25904	202608	320-53800-46500		*	152.42		
			IRRIGATION REPAIRS							
		8/25/26	26008	202608	320-53800-46500		*	504.29		
			IRRIGATION REPAIRS							
						PRINCE AND SONS INC.			656.71	000004
8/31/26	00038	8/12/26	330844	202608	320-53800-46300		*	1,450.00		
			POOL MAINTENANCE							
		8/12/26	330853	202608	320-53800-46300		*	284.45		
			BULK BLEACH							
		8/18/26	331029	202608	320-53800-46300		*	1,688.50		
			POOL REPAIRS							
						SPIES POOL, LLC			3,422.95	000005
9/02/26	00251	8/26/26	30365	202608	320-53800-46000		*	3,171.00		
			SEWER CLEAN/DISPOSAL							
						ATLANTIC PIPE SERVICES, LLC			3,171.00	000006
9/02/26	00043	8/17/26	10125315	202608	320-53800-46800		*	68.92		
			PEST CONTROL AUG26							
						ARROW ENVIRONMENTAL SERVICES			68.92	000007
9/02/26	00185	9/01/26	54067	202609	320-53800-46700		*	1,573.00		
			CLEANING SEPT 26							
						B&T BUILDING SERVICES, INC			1,573.00	000008
9/02/26	00176	9/01/26	11524	202609	320-53800-46400		*	2,850.00		
			POOL MAINTENANCE SEPT26							
						FIVE STAR PRO SERVICES			2,850.00	000009
9/02/26	00140	8/03/26	007	202608	300-13100-10100		*	43,506.00		
			40% PYMT ORIGINAL PROJECT							
						M.E.S. PROFESSIONAL, INC.			43,506.00	000010

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/02/26	00172	9/01/26	26139	202609	320-53800-46200		*	29,761.83		
			LANDSCAPE MAINT SEPT 26							
		9/01/26	26257	202609	320-53800-46200		*	595.00		
			FUEL CHARGE SEPT26							
						PRINCE AND SONS INC.			30,356.83	000011
9/02/26	00049	9/01/26	432401	202609	320-53800-34500		*	34.95		
			SECURITY MONITOR SEPT26							
						SYNERGY FL			34.95	000012

TOTAL FOR BANK B 90,799.07

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/31/26	99999	8/31/26	VOID	202608	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	080039
8/31/26	99999	8/31/26	VOID	202608	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	080040
8/31/26	00021	8/21/26	5000-07.	202607	320-53800-43000		*	2.15		
			7777 CORKFIELD AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	28.49		
			7945 CORKFIELD AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	25.39		
			8103 CORKFILED AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43200		*	34.21		
			8101 DE HAVEN ST JUL26							
		8/21/26	5000-07.	202607	320-53800-43100		*	2,179.10		
			0 DOWDEN ROAD STLGT JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	24.56		
			9624 DOWDEN ROAD JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	19.67		
			8741 DUFFERIN LN JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	20.00		
			8946 FULLERWOOD AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	25.20		
			7980 GAMEMASTER AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	81.63		
			8023 GAMEMASTER AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	10.60		
			8773 HILDRETH AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	.54		
			8927 HILDRETH AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	49.20		
			8975 HILDRETH AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	27.94		
			8994 HIKDRETH AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	546.90		
			8402 LOVETT AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	59.48		
			8767 LOVETT AVE JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	10.50		
			8650 RANDAL PARK BL JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	31.16		
			8730 RANDAL PARK BL JUL26							
		8/21/26	5000-07.	202607	320-53800-43200		*	1,349.32		
			8730 RANDAL PARK BL JUL26							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/21/26	5000-07.	202607	320-53800-43300		*	246.81		
			8730 RANDAL PARK BL JUL26							
		8/21/26	5000-07.	202607	320-53800-43100		*	5,522.98		
			8841 RANDAL PK BL JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	236.73		
			8846 RANDAL PK BL JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	243.19		
			9106 RANDAL PK BL JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	530.60		
			9200 RANDAL PK BL JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	214.00		
			9464 RANDAL PK BL JUL26							
		8/21/26	5000-07.	202607	320-53800-43100		*	985.12		
			1900 SUMMIT TOWER JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	6.41		
			10747 TIBBETT ST JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	23.33		
			10504 WARLOW CREEK JUL26							
		8/21/26	5000-07.	202607	320-53800-43000		*	25.81		
			10694 WARLOW CREEK JUL26							
					OUC				12,561.02	080041

