

*Storey Park Community
Development District*

Agenda

February 27, 2020

AGENDA

Storey Park

Community Development District

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

February 20, 2020

**Board of Supervisors
Storey Park Community
Development District**

Dear Board Members:

The meeting of the Board of Supervisors of **Storey Park Community Development District** will be held **Thursday, February 27, 2020 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 23, 2020 Meeting
4. Consideration of Resolution 2020-03 Declaring the Series 2018 Project Complete
5. Consideration of Resolution 2020-04 Designating the Primary Administrative Office
6. Consideration of Mail Kiosk License Agreement with Storey Park Homeowners Association
7. Staff Reports
 - A. Attorney
 - i. Update on Auditing Requirements
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Supervisor's Requests
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the January 23, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2020-03 declaring the Series 2018 project complete. A copy of the Resolution and Engineer's Certificate are enclosed for your review.

The fifth order of business is the consideration of Resolution 2020-04 designating the primary administrative office. A copy of the Resolution is enclosed for your review.

The sixth order of business is the consideration of the mail kiosk license agreement with the Storey Park Homeowners Association. A copy of the agreement is enclosed for your review.

The seventh order of business is Staff Reports. Section A is the Attorney's Report. Sub-Section 1 includes Chapter 2019-15 (SB 7014) for your review. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval and Sub-Section 2 includes the balance sheet and income statement for your review.

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

Sincerely,



George S. Flint
District Manager

CC: Jan Carpenter, District Counsel
Christina Baxter, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, January 23, 2020 at 4:00 p.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Lane Register	Assistant Secretary
Ben Kraljev	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Christina Baxter	District Engineer by phone
Alan Scheerer	Field Manager
Tricia Adams	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 24, 2019 Meeting

Mr. Flint: We have the minutes from the October 24, 2019 meeting. Does the Board have any additions, deletions or corrections?

Mr. Register: No.

Mr. Flint: If not, we need a motion to approve.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Minutes of the October 24, 2019 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS**Consideration of Parking and Towing Enforcement Agreement with Storey Park Community Association, Inc.**

Mr. Flint: We have been trying for a while to get an agreement in place between the CDD and the HOA and worked with Michelle Barr on it. If you recall, you went through a rulemaking process and adopted a Towing and Parking Policy. As part of that Towing and Parking Policy, our enforcement mechanism is towing vehicles because the Storey Park Community Association has the onsite presence there, as well as the security company under contract. The plan was that they were going to assist in the implementation of that policy. In order to do that, we drafted an agreement between the CDD and HOA, giving them the authority to put warnings on vehicles to authorize towing. This agreement was worked on by Andrew and Tricia for the CDD side and was reviewed by the HOA.

Mr. d'Adesky: It's our agreement not theirs.

Mr. Flint: This would just be the CDD's approval of that agreement. Are there any questions? Hearing none, we need a motion to approve it.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Parking and Towing Enforcement Agreement with the Storey Park Community Association, Inc. was approved.

FIFTH ORDER OF BUSINESS**Consideration of Agreement with Towing Company Related to Parking Enforcement**

Mr. Flint: Another step to implementing the policy is getting a towing company under contract. We struggled a little bit. I think we contacted five or six different towing companies. We received notice from some and are still waiting on answers from others. So we don't have an agreement for you to approve today, but if the Board is amenable I would like for the Board to consider a motion authorizing the Chair or Vice Chair to execute the agreement once we select a towing company. That way we don't have to wait until another meeting. As far as the rates, those are up to the towing company. All the agreement is doing is authorizing them to tow vehicles. As far as how much they charge, we don't set the rates. Those would be set by the towing company.

Mr. Register: Those rates are paid by the person picking the car up from impound?

Mr. Flint: Yes. We may have scared them off by sending them a six-page agreement with a bunch of liability releases. We have that same agreement in place in other Districts. It's just a

matter of finding the right company. So if the Board approves, we need a motion authorizing the Chair or Vice Chair to execute an agreement with the selected towing company.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Chair or Vice Chair was Authorized to Execute the Agreement with the Selected Towing Company for Parking Enforcement.

Mr. Kraljev: Before we move on, could we have a brief discussion about the impacts that have been felt so far?

Mr. Flint: Sure. There has been some confusion and it's not straightforward because you have an HOA, the CDD and the City of Orlando. We know that the CDD owns the roads. We know CDDs do not have traffic enforcement ability under the Statutes; that falls to the City of Orlando. I think the HOA is out there. Sometimes they are confused. Part of this process is making sure that they are on the same page as we are. Michelle is on the same page, and we are trying to make sure that the management company is on the same page too. Some residents are complaining. There was a thought that the roads were owned by the City of Orlando and it was questioned why they weren't doing anything about it. The good news is prior to that, we met with the Zone Commander for the City of Orlando Police Department to talk about traffic enforcement and educate them on the fact that these aren't private roads. They are owned by the CDD, which is a government entity; however, we don't have enforcement authority, so that falls to the City of Orlando. They wanted a Traffic Enforcement Agreement, so we went down that road. They sent the Traffic Enforcement Agreement to us and listed the private roads at the top. For \$45 per hour, an Orlando Police Officers will go out there and enforce traffic. We sent that back and believe that they are finally on board with us because last weekend they were out there enforcing speeding and parking. They issued a number of warnings on parking. So we think we have gotten over that hurdle.

Mr. Kraljev: Is it correct to say that the spine roads are in fact owned by the City of Orlando and only the internal roads.

Mr. Flint: That's correct.

Mr. Kraljev: So they have an obligation to enforce on the spine roads.

Mr. Flint: That's clear and we argue that they also have an obligation to enforce the CDD roads. Now they agreed that, that is in fact the case and now understand they are public roads.

Mr. Kraljev: Is there any way we can get documentation from the Police Department, indicating there has been a step up in their policing activities or something?

Mr. Flint: I don't think they want to put it in writing.

Mr. Register: That's the problem.

Mr. Kraljev: I understand.

Mr. Flint: I received an email from Mr. Malave saying they now interpret the roads as being public. That's the most I think we are going to get.

Mr. Kraljev: All of us have been on the receiving end of those emails. I appreciate the CDDs effort and George's personal efforts to work through that. Hopefully, as traffic reduces, there will be less of an issue going forward. That was one component. The other component was, and I'm just getting some feedback from what I'm hearing in the community, relates to the enforcement. A lot of folks think that they won't get a warning; they are going to be towed immediately and so on. So I don't know what specific terms have been distributed to the HOA for communication. The signs are up and there's some enforcement happening. Everybody is nervous.