- -

TOTAL FOR BANK Z	12,561.02
TOTAL FOR REGISTER	1,488,157.04

SECTION 2

Randal Park

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Randal Park

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	*Debt Service Funds*	*Capital Project Funds*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:					
Cash:					
Operating Account - Truist	$ 29,322	$ -	$ -	$ -	$ 29,322
Operating Account - Seacoast	$ 163,208	$ -	$ -	$ -	$ 163,208
Due from Colonial Properties	$ 5,266	$ -	$ -	$ -	$ 5,266
Due from Capital Reserve	$ 43,506	$ -	$ -	$ -	$ 43,506
Due from General Fund	$ -	$ 28,654	$ -	$ -	$ 28,654
Investments:					
State Board of Administration (SBA)	$ 1,543	$ -	$ -	$ 762	$ 2,304
Money Market - Seacoast	$ 413,267	$ -	$ -	$ 771,200	$ 1,184,467
Series 2012					
Reserve	$ -	$ 407,012	$ -	$ -	$ 407,012
Revenue	$ -	$ 567,674	$ -	$ -	$ 567,674
Interest	$ -	$ 854	$ -	$ -	$ 854
Prepayment	$ -	$ 20	$ -	$ -	$ 20
Sinking Fund	$ -	$ 101	$ -	$ -	$ 101
Series 2015					
Redemption	$ -	$ 7,427,811	$ -	$ -	$ 7,427,811
Series 2018					
Reserve	$ -	$ 60,720	$ -	$ -	$ 60,720
Revenue	$ -	$ 96,528	$ -	$ -	$ 96,528
Interest	$ -	$ 7	$ -	$ -	$ 7
Cap Interest	$ -	$ 3,024	$ -	$ -	$ 3,024
Construction	$ -	$ -	$ 65	$ -	$ 65
Series 2026					
Interest	$ -	$ 51,438	$ -	$ -	$ 51,438
Cost of Issuance	$ -	$ 9,726	$ -	$ -	$ 9,726
Prepaid Expenses	$ 3,533	$ -	$ -	$ -	$ 3,533
Total Assets	**$ 659,645**	**$ 8,653,570**	**$ 65**	**$ 771,962**	**$ 10,085,242**
Liabilities:					
Accounts Payable	$ 48,187	$ -	$ -	$ -	$ 48,187
Due to General Fund	$ -	$ -	$ -	$ 43,506	$ 43,506
Due to Debt Service	$ 28,654	$ -	$ -	$ -	$ 28,654
Total Liabilites	**$ 76,841**	**$ -**	**$ -**	**$ 43,506**	**$ 120,347**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 3,533	$ -	$ -	$ -	$ 3,533
Restricted for:					
Debt Service	$ -	$ 8,653,570	$ -	$ -	$ 8,653,570
Capital Project	$ -	$ -	$ 65	$ -	$ 65
Assigned for:					
Capital Reserve Fund	$ -	$ -	$ -	$ 728,456	$ 728,456
Unassigned	$ 579,271	$ -	$ -	$ -	$ 579,271
Total Fund Balances	**$ 582,804**	**$ 8,653,570**	**$ 65**	**$ 728,456**	**$ 9,964,895**
Total Liabilities & Fund Balance	$ 659,645	$ 8,653,570	$ 65	$ 771,962	$ 10,085,242

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,151,680	$ 1,151,680	$ 1,169,663	$ 17,983
Colonial Properties Contribution	$ 57,051	$ 52,297	$ 52,930	$ 633
Interest Income	$ 1,922	$ 1,922	$ 27,298	$ 25,376
Miscellaneous Revenue	$ 1,000	$ 1,000	$ 1,200	$ 200
Activities	$ 5,000	$ 4,583	$ 2,010	$ (2,573)
Rentals	$ 9,000	$ 9,000	$ 15,000	$ 6,000
Total Revenues	**$ 1,225,653**	**$ 1,220,482**	**$ 1,268,102**	**$ 47,619**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 9,385	$ 1,615
FICA Expense	$ 918	$ 842	$ 704	$ 138
Annual Audit	$ 4,700	$ 4,700	$ 4,200	$ 500
Trustee Fees	$ 13,750	$ 13,750	$ 15,250	$ (1,500)
Dissemination Agent	$ 11,356	$ 10,409	$ 10,410	$ (0)
Reamortization	$ -	$ -	$ 450	$ (450)
Arbitrage	$ 1,800	$ 1,200	$ 1,200	$ -
Engineering	$ 10,000	$ 9,167	$ 4,622	$ 4,544
Attorney	$ 20,000	$ 18,333	$ 10,658	$ 7,675
Assessment Administration	$ 5,732	$ 5,732	$ 5,732	$ (0)
Management Fees	$ 51,504	$ 47,212	$ 47,212	$ 0
Information Technology	$ 2,064	$ 1,892	$ 1,892	$ 0
Website Maintenance	$ 1,376	$ 1,261	$ 1,261	$ 0
Telephone	$ 100	$ 92	$ -	$ 92
Postage	$ 1,000	$ 1,000	$ 1,345	$ (345)
Insurance	$ 10,207	$ 10,207	$ 8,345	$ 1,862
Printing & Binding	$ 1,500	$ 1,375	$ 120	$ 1,255
Legal Advertising	$ 2,250	$ 2,063	$ 708	$ 1,354
Other Current Charges	$ 1,500	$ 1,375	$ 444	$ 931
Office Supplies	$ 200	$ 183	$ 10	$ 174
Property Appraiser	$ 800	$ 733	$ -	$ 733
Property Taxes	$ 300	$ 300	$ 423	$ (123)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 153,232**	**$ 143,001**	**$ 124,545**	**$ 18,456**
Operations & Maintenance				
Contract Services:				
Field Management	$ 21,561	$ 19,764	$ 19,764	$ (0)
Mitigation Monitoring	$ 19,200	$ 19,200	$ 19,200	$ -
Landscape Maintenance	$ 360,000	$ 330,000	$ 327,603	$ 2,397
Lake Maintenance	$ 11,882	$ 10,892	$ 10,681	$ 211
Security Patrol	$ 41,250	$ 37,813	$ -	$ 37,813
Repairs & Maintenance				
Facility Maintenance	$ 43,264	$ 39,659	$ 39,659	$ 0
Repairs & Maintenance	$ 30,000	$ 27,500	$ 27,149	$ 351
Operating Supplies	$ 8,000	$ 7,333	$ 6,474	$ 859
Landscape Replacement	$ 15,000	$ 13,750	$ 10,500	$ 3,250
Irrigation Repairs	$ 10,000	$ 10,000	$ 20,298	$ (10,298)
Fountain Repairs	$ 3,000	$ 2,750	$ 565	$ 2,185
Pressure Washing	$ 9,000	$ 9,000	$ 9,000	$ -
Subtotal Operations & Maintenance	**$ 572,157**	**$ 527,661**	**$ 490,893**	**$ 36,768**

Randal Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Utilities				
Utilities - Common Area	$ 29,034	$ 29,034	$ 29,849	$ (815)
Streetlighting	$ 110,000	$ 100,833	$ 86,777	$ 14,057
Amenity Center				
Amenity Management	$ 106,986	$ 98,071	$ 98,489	$ (419)
Pool Attendants	$ 16,740	$ 15,345	$ 12,634	$ 2,711
Pool Permit	$ 615	$ 615	$ 615	$ -
Cable TV/Internet/Telephone	$ 4,857	$ 4,452	$ 3,011	$ 1,441
Utilities - Amenity Center	$ 28,205	$ 25,854	$ 15,934	$ 9,920
Refuse Service	$ 3,168	$ 2,904	$ 2,468	$ 436
Amenity Center Access Cards	$ 1,000	$ 917	$ 740	$ 177
HVAC Maintenance	$ 574	$ 574	$ 1,453	$ (879)
Special Events	$ 15,000	$ 15,000	$ 22,281	$ (7,281)
Holiday Decorations	$ 10,000	$ 10,000	$ 9,971	$ 29
Security Monitoring	$ 2,600	$ 2,383	$ 1,704	$ 679
Janitorial Services	$ 30,037	$ 30,037	$ 31,433	$ (1,396)
Pool Maintenance	$ 32,130	$ 29,453	$ 29,100	$ 353
Pool Chemicals & Repairs	$ 50,000	$ 45,833	$ 20,484	$ 25,349
Amenity Repairs & Maintenance	$ 9,500	$ 9,500	$ 13,384	$ (3,884)
Pest Control	$ 3,500	$ 3,208	$ 758	$ 2,450
Other				
Property Insurance	$ 50,000	$ 50,000	$ 38,356	$ 11,644
Contingency	$ 24,032	$ 22,029	$ 271	$ 21,758
Subtotal Amenity Center	**$ 527,978**	**$ 496,043**	**$ 419,712**	**$ 76,330**
Total Operations & Maintenance	**$ 1,100,135**	**$ 1,023,703**	**$ 910,605**	**$ 113,098**
Total Expenditures	**$ 1,253,367**	**$ 1,166,705**	**$ 1,035,150**	**$ 131,554**
Excess (Deficiency) of Revenues over Expenditures	$ (27,713)	$ 53,777	$ 232,951	$ 179,174
Other Financing Sources/(Uses):				
Transfer Out - Capital Reserve	$ (14,514)	$ (14,514)	$ (414,514)	$ (400,000)
Total Other Financing Sources/(Uses)	**$ (14,514)**	**$ (14,514)**	**$ (414,514)**	**$ (400,000)**
Net Change in Fund Balance	**$ (42,228)**	**$ 39,263**	**$ (181,563)**	**$ (220,826)**
Fund Balance - Beginning	$ 42,228		$ 764,367	
Fund Balance - Ending	$ 0		$ 582,804	