Mr. Flint: Then they should comply with the signage.

Mr. Kraljev: That leads me to my last comment. If I see a "No Parking" sign, I don't park there. We did a great job. Some homeowners have up to three "No Parking" signs on their property and that is becoming a little problematic.

Mr. Flint: If they live on a corner, that's possible because they will have one sign pointing one way and one pointing the other way.

Mr. Register: It is possible.

Mr. Scheerer: It's realistic because that was one of the things we were talking about today.

Mr. Kraljev: A resident expressed interest in coming to one of our CDD meetings.

Mr. Flint: We have not been inundated with calls. I don't know whether they have been in contact with the HOA.

Mr. Kraljev: They are contacting Lennar as well.

Mr. Flint: Okay. I know of three residents.

Mr. Kraljev: Correct.

Mr. Flint: Other than that, have we received any others?

Ms. Adams: There is one other homeowner who has been in regular communication.

Mr. Flint: So that's three homes out of hundreds.

Mr. Kraljev: You have done a great job, George and Alan. I appreciate everything you have done by knocking on doors and talking to residents.

Mr. Scheerer: Tricia too.

Mr. Kraljev: Thank you Tricia.

Mr. Flint: People are asking me for exceptions. I think we need to be very careful about that.

Mr. Kraljev: It's setting a precedent.

Mr. Flint: Our argument is that these signs are merely clarifying existing no parking zones. They are not creating new ones.

Mr. Kraljev: But it is subjective on our part on how many and where they are placed.

Mr. Flint: Every 150 feet is not a legal requirement. So if we can eliminate one here or there and that resolves the issue, changing where no parking zones are is problematic because I don't think we want to open that door. If we have a sign every 150 feet and we move it so its 200 feet, I think that's fine. I think 150 feet is best practice. It's not a legal requirement.

Mr. Scheerer: Correct.

Mr. Register: The last item is that our vendors have gotten a little ahead of us. We woke up one morning and there were all of these signs.

Mr. Flint: We knew their schedule and I thought it was communicated, but we apologize if it wasn't. The whole plan was to get the signs in first and then the agreements with the HOA and the towing company into place. Let's get communication out to the community and phase it in with a period of warnings. In hindsight, that's not going to work because as soon as the signs go up, people get excited.

Mr. Kraljev: There has to be advanced notice.

Mr. Flint: With timing it and getting the City of Orlando on board with enforcement. We tried to do the best we could, but before we actually tow anybody, we will definitely make sure that there is a lot of communication, so everyone is clear. We can't control the City of Orlando and what they are going to do, and I don't want to discourage them if they are actually out there doing something. I don't want to say, "We are just kidding. We don't want you enforcing anything.", because then we may never get them back out there again.

Mr. Kraljev: I just wanted to put the issue on the table, so everyone is aware of it.

Mr. Scheerer: I have just one other topic of discussion while we are talking about “No Parking” signs. The Board approved signs to be installed in Phases 1, 3 and 4. The original agreement included L-1 and the Board asked us to remove it, which we did. Apparently, Parcel L, Phase 1 was not removed and Fausnight Stripe & Line (Fausnight) actually installed signs. If the Board recalls, they charged us \$190 per sign installed. They called me and asked if we wanted the signs removed or if we would allow them to stay for \$95 per sign as opposed to \$190 per sign. I just distributed to the Board for discussion purposes, a revised proposal for \$2,755 to allow 29 signs to stay in place. I don’t know if Lennar is going to pick up the cost because I don’t think the roads have been conveyed yet.

Mr. Register: They have not yet been conveyed.

Mr. Scheerer: Its \$95 as opposed to \$190 per sign.

Mr. Bonin: Have we turned over L-1?

Ms. Baxter: I don’t think L-1 has been turned over to the CDD yet.

Mr. d’Adesky: I will double check.

Mr. Scheerer: The signs were scheduled to be there anyway. Then we will move into the next phase, L-2. At this time there are no signs in L-2, but rather than remove all of the signs you can get them for half price, if that’s something the Board wants to approve.

Mr. Kraljev: We will take that under consideration. Can we do that?

Mr. Scheerer: Yes. If not, they will yank all of the signs out. I think most of the complaints that started with Frank and Dawn and some of these other folks is because they are all here.

Mr. Register: Correct.

Mr. Scheerer: That’s where it all started. Had they not installed the signs; we probably wouldn’t be having this conversation.

Ms. Adams: It’s going to happen sooner or later.

Mr. Scheerer: The owner of Fausnight called me and said, “We put these in the wrong place. Can we just leave them there for \$95?” I told them I will ask the Board and we will let you know, but for right now, put up the rest of the signs. I’m sorry you put in 30 signs you shouldn’t have, but I need the rest of them. They are supposed to be done. Tricia and I are doing an audit of

all of the signs approved by the Board at the last meeting, tomorrow morning, to make sure that they are all in the right place.

Mr. Flint: Do you want to look at the areas where you think there are too many signs, or do you want us to show you after the meeting?

Mr. Register: We know specifically where they are.

Mr. Scheerer: We know about Frank's sign.

Mr. Register: That's the only one I am aware of.

Mr. Scheerer: We can just take this one and move it down to the lift station, on the other side of the path.

Mr. Register: Correct.

Mr. Scheerer: We can just leave it there, but he needs to have one on the corner going this way and one on the corner going the opposite way.

Mr. Flint: Maybe that's a concern, but I was also under the impression that he didn't like the no parking at all.

Mr. Kraljev: If we allow parking on the other side, its literally across his street.

Mr. Scheerer: So there are literally no homes other than his house on that corner. So the thought process was to make this a designated parking area and then from the lift station over, it becomes no parking.

Mr. Flint: Okay.

Mr. Scheerer: If that's acceptable to the Board, we will relocate those two signs because there are no homes being built across the street from this guy's house.

Mr. Kraljev: Is he across from the gas easements?

Mr. Scheerer: Yes. There is no parking on the gas line easement, so if everybody is okay with that, I think we can move forward.

Mr. Register: How are you going to designate it as a parking area on that side?

Mr. Scheerer: If it doesn't have a sign, parking is allowed. On our map, we highlighted that in pink.

Mr. Register: For on street parking.

Mr. Scheerer: Yes.

Mr. Register: We can cure that.

Mr. d'Adesky: You just need to inform the homeowner.

Mr. Scheerer: Correct. Tricia and I met with him last week.