Randal Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	$ 9,148	$ 9,148	$ 14,968	$ 5,820
Total Revenues	**$ 9,148**	**$ 9,148**	**$ 14,968**	**$ 5,820**
Expenditures:				
Capital Outlay	$ 25,000	$ 25,000	$ 108,765	$ (83,765)
Pool Resurfacing	$ 28,500	$ 14,250	$ -	$ 14,250
Total Expenditures	**$ 53,500**	**$ 39,250**	**$ 108,765**	**$ (69,515)**
Excess (Deficiency) of Revenues over Expenditures	**$ (44,352)**	**$ (30,102)**	**$ (93,797)**	**$ (63,695)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 14,514	$ 14,514	$ 414,514	$ 400,000
Total Other Financing Sources (Uses)	**$ 14,514**	**$ 14,514**	**$ 414,514**	**$ 400,000**
Net Change in Fund Balance	**$ (29,838)**	**$ (15,588)**	**$ 320,717**	**$ 336,305**
Fund Balance - Beginning	$ 407,793		$ 407,739	
Fund Balance - Ending	$ 377,955		$ 728,456	

Randal Park

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget		Prorated Budget Thru 08/31/26		Actual Thru 08/31/26		Variance	
Revenues:								
Special Assessments - Tax Roll	$	396,407	$	396,407	$	401,523	$	5,116
Interest Income	$	18,042	$	18,042	$	30,399	$	12,357
Total Revenues	**$**	**414,450**	**$**	**414,450**	**$**	**431,922**	**$**	**17,472**
Expenditures:								
Interest - 11/01	$	134,188	$	134,188	$	133,355	$	833
Principal - 11/01	$	125,000	$	125,000	$	130,000	$	(5,000)
Interest - 5/01	$	130,359	$	130,359	$	129,441	$	919
Total Expenditures	**$**	**389,547**	**$**	**389,547**	**$**	**392,795**	**$**	**(3,248)**
Excess (Deficiency) of Revenues over Expenditures	$	24,903	$	24,903	$	39,127	$	14,224
Fund Balance - Beginning	$	526,818			$	946,811		
Fund Balance - Ending	$	551,721			$	985,938		

Randal Park

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 589,600	$ 589,600	$ 598,573	$ 8,973
Interest Income	$ 25,057	$ 25,057	$ 43,861	$ 18,805
Total Revenues	**$ 614,657**	**$ 614,657**	**$ 642,435**	**$ 27,777**
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	$ 84,530	$ 47,682
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 5,985,687	$ 5,985,687
Total Other Financing Sources/(Uses)	$ -	$ -	$ 5,985,687	$ 5,985,687
Net Change in Fund Balance	**$ 36,847**	**$ 36,847**	**$ 6,070,216**	**$ 6,033,369**
Fund Balance - Beginning	$ 738,077		$ 1,357,594	
Fund Balance - Ending	$ 774,924		$ 7,427,811	

Randal Park

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 117,674	$ 117,674	$ 119,516	$ 1,843
Interest Income	$ 2,996	$ 2,996	$ 5,353	$ 2,357
Total Revenues	**$ 120,670**	**$ 120,670**	**$ 124,870**	**$ 4,200**
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	$ 9,310	$ 4,200
Net Change in Fund Balance	**$ 5,110**	**$ 5,110**	**$ 9,310**	**$ 4,200**
Fund Balance - Beginning	$ 90,195		$ 154,029	
Fund Balance - Ending	$ 95,305		$ 163,339	