Mr. Registrar: Is that map getting distributed in some form to these people?

Ms. Adams: Yes. It's in the HOA's possession. I'm not on their distribution list, but it's in their possession.

Mr. Flint: We sent a notice out with the intent that we would follow that notice up with more details.

Mr. Kraljev: But not to this area.

Mr. Flint: I think it went to everybody.

Mr. Scheerer: It went to everybody, because we met with Deanna after we met with Frank.

Mr. Register: Can you tell me, Alan if this is the correct form to also discuss the issue with the parcel that is between us and the school that is being used as a thoroughfare? That's another topic for discussion. People are driving from Moss Park through a dirt road and onto the bike path to take their kids to school.

Mr. Flint: Who owns the property where the dirt road is?

Mr. Register: Moss Park Properties. There needs to be some communication.

Mr. Flint: Is that who you bought the land from?

Mr. Register: Yes.

Mr. Flint: Is there any way they would agree to put chains up or cables?

Mr. Register: We are proposing to put traffic barriers at the end of our road where it terminates and two bike paths, to allow bikes and pedestrians, but not motorized vehicles. We don't know what would keep them from just driving around. So that's a safety concern that we expressed to them, and they said it's something that they need to work on.

Mr. Scheerer: We talked about putting termination signs, those nine diamond signs, at the end of each road.

Mr. Register: Correct.

Mr. Scheerer: On the school side, if there's a vehicle, you can probably work around that.

Mr. Register: I just wanted to bring this up as something that needs to be addressed.

Mr. Scheerer: We are looking at it.

Mr. Flint: Do you have any big rocks out there?

Mr. Scheerer: I told them to dig a swale and take some of that RCP and lay it across there.

Mr. Flint: That was a good discussion. Do you know anything about the HOA meeting on Saturday regarding the parking?

Mr. Register: No sir. I have not been advised of anything.

Mr. Flint: Okay, because we weren't either, but a resident indicated that there was a meeting on Saturday. The HOA talked about parking. I sent Michelle an email, but I haven't heard back from her as of yet.

SIXTH ORDER OF BUSINESS

Consideration of Addendum to Landscape Maintenance Agreement with Down to Earth Landscape & Irrigation

Mr. Scheerer: Ben and I met a couple of times over the last few weeks to review the property that's scheduled to come online relatively quickly. We identified L-2, L-4, L-5, Easements 1 and 2, Easement 3 (gas line easement), PL-3 park, mail kiosk park and dog park. These addendums were provided for budgetary purposes for 2020 and are already accounted for in the 2020 budget. We know that the Board doesn't always meet monthly, if we don't have any business. I also know that the dog park and mail kiosk park are getting close to being turned over, so Ben and I were talking about bringing this before you today and maybe authorizing him to sign the addendums as they are ready to come online so we don't delay maintenance going forward. Down to Earth created a punch list for the dog park and mail kiosk park and sent it to their contractor. We will get some of those deficiencies corrected. There are not a lot. I know there is time for him around February and March. In your agenda package, is a map outlining where they are at and the addendums that go along with them. I know that they are still working on L-2. So if we don't meet until February or March, in order to not delay this, we need a motion. This is similar to what the Board did with the stormwater ponds.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Addendum to Landscape Maintenance Agreement with Down to Earth Landscape & Irrigation was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement

**with the Orange County Property
Appraiser**

Mr. Flint: This is a requirement to use the tax bill as the collection method for the Debt Service and Operations and Maintenance (O&M) assessments. The fees that they charge are designated in the Statutes. So we don't have any ability to negotiate those. This is something that the Board approved in the past on an annual basis. Are there any questions?

Mr. Register: No.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Series 2019 Requisition #2

Mr. Flint: This is for Assessment Area 3 for construction accounting services as part of our agreement. We are submitting it to be paid out of the construction and acquisition account.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor Requisition #2 for the Series 2019 bonds was ratified.

Mr. Register: This would occur when, George?

Mr. Flint: Now that the Board approved it, I need to get the District Engineer to sign it. It would be within the next week or so.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2020-02
Authorizing Petition to be Filed to
Expand the District's Boundaries - Added**

Mr. Flint: We added a resolution to the agenda.

Mr. d'Adesky: Yes, regarding the expansion of the properties, subject to a conversation with Mark as we are closing on the first phase of Parcel K shortly. The intent was to expand the District to encapsulate all of Parcel K. We already did the expansion, so we don't have to wait on that process. This resolution authorizes us to get started so that Christy can start drafting the associated exhibits for the petition and start communicating with the City of Orlando on getting that filed.

Mr. Register: Do we need to wait until we close?

Mr. d'Adesky: I spoke to Eric and MPP and they are all aware of it. This is the CDDs authorization for staff to get started on the process. Obviously, we wouldn't file anything until after the first closing, but Lennar hasn't taken down the next two phases, yet.

Mr. Register: In the past they consented.

Mr. d'Adesky: They will probably sign a form of consent; at least MPP would. So I would have consent from Lennar as the owner of the first phase and the option holder of the second phase and then a consent with MPP for the second and third phase.

Mr. Flint: We typically don't issue bonds and place a lien until you actually take it down.

Mr. d'Adesky: Correct. Its solely for petition purposes.

Mr. Flint: Are there any questions on the resolution? Hearing none,

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor Resolution 2020-02 Authorizing a Petition to be Filed to Expand the District's Boundaries was adopted.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I have a brief update regarding auditing requirements. There was a change in the Statute with Senate Bill 70-14, which came through as Statute 2019-25. Essentially, it imposes additional requirements mostly on GMS, in terms of providing internal and auditing controls. It also provides penalties if they don't provide information for the auditors. So if there is any time when GMS is asking for information for purposes of an audit, just remember to procure that and give it to the auditors in a timely manner because there are criminal penalties for that. It's a first-degree misdemeanor. That was the main update we found. Secondly, we worked on the plats and getting those through, and we will start on the conveyances. We provided Certificates of Completion to Christy for the Series 2015 and 2018 bonds. Once she executes that, hopefully in the next couple of weeks, we will try to have that on the February meeting agenda. This will close out the Series 2015 and 2018 bonds, terminates all of the obligations of Lennar in terms of completion and acquisition and certifies those projects as complete. That's all I had.

B. Engineer

Mr. Flint: Christy, do you have anything for the Board?