Randal Park

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Cost of Issuance	$ -	$ -	$ 243,350	$ 243,350
Total Expenditures	**$ -**	**$ -**	**$ 243,350**	**$ 243,350**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ (243,350)	$ 243,350
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 6,305,000	$ 6,305,000
Transfer In/(Out)	$ -	$ -	$ (5,985,167)	$ (5,985,167)
Total Other Financing Sources/(Uses)	$ -	$ -	$ 319,833	$ 319,833
Net Change in Fund Balance	**$ -**	**$ -**	**$ 76,483**	**$ 563,183**
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 76,483	

Randal Park

Community Development District

Capital Projects Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Series 2015	Series 2018	Total
Revenues			
Interest Income	$ 17	$ 2	$ 19
Total Revenues	**$ 17**	**$ 2**	**$ 19**
Expenditures:			
Capital Outlay	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 17**	**$ 2**	**$ 19**
Other Financing Sources/(Uses)			
Transfer In/(Out)	$ (520)	$ -	$ (520)
Total Other Financing Sources (Uses)	**$ (520)**	**$ -**	**$ (520)**
Net Change in Fund Balance	**$ (503)**	**$ 2**	**$ (501)**
Fund Balance - Beginning	$ 503	$ 63	$ 566
Fund Balance - Ending	$ -	$ 65	$ 65

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	3,119	2,267	-	27,298
Special Assessments - Tax Roll	-	58,269	122,072	70,176	801,809	9,515	22,627	21,816	22,392	11,052	29,935	-	1,169,663
Colonial Properties Contribution	5,053	5,397	5,420	5,410	5,374	5,272	5,253	5,255	5,232	5,266	-	-	52,930
Miscellaneous Revenue	70	75	375	95	20	125	-	40	210	120	70	-	1,200
Activities	-	600	665	-	-	120	325	110	-	-	190	-	2,010
Rentals	1,000	1,750	2,750	3,000	2,500	2,500	250	500	250	750	(250)	-	15,000
Total Revenues	**8,078**	**67,314**	**132,380**	**80,255**	**812,094**	**20,772**	**32,147**	**31,174**	**31,367**	**20,307**	**32,212**	**-**	**1,268,102**
Expenditures:													
General & Administrative:													
Supervisor Fees	800	-	1,785	1,000	-	2,000	1,000	1,000	1,000	-	800	-	9,385
FICA Expense	61	-	122	77	-	153	77	77	77	-	61	-	704
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	946	946	-	10,410
Reamortization	350	-	-	-	-	-	-	-	-	100	-	-	450
Arbitrage	-	-	-	-	-	600	-	-	-	600	-	-	1,200
Engineering	-	-	-	-	-	1,620	520	1,260	1,223	-	-	-	4,622
Attorney	894	300	1,013	1,006	982	1,424	1,578	887	-	2,574	-	-	10,658
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	4,292	4,292	-	47,212
Information Technology	172	172	172	172	172	172	172	172	172	172	172	-	1,892
Website Maintenance	115	115	115	115	115	115	115	115	115	115	115	-	1,261
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	242	92	57	158	25	190	24	177	164	80	135	-	1,345
Insurance	8,345	-	-	-	-	-	-	-	-	-	-	-	8,345
Printing & Binding	11	10	8	17	14	10	25	5	6	8	5	-	120
Legal Advertising	-	-	-	-	-	-	-	211	-	497	-	-	708
Other Current Charges	-	-	-	61	44	45	48	59	81	61	46	-	444
Office Supplies	2	1	1	1	1	0	1	1	1	1	1	-	10
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**	**9,244**	**9,446**	**6,573**	**-**	**124,545**