Ms. Baxter: No. I have the Series 2015 and 2018 bond documents for review and will get those executed. I don't have anything new to discuss.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register in your agenda package for the General Fund for October 17, 2019 through January 16, 2020 totaling \$415,953.97. Several transactions are moving Debt Service assessments to the Trustee. That is the significant amount of the expense. Are there any questions on the Check Register? If not, I would ask for a motion for approval.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Check Register as stated above was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the Unaudited Financial Statements through December 31, 2019. If you have any questions, we can discuss those; otherwise, no action is required.

iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: You have the Arbitrage Rebate Calculation Report for the Series 2015 bonds, indicating a negative rebate requirement of \$351,318, meaning there is no arbitrage issue. We need a motion to accept the report.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Arbitrage Rebate Calculation Report was accepted.

ELEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: That's all I had. Is there anything else that the Board wanted to discuss that was not on the agenda? Hearing none, we need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2018 PROJECT IS COMPLETE; DECLARING THE SERIES 2018 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on January 25, 2018, the Board of Supervisors (“**Board**”) of the Storey Park Community Development District (“**District**”) adopted Resolution 2018-05, authorizing, among other things, the issuance of Special Assessment Bonds in an aggregate principal amount not-to-exceed \$5,000,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District adopted the “Storey Park Community Development District Engineer’s Report” dated June 26, 2017, as supplemented by the Supplemental Engineer’s Report dated December 7, 2017, as amended from time to time (the “**Engineer’s Report**”), which identifies and describes the components of the project financed with the Series 2018 Bonds (“**Series 2018 Project**”); and

WHEREAS, the District authorized and issued the \$3,865,000 “Storey Park Community Development District Special Assessment Bonds, Series 2018” (“**Series 2018 Bonds**”), pursuant to the Master Trust Indenture between the District and Regions Bank, as Trustee, dated August 1, 2015 (“**Master Trust Indenture**”) and the First Supplemental Trust Indenture between the District and Regions Bank, as Trustee, dated April 1, 2018, for the purpose of funding all or a part of the construction, installation, and acquisition of public infrastructure, improvements, and services of the Series 2018 Project; and

WHEREAS, the Series 2018 Project has been completed; and

WHEREAS, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered an Engineer’s Certification of Completion (“**Engineer’s Certification**”), attached hereto as ***Exhibit A***, wherein the District Engineer established the date of Series 2018 Project completion; and

WHEREAS, Chapter 170, *Florida Statutes*, requires that upon completion of the Series 2018 Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

1. Recitals. The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes* and specifically Section 170.09, *Florida Statutes*.

3. Acceptance and Certification of Completion of the Series 2018 Project. The Board of Supervisors hereby accepts the District Engineer's Certification, certifying the Series 2018 Project complete and upon reliance thereon, certifies the Series 2018 Project complete in accordance with the Master Trust Indenture.

4. Severability. If any section or part of a section of this resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. Effective Date. This resolution shall take effect immediately upon its adoption.

[SIGNATURE PAGE TO FOLLOW]

PASSED AND ADOPTED this 27th day of February, 2020.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

EXHIBIT A
ENGINEER'S CERTIFICATION

[ATTACHED BELOW]

ENGINEER'S CERTIFICATE

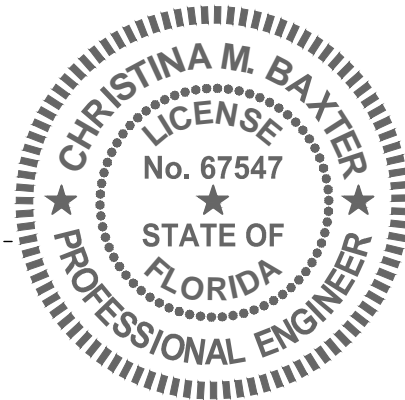
We, Poulos & Bennett, as the designated engineers (“**District Engineer**”) for the Storey Park Community Development District in connection with the \$3,865,000 Storey Park Community Development District Capital Improvement Revenue Bonds, Series 2018 (“**2018 Bonds**”) hereby certify:

1. The District Engineer has reviewed all evidence of costs and hereby certifies to the District the total actual amount of cost, is reasonable for the Work Product to be delivered by the Developer to the District on this date and that all requirements for such transfer have been satisfied as required by the Acquisition Agreement dated May 22, 2018 (“**Acquisition Agreement**”).

2. The District Improvements conveyed from the Developer to the District are a part of the District Improvements contemplated by the Master Engineer’s report dated June 26, 2017, and supplemented by the Supplemental Engineer’s Report, dated December 7, 2017 (“**Engineer’s Report**”), and the District Engineer has reviewed the list of items necessary to complete such acquisition. Such acquisition has been subject to engineering review and he certifies that the conditions described in the Acquisition Agreement have been satisfied.

3. Pursuant to Section 4.04 of the Second Supplemental Trust Indenture between the District and Regions Bank, as Trustee, dated April 1, 2018 relating to the Series 2018 Bonds, the Completion Date is hereby established as February 19, 2020.

POULOS & BENNETT



By: _____

Name: Christina M. Baxter

Title: District Engineer

Dated: February 19, 2020

SECTION V

RESOLUTION 2020-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Orlando, Orange County, Florida; and

WHEREAS, the District desires to re-designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 27th day of February, 2020.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

MAIL KIOSK LICENSE AGREEMENT
(STOREY PARK)

THIS MAIL KIOSK LICENSE AGREEMENT (the “License” or “Agreement”) is made on this ____ day of _____, 2020, by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (herein referred to as “District”), and **STOREY PARK HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (herein referred to as “Licensee”).

RECITALS

A. **WHEREAS**, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

B. **WHEREAS**, District is the owner of a parcel of real property within its boundaries, and Licensee and its agents desire to install, operate, and maintain a mail kiosk(s) or said parcel of real property (the “Mail Kiosk”); and

C. **WHEREAS**, the Licensee exists and is operating within the boundaries of the Storey Park Community Development District; and

D. **WHEREAS**, the Licensee, in furtherance of its goals and objectives as a homeowners association within the District, desires to construct, install or place, or have constructed installed or placed on its behalf, the Mail Kiosk at a specified location within the Storey Park Community Development District, and which installation and use shall not materially affect the District, which location is depicted in **Exhibit “A”** and shall be referred to herein as the “License Area”; and

E. **WHEREAS**, the District and Licensee seeks herein to agree upon the terms of such installation and subsequent operation, maintenance and repair of the Mail Kiosk within the License Area.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), each to the other paid, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein and in the exhibits attached hereto to be performed by each of the parties hereto, the parties hereby agree as follows:

1. District, in consideration of the covenants and agreements made by Licensee herein, grants to the Licensee a nonexclusive license to utilize a portion of the License Area not to exceed eight-hundred (800) square feet for the purpose of installing the Mail Kiosk.