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	$ 1,797	$ 1,797	$ -	$ 19,764
Mitigation Monitoring	$ 4,800	$ -	$ -	$ 4,800	$ -	$ -	$ 4,800	$ -	$ -	$ 4,800	$ -	$ -	$ 19,200
Landscape Maintenance	$ 27,009	$ 29,762	$ 29,762	$ 29,762	$ 29,762	$ 29,762	$ 29,762	$ 30,655	$ 30,655	$ 30,357	$ 30,357	$ -	$ 327,603
Lake Maintenance	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ -	$ 10,681
Security Patrol	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Facility Maintenance	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ 3,605	$ -	$ 39,659
Repairs & Maintenance	$ -	$ 4,909	$ 2,984	$ 616	$ 1,250	$ 6,045	$ 8,174	$ -	$ -	$ -	$ 3,171	$ -	$ 27,149
Operating Supplies	$ 934	$ 836	$ -	$ -	$ 403	$ 408	$ 304	$ 1,350	$ 489	$ 951	$ 799	$ -	$ 6,474
Landscape Replacement	$ -	$ -	$ -	$ -	$ 3,000	$ 6,700	$ -	$ -	$ 800	$ -	$ -	$ -	$ 10,500
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ 10,848	$ -	$ 6,357	$ 1,429	$ 882	$ 782	$ -	$ 20,298
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**	**$ 39,935**	**$ 43,364**	**$ 41,481**	**$ -**	**$ 490,893**
Utilities													
Utilities - Common Area	$ 3,707	$ 3,293	$ 3,491	$ 2,876	$ 2,702	$ 2,755	$ 2,489	$ 3,569	$ 2,723	$ 2,243	$ -	$ -	$ 29,849
Streetlighting	$ 8,639	$ 8,639	$ 8,687	$ 8,687	$ 8,687	$ 8,687	$ 8,687	$ 8,687	$ 8,687	$ 8,687	$ -	$ -	$ 86,777
Amenity Center													
Amenity Management	$ 8,916	$ 8,916	$ 9,334	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ 8,916	$ -	$ 98,489
Pool Attendants	$ 2,670	$ 930	$ -	$ 1,260	$ 119	$ 1,264	$ 1,481	$ 2,045	$ 2,865	$ -	$ -	$ -	$ 12,634
Pool Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ 615	$ -	$ -	$ -	$ -	$ -	$ 615
Cable TV/Internet/Telephone	$ 240	$ 240	$ 240	$ 240	$ 240	$ 240	$ 240	$ 611	$ 240	$ 240	$ 240	$ -	$ 3,011
Utilities - Amenity Center	$ 1,746	$ 1,364	$ 1,681	$ 1,847	$ 1,595	$ 1,510	$ 1,560	$ 1,801	$ 1,446	$ 1,384	$ -	$ -	$ 15,934
Refuse Service	$ 247	$ 247	$ 247	$ 247	$ 247	$ 247	$ 247	$ 247	$ 247	$ 247	$ -	$ -	$ 2,468
Amenity Center Access Cards	$ -	$ -	$ -	$ -	$ -	$ 740	$ -	$ -	$ -	$ -	$ -	$ -	$ 740
HVAC Maintenance	$ -	$ -	$ 552	$ -	$ -	$ 223	$ -	$ -	$ -	$ -	$ 677	$ -	$ 1,453
Special Events	$ 2,716	$ 170	$ 10,209	$ 675	$ 265	$ -	$ 4,204	$ 1,975	$ 272	$ 847	$ 949	$ -	$ 22,281
Holiday Decorations	$ 9,971	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,971
Security Monitoring	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ -	$ 1,704
Janitorial Services	$ 2,632	$ 4,061	$ 1,928	$ 3,518	$ 2,373	$ 2,128	$ 2,409	$ 3,656	$ 3,651	$ 2,551	$ 2,526	$ -	$ 31,433
Pool Maintenance	$ 2,850	$ 2,250	$ 2,250	$ 3,090	$ 3,090	$ 2,340	$ 2,340	$ 2,340	$ 2,850	$ 2,850	$ 2,850	$ -	$ 29,100
Pool Chemicals & Repairs	$ 1,587	$ 750	$ 992	$ -	$ 1,378	$ 2,864	$ 3,645	$ 1,040	$ 2,195	$ 1,861	$ 4,173	$ -	$ 20,484
Amenity Repairs & Maintenance	$ 2,908	$ 3,048	$ 1,963	$ 1,052	$ 1,124	$ 292	$ 360	$ -	$ 466	$ 1,927	$ 245	$ -	$ 13,384
Pest Control	$ 69	$ 69	$ 69	$ 69	$ 69	$ 69	$ 69	$ 69	$ 69	$ 69	$ 69	$ -	$ 758
Other													
Property Insurance	$ 38,356	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,356
Contingency	$ -	$ -	$ -	$ -	$ -	$ 115	$ -	$ -	$ -	$ 156	$ -	$ -	$ 271
Subtotal Amenity Center	**$ 87,408**	**$ 34,131**	**$ 41,798**	**$ 32,631**	**$ 30,960**	**$ 32,544**	**$ 37,416**	**$ 35,111**	**$ 34,780**	**$ 32,132**	**$ 20,799**	**$ -**	**$ 419,712**
Total Operations & Maintenance	**$ 135,525**	**$ 76,012**	**$ 81,102**	**$ 74,182**	**$ 71,748**	**$ 92,870**	**$ 86,829**	**$ 79,846**	**$ 74,716**	**$ 75,496**	**$ 62,281**	**$ -**	**$ 910,605**
Total Expenditures	**$ 163,245**	**$ 81,940**	**$ 89,612**	**$ 89,027**	**$ 79,539**	**$ 109,361**	**$ 95,626**	**$ 89,046**	**$ 83,959**	**$ 84,942**	**$ 68,853**	**$ -**	**$ 1,035,150**
Excess (Deficiency) of Revenues over Expenditures	$ (155,167)	$ (14,626)	$ 42,768	$ (8,772)	$ 732,555	$ (88,588)	$ (63,478)	$ (57,872)	$ (52,592)	$ (64,635)	$ (36,641)	$ -	$ 232,951
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	$ -	$ -	$ -	$ -	$ (14,514)	$ -	$ -	$ -	$ -	$ -	$ (400,000)	$ -	$ (414,514)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ (14,514)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (400,000)**	**$ -**	**$ (414,514)**
Net Change in Fund Balance	**$ (155,167)**	**$ (14,626)**	**$ 42,768**	**$ (8,772)**	**$ 718,041**	**$ (88,588)**	**$ (63,478)**	**$ (57,872)**	**$ (52,592)**	**$ (64,635)**	**$ (436,641)**	**$ -**	**$ (181,563)**

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	$407,012	
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)		($130,000)
Current Bonds Outstanding		**$3,880,000**

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	$0	
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 (Special Call)		($5,000)
Less : November 1, 2025 (Mandatory)		($180,000)
Current Bonds Outstanding		**$7,300,000**

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	$60,720	
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**

Series 2026 Special Assessment Bonds		
Interest Rate:	(4.450%)	
Maturity Date:	5/1/2045	
Maximum Annual Debt Service :	$494,434	
Bonds Outstanding - 08/25/2026		$6,305,000
Current Bonds Outstanding		**$6,305,000**

Total Bonds Outstanding	**$12,730,000**

Randal Park CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

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
							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
								51.09%	17.54%	26.15%	5.22%	100.00%
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
07/15/26	ACH	6/11/26	$21,001.35	$0.00	$0.00	$630.04	$21,631.39	$11,052.17	$3,793.99	$5,655.92	$1,129.31	$21,631.39
08/12/26	ACH	03/01-04/30/26	$58,174.80	$0.00	$0.00	$414.68	$58,589.48	$29,935.21	$10,276.19	$15,319.30	$3,058.78	$58,589.48
		TOTAL	**$ 2,372,073.82**	**$ (763.79)**	**$ (90,210.08)**	**$ 8,175.75**	**$ 2,230,686.22**	**$ 1,169,663.24**	**$ 401,522.98**	**$ 598,573.21**	**$ 119,516.27**	**$ 2,289,275.70**

99%	**Net Percent Collected**
$23,389.60	**Balance Remaining to Collect**

SECTION C

September 18th, 2026

Randal Park CDD

Field Management Report

Contracted Services

- Updated contract renewals are currently being executed.
- Mowing cycles will transition from weekly to bi-weekly services on October 1st.
- The annual private gravity sewer line cleanings for the alleyways and clubhouse were performed by APS.
- Contracted palm pruning is currently ongoing. Plant material along Randal Park BLVD is being cut back as well.
- Mulch installation is scheduled for October 7th.
- Pressure washing of the CDD areas will be performed once the mulching has been completed.
- Reviewed options with Prince and Sons for palm tree replacements on Randal Park BLVD.

Site Items

- Repairs to the pond fountain were performed on 9/11/2026.
- Gathered quote options for pool shower alternatives.
- A vulture pack was witnessed around the amenity pond on 9/10 but appeared to have since vacated the area.
- Multiple bridge floorboards were damaged and repairs are currently underway.