2. The license granted herein shall be for a term commencing on February 1, 2020, and ending August, 1, 2040 (the “Original Term”), unless terminated sooner as

provided for in this Agreement. Upon the expiration of the Original Term this Agreement shall automatically renew for successive ten (10) year terms unless terminated as provided for in this Agreement.

3. The size, location, style, design, aesthetics, color and placement, as well as the manner and method of installation and removal, of the Mail Kiosk shall be subject to the prior written approval of District, provided that such approval shall not be unreasonably withheld, delayed or conditioned.

4. Licensee shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the installation, maintenance, height, size, location, use, operation, and removal of the Mail Kiosk and shall fully indemnify District against any loss, cost, or expense which may be sustained or incurred by District as a result of the installation, maintenance, operation, or removal of the Mail Kiosk unless such loss is due to the negligence of District, its employees, agents, or invitees. District makes no representation that applicable laws, ordinances, or regulations permit the installation or operation of the Mail Kiosk on the subject real property.

5. District grants to Licensee, its agents, guests, employees, invitees, representatives and designees the right, to be exercised as set forth herein, to enter upon the License Area for the sole purpose of constructing, installing, maintaining, removing and/or gaining access to Licensee's Mail Kiosk and associated improvements. Notwithstanding anything contained herein, Licensee's, or its agents', guests', employees', invitees', representatives' or designees', access and utilization of the License Area shall not cause damage to or materially interfere with the use, operation or maintenance of any part of the License Area (or any of District's improvements located thereon) or with any of the District's other operations or activities or those of the general public.

6. Licensee shall promptly reimburse District for the costs of repair of any damage to the License Area, or any improvements located thereon, directly or indirectly caused by Licensee's Mail Kiosk or the installation, operation, use, maintenance, or removal of the Mail Kiosk or other installations related thereto of the Licensee.

7. Licensee, at its expense, shall be solely responsible for and shall maintain, at all times, its Mail Kiosk in a safe, structurally sound, clean, attractive and sightly condition and shall indemnify and save harmless District from and against all liens and claims of mechanics and materialmen furnishing labor and materials in the construction and maintenance of same. Licensee hereby specifically acknowledges that it is the sole owner of the Mail Kiosk, and that Licensee is the sole entity responsible for the maintenance, repair and upkeep of the Mail Kiosk.

8. Licensee agrees to defend, indemnify, and save harmless District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, incurred or sustained by District arising from, growing out of, or resulting from Licensee's Mail Kiosk, Licensee's installation or use of the License Area or any other adjacent areas where Licensee's equipment may be located, including costs, attorney's fees, and other expenses incurred by District in defending any such claim unless

such loss, damage, or injury is due to the negligence of District, its employees, agents, or invitees.

9. Licensee waives and releases all claims against District, its officers, directors, agents, employees, contractors and servants, and agrees that they shall not be liable for injury to person or damage to property sustained by Licensee or by any occupant of the License Area, or any other person, occurring in or about the Property and resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the License Area or any part of it or from equipment or appurtenance which becomes out of repair, or from any occurrence, act, negligence or omission of any Licensee's officers, directors, agents, employees, contractors and servants or of any other person; except for the negligence of or omission by District, its officers, directors, agents, employees, contractors and servants.

10. The License granted to Licensee shall not be deemed to give to Licensee the exclusive right to use the License Area and shall not preclude District from granting a license or licenses to others; provided, however, the rights of other licensees shall be exercised without causing unreasonable interference with the activities being carried on by Licensee in accordance with this license. Similarly, the rights of Licensee under this Agreement shall be exercised without causing interference with the activities being carried on by other licensees in accordance with their respective licenses. Licensee shall not change or materially alter the Mail Kiosk without the prior written consent of District.

11. No notice or demand related to or required by this Agreement shall be effective unless the notice or demand is in writing and is either delivered personally to the party for whom it is intended, or to an officer of the party if a corporation, or sent by United States registered or certified mail, return receipt requested. Either party may, however, by notice to the other, from time to time designate another address in the United States to which notices mailed more than 10 days afterwards shall be addressed. Notices mailed as described above shall be effectively given as of the date of mailing. Notices shall be mailed to the addresses as listed below:

If to District:	STOREY PARK COMMUNITY DEVELOPMENT c/o Governmental Management Services – Central Florida, LLC 219 E. Livingston Street Orlando, FL 32801 Attn.: District Manager
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With a copy to:	Latham, Luna, Eden & Beaudine, LLP District Counsel 111 N. Magnolia Avenue, Suite 1400 Orlando, FL 32801 Attn: District Counsel
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HOA:	Storey Park Homeowner's Association, Inc.
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and a copy to:

12. Upon any default by Licensee under this Agreement, District shall provide written notice of such default to Licensee and Licensee shall have thirty (30) days from receipt of such written notice to cure said default. If, due to circumstances beyond Licensee's control, the default cannot be cured within the thirty (30) day period, Licensee shall be granted additional time, as necessary, to cure the default so long as Licensee commences to cure the default within the thirty (30) day notice period and is diligently pursuing the cure of the default. In the event Licensee fails to cure the default within the thirty (30) day period (or, where additional time to cure is required, fails to commence and diligently pursue the cure within the thirty (30) day period) District and shall have the right to terminate this License upon written notice to Licensee and said termination shall be effective upon Licensee's receipt of such notice.

13. Notwithstanding anything herein to the contrary, District may terminate the license granted herein, with or without cause, upon thirty (30) days written notice to the Licensee. Upon the termination of this license by District, the Mail Kiosk installed under the terms of this license shall be removed by Licensee and the area of the Property where they were installed shall be restored by Licensee to as good condition as existed immediately prior to installation of the Mail Kiosk. Both the removal of the Mail Kiosk and subsequent restoration, as described herein, shall be completed within thirty (30) days of such termination.

14. This Agreement shall be binding upon the successors and assigns of the parties, provided that Licensee shall not assign or transfer the license granted herein to anyone else without District's prior written consent, which may be withheld at its sole discretion.

15. The Licensee shall obtain and keep in force, at Licensee's expense, all types and amounts of insurance coverage considered customary and reasonable within its industry. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the District.

16. Nothing herein shall cause or be construed as a waiver of the District's sovereign immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. This License Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN ORANGE COUNTY, FLORIDA.**

18. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this License Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

19. No modification, waiver, amendment, discharge or change of this License Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

20. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties to this License Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

SIGNATURE PAGE TO MAIL KIOSK LICENSE AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Print: _____

By: _____

Print: _____

Print: _____

Title: _____

WITNESSES:

**STOREY PARK HOMEOWNERS
ASSOCIATION, INC.** a Florida not-for-
profit corporation

Print: _____

By: _____

Print: _____

Print: _____

Title: _____

EXHIBIT “A”

License Area

SECTION VII

SECTION A

SECTION 1

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2 An act relating to government accountability; amending
3 s. 11.40, F.S.; specifying that the Governor, the
4 Commissioner of Education, or the designee of the
5 Governor or of the commissioner, may notify the
6 Legislative Auditing Committee of an entity's failure
7 to comply with certain auditing and financial
8 reporting requirements; amending s. 11.45, F.S.;
9 revising definitions and defining the terms "abuse,"
10 "fraud," and "waste"; excluding water management
11 districts from certain audit requirements; removing a
12 cross-reference; authorizing the Auditor General to
13 conduct audits of tourist development councils and
14 county tourism promotion agencies; revising reporting
15 requirements applicable to the Auditor General;
16 amending s. 11.47, F.S.; specifying that any person
17 who willfully fails or refuses to provide access to an
18 employee, officer, or agent of an entity under audit
19 is subject to a penalty; amending s. 28.35, F.S.;
20 revising reporting requirements applicable to the
21 Florida Clerks of Court Operations Corporation;
22 amending s. 43.16, F.S.; revising the responsibilities
23 of the Justice Administrative Commission, each state
24 attorney, each public defender, the criminal conflict
25 and civil regional counsel, the capital collateral
26 regional counsel, and the Guardian Ad Litem Program,
27 to include the establishment and maintenance of
28 certain internal controls; amending ss. 129.03,
29 129.06, and 166.241, F.S.; requiring counties and

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municipalities to maintain certain budget documents on
the entities' websites for a specified period;
amending s. 215.86, F.S.; revising the purposes for
which management systems and internal controls must be
established and maintained by each state agency and
the judicial branch; amending s. 215.97, F.S.;
revising certain audit threshold requirements;
amending s. 215.985, F.S.; revising the requirements
for a monthly financial statement provided by a water
management district; amending s. 218.31, F.S.:
revising the definition of the term "financial audit";
amending s. 218.32, F.S.; authorizing the Department
of Financial Services to request additional
information from a local governmental entity in
preparation of an annual report; requiring a local
governmental entity to respond to such requests within
a specified timeframe; requiring the department to
notify the Legislative Auditing Committee of
noncompliance; amending s. 218.33, F.S.; requiring
local governmental entities to establish and maintain
internal controls to achieve specified purposes;
amending s. 218.391, F.S.; revising membership, and
restrictions thereof, for an auditor selection
committee; prescribing requirements and procedures for
selecting an auditor if certain conditions exist;
amending s. 373.536, F.S.; deleting obsolete language;
requiring water management districts to maintain
certain budget documents on the districts' websites
for specified periods; amending s. 1001.42, F.S.;

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authorizing additional internal audits as directed by the district school board; amending s. 1002.33, F.S.; revising the responsibilities of the governing board of a charter school to include the establishment and maintenance of internal controls; amending s. 1002.37, F.S.; requiring completion of an annual financial audit of the Florida Virtual School; specifying audit requirements; requiring an audit report to be submitted to the board of trustees of the Florida Virtual School and the Auditor General; deleting obsolete provisions; amending s. 1010.01, F.S.; requiring each school district, Florida College System institution, and state university to establish and maintain certain internal controls; creating ss. 1012.8551 and 1012.915, F.S.; specifying applicable standards as to employee background screening and investigations of Florida College System and State University System personnel, respectively; amending s. 218.503, F.S.; conforming provisions and cross-references to changes made by the act; providing a declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 11.40, Florida Statutes, is amended to read:

11.40 Legislative Auditing Committee.—

(2) Following notification by the Auditor General, the

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Department of Financial Services, ~~or~~ the Division of Bond Finance of the State Board of Administration, the Governor or his or her designee, or the Commissioner of Education or his or her designee of the failure of a local governmental entity, district school board, charter school, or charter technical career center to comply with the applicable provisions within s. 11.45(5)-(7), s. 218.32(1), s. 218.38, or s. 218.503(3), the Legislative Auditing Committee may schedule a hearing to determine if the entity should be subject to further state action. If the committee determines that the entity should be subject to further state action, the committee shall:

(a) In the case of a local governmental entity or district school board, direct the Department of Revenue and the Department of Financial Services to withhold any funds not pledged for bond debt service satisfaction which are payable to such entity until the entity complies with the law. The committee shall specify the date that such action must ~~shall~~ begin, and the directive must be received by the Department of Revenue and the Department of Financial Services 30 days before the date of the distribution mandated by law. The Department of Revenue and the Department of Financial Services may implement ~~the provisions of~~ this paragraph.

(b) In the case of a special district created by:

1. A special act, notify the President of the Senate, the Speaker of the House of Representatives, the standing committees of the Senate and the House of Representatives charged with special district oversight as determined by the presiding officers of each respective chamber, the legislators who represent a portion of the geographical jurisdiction of the

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special district, and the Department of Economic Opportunity that the special district has failed to comply with the law. Upon receipt of notification, the Department of Economic Opportunity shall proceed pursuant to s. 189.062 or s. 189.067. If the special district remains in noncompliance after the process set forth in s. 189.0651, or if a public hearing is not held, the Legislative Auditing Committee may request the department to proceed pursuant to s. 189.067(3).

2. A local ordinance, notify the chair or equivalent of the local general-purpose government pursuant to s. 189.0652 and the Department of Economic Opportunity that the special district has failed to comply with the law. Upon receipt of notification, the department shall proceed pursuant to s. 189.062 or s. 189.067. If the special district remains in noncompliance after the process set forth in s. 189.0652, or if a public hearing is not held, the Legislative Auditing Committee may request the department to proceed pursuant to s. 189.067(3).

3. Any manner other than a special act or local ordinance, notify the Department of Economic Opportunity that the special district has failed to comply with the law. Upon receipt of notification, the department shall proceed pursuant to s. 189.062 or s. 189.067(3).

(c) In the case of a charter school or charter technical career center, notify the appropriate sponsoring entity, which may terminate the charter pursuant to ss. 1002.33 and 1002.34.

Section 2. Subsection (1), paragraph (j) of subsection (2), paragraph (u) of subsection (3), and paragraph (i) of subsection (7) of section 11.45, Florida Statutes, are amended, and paragraph (x) is added to subsection (3) of that section, to

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read:

11.45 Definitions; duties; authorities; reports; rules.—

(1) DEFINITIONS.—As used in ss. 11.40-11.51, the term:

(a) "Abuse" means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.

(b) ~~(a)~~ "Audit" means a financial audit, operational audit, or performance audit.

(c) ~~(b)~~ "County agency" means a board of county commissioners or other legislative and governing body of a county, however styled, including that of a consolidated or metropolitan government, a clerk of the circuit court, a separate or ex officio clerk of the county court, a sheriff, a property appraiser, a tax collector, a supervisor of elections, or any other officer in whom any portion of the fiscal duties of a body or officer expressly stated in this paragraph are ~~the above are under law~~ separately placed by law.

(d) ~~(c)~~ "Financial audit" means an examination of financial statements in order to express an opinion on the fairness with which they are presented in conformity with generally accepted accounting principles and an examination to determine whether operations are properly conducted in accordance with legal and regulatory requirements. Financial audits must be conducted in accordance with auditing standards generally accepted in the United States and government auditing standards ~~as adopted by the Board of Accountancy~~. When applicable, the scope of financial audits must ~~shall~~ encompass the additional activities

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necessary to establish compliance with the Single Audit Act Amendments of 1996, 31 U.S.C. ss. 7501-7507, and other applicable federal law.

(e) "Fraud" means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity's assets, bribery, or the use of one's position for personal enrichment through the deliberate misuse or misapplication of an organization's resources.

(f) ~~(d)~~ "Governmental entity" means a state agency, a county agency, or any other entity, however styled, that independently exercises any type of state or local governmental function.

(g) ~~(e)~~ "Local governmental entity" means a county agency, municipality, tourist development council, county tourism promotion agency, or special district as defined in s. 189.012. The term, ~~but~~ does not include any housing authority established under chapter 421.

(h) ~~(f)~~ "Management letter" means a statement of the auditor's comments and recommendations.

(i) ~~(g)~~ "Operational audit" means an audit whose purpose is to evaluate management's performance in establishing and maintaining internal controls, including controls designed to prevent and detect fraud, waste, and abuse, and in administering assigned responsibilities in accordance with applicable laws, administrative rules, contracts, grant agreements, and other guidelines. Operational audits must be conducted in accordance with government auditing standards. Such audits examine internal

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controls that are designed and placed in operation to promote and encourage the achievement of management's control objectives in the categories of compliance, economic and efficient operations, reliability of financial records and reports, and safeguarding of assets, and identify weaknesses in those internal controls.

(j)~~(h)~~ "Performance audit" means an examination of a program, activity, or function of a governmental entity, conducted in accordance with applicable government auditing standards or auditing and evaluation standards of other appropriate authoritative bodies. The term includes an examination of issues related to:

1. Economy, efficiency, or effectiveness of the program.
2. Structure or design of the program to accomplish its goals and objectives.
3. Adequacy of the program to meet the needs identified by the Legislature or governing body.
4. Alternative methods of providing program services or products.
5. Goals, objectives, and performance measures used by the agency to monitor and report program accomplishments.
6. The accuracy or adequacy of public documents, reports, or requests prepared under the program by state agencies.
7. Compliance of the program with appropriate policies, rules, or laws.
8. Any other issues related to governmental entities as directed by the Legislative Auditing Committee.

(k)~~(i)~~ "Political subdivision" means a separate agency or unit of local government created or established by law and

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includes, but is not limited to, the following and the officers thereof: authority, board, branch, bureau, city, commission, consolidated government, county, department, district, institution, metropolitan government, municipality, office, officer, public corporation, town, or village.

(1)~~(j)~~ "State agency" means a separate agency or unit of state government created or established by law and includes, but is not limited to, the following and the officers thereof: authority, board, branch, bureau, commission, department, division, institution, office, officer, or public corporation, as the case may be, except any such agency or unit within the legislative branch of state government other than the Florida Public Service Commission.

(m) "Waste" means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

(2) DUTIES.—The Auditor General shall:

(j) Conduct audits of local governmental entities when determined to be necessary by the Auditor General, when directed by the Legislative Auditing Committee, or when otherwise required by law. No later than 18 months after the release of the audit report, the Auditor General shall perform such appropriate followup procedures as he or she deems necessary to determine the audited entity's progress in addressing the findings and recommendations contained within the Auditor General's previous report. The Auditor General shall notify each member of the audited entity's governing body and the Legislative Auditing Committee of the results of his or her determination. For purposes of this paragraph, local

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governmental entities do not include water management districts.

The Auditor General shall perform his or her duties independently but under the general policies established by the Legislative Auditing Committee. This subsection does not limit the Auditor General's discretionary authority to conduct other audits or engagements of governmental entities as authorized in subsection (3).

(3) AUTHORITY FOR AUDITS AND OTHER ENGAGEMENTS.—The Auditor General may, pursuant to his or her own authority, or at the direction of the Legislative Auditing Committee, conduct audits or other engagements as determined appropriate by the Auditor General of:

(u) The Florida Virtual School ~~pursuant to s. 1002.37.~~

(x) Tourist development councils and county tourism promotion agencies.

(7) AUDITOR GENERAL REPORTING REQUIREMENTS.—

(i) The Auditor General shall annually transmit by July 15, to the President of the Senate, the Speaker of the House of Representatives, and the Department of Financial Services, a list of all school districts, charter schools, charter technical career centers, Florida College System institutions, state universities, and local governmental entities ~~water management districts~~ that have failed to comply with the transparency requirements as identified in the audit reports reviewed pursuant to paragraph (b) and those conducted pursuant to subsection (2).

Section 3. Subsection (3) of section 11.47, Florida Statutes, is amended to read:

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11.47 Penalties; failure to make a proper audit or examination; making a false report; failure to produce documents or information.—

(3) Any person who willfully fails or refuses to provide access to an employee, officer, or agent of an entity subject to an audit or to furnish or produce any book, record, paper, document, data, or sufficient information necessary to a proper audit or examination which the Auditor General or the Office of Program Policy Analysis and Government Accountability is by law authorized to perform commits ~~shall be guilty of~~ a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

Section 4. Paragraph (d) of subsection (2) of section 28.35, Florida Statutes, is amended to read:

28.35 Florida Clerks of Court Operations Corporation.—

(2) The duties of the corporation shall include the following:

(d) Developing and certifying a uniform system of workload measures and applicable workload standards for court-related functions as developed by the corporation and clerk workload performance in meeting the workload performance standards. These workload measures and workload performance standards shall be designed to facilitate an objective determination of the performance of each clerk in accordance with minimum standards for fiscal management, operational efficiency, and effective collection of fines, fees, service charges, and court costs. The corporation shall develop the workload measures and workload performance standards in consultation with the Legislature. When the corporation finds a clerk has not met the workload

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performance standards, the corporation shall identify the nature of each deficiency and any corrective action recommended and taken by the affected clerk of the court. For quarterly periods ending on the last day of March, June, September, and December of each year, the corporation shall notify the Legislature of any clerk not meeting workload performance standards and provide a copy of any corrective action plans. Such notifications must be submitted no later than 45 days after the end of the preceding quarterly period. As used in this subsection, the term:

1. "Workload measures" means the measurement of the activities and frequency of the work required for the clerk to adequately perform the court-related duties of the office as defined by the membership of the Florida Clerks of Court Operations Corporation.

2. "Workload performance standards" means the standards developed to measure the timeliness and effectiveness of the activities that are accomplished by the clerk in the performance of the court-related duties of the office as defined by the membership of the Florida Clerks of Court Operations Corporation.

Section 5. Present subsections (6) and (7) of section 43.16, Florida Statutes, are renumbered as subsections (7) and (8), respectively, and a new subsection (6) is added to that section, to read:

43.16 Justice Administrative Commission; membership, powers and duties.—

(6) The commission, each state attorney, each public defender, the criminal conflict and civil regional counsel, the

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capital collateral regional counsel, and the Guardian Ad Litem
Program shall establish and maintain internal controls designed
to:

(a) Prevent and detect fraud, waste, and abuse as defined
in s. 11.45(1).

(b) Promote and encourage compliance with applicable laws,
rules, contracts, grant agreements, and best practices.

(c) Support economical and efficient operations.

(d) Ensure reliability of financial records and reports.

(e) Safeguard assets.

Section 6. Paragraph (c) of subsection (3) of section
129.03, Florida Statutes, is amended to read:

129.03 Preparation and adoption of budget.—

(3) The county budget officer, after tentatively
ascertaining the proposed fiscal policies of the board for the
next fiscal year, shall prepare and present to the board a
tentative budget for the next fiscal year for each of the funds
provided in this chapter, including all estimated receipts,
taxes to be levied, and balances expected to be brought forward
and all estimated expenditures, reserves, and balances to be
carried over at the end of the year.

(c) The board shall hold public hearings to adopt tentative
and final budgets pursuant to s. 200.065. The hearings shall be
primarily for the purpose of hearing requests and complaints
from the public regarding the budgets and the proposed tax
levies and for explaining the budget and any proposed or adopted
amendments. The tentative budget must be posted on the county's
official website at least 2 days before the public hearing to
consider such budget and must remain on the website for at least

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45 days. The final budget must be posted on the website within
30 days after adoption and must remain on the website for at
least 2 years. The tentative budgets, adopted tentative budgets,
and final budgets shall be filed in the office of the county
auditor as a public record. Sufficient reference in words and
figures to identify the particular transactions must ~~shall~~ be
made in the minutes of the board to record its actions with
reference to the budgets.

Section 7. Paragraph (f) of subsection (2) of section
129.06, Florida Statutes, is amended to read:

129.06 Execution and amendment of budget.—

(2) The board at any time within a fiscal year may amend a
budget for that year, and may within the first 60 days of a
fiscal year amend the budget for the prior fiscal year, as
follows:

(f) Unless otherwise prohibited by law, if an amendment to
a budget is required for a purpose not specifically authorized
in paragraphs (a)-(e), the amendment may be authorized by
resolution or ordinance of the board of county commissioners
adopted following a public hearing.

1. The public hearing must be advertised at least 2 days,
but not more than 5 days, before the date of the hearing. The
advertisement must appear in a newspaper of paid general
circulation and must identify the name of the taxing authority,
the date, place, and time of the hearing, and the purpose of the
hearing. The advertisement must also identify each budgetary
fund to be amended, the source of the funds, the use of the
funds, and the total amount of each fund's appropriations.

2. If the board amends the budget pursuant to this

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paragraph, the adopted amendment must be posted on the county's official website within 5 days after adoption and must remain on the website for at least 2 years.

Section 8. Subsections (3) and (5) of section 166.241, Florida Statutes, are amended to read:

166.241 Fiscal years, budgets, and budget amendments.—

(3) The tentative budget must be posted on the municipality's official website at least 2 days before the budget hearing, held pursuant to s. 200.065 or other law, to consider such budget and must remain on the website for at least 45 days. The final adopted budget must be posted on the municipality's official website within 30 days after adoption and must remain on the website for at least 2 years. If the municipality does not operate an official website, the municipality must, within a reasonable period of time as established by the county or counties in which the municipality is located, transmit the tentative budget and final budget to the manager or administrator of such county or counties who shall post the budgets on the county's website.

(5) If the governing body of a municipality amends the budget pursuant to paragraph (4)(c), the adopted amendment must be posted on the official website of the municipality within 5 days after adoption and must remain on the website for at least 2 years. If the municipality does not operate an official website, the municipality must, within a reasonable period of time as established by the county or counties in which the municipality is located, transmit the adopted amendment to the manager or administrator of such county or counties who shall post the adopted amendment on the county's website.

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Section 9. Section 215.86, Florida Statutes, is amended to read:

215.86 Management systems and controls.—Each state agency and the judicial branch as defined in s. 216.011 shall establish and maintain management systems and internal controls designed to:

(1) Prevent and detect fraud, waste, and abuse as defined in s. 11.45(1). ~~that~~

(2) Promote and encourage compliance with applicable laws, rules, contracts, and grant agreements. ~~†~~

(3) Support economical and ~~economic,~~ efficient, and effective operations. ~~†~~

(4) Ensure reliability of financial records and reports. ~~†~~

(5) Safeguard ~~and safeguarding of assets. Accounting systems and procedures shall be designed to fulfill the requirements of generally accepted accounting principles.~~

Section 10. Paragraph (a) of subsection (2) of section 215.97, Florida Statutes, is amended to read:

215.97 Florida Single Audit Act.—

(2) As used in this section, the term:

(a) "Audit threshold" means the threshold amount used to determine when a state single audit or project-specific audit of a nonstate entity shall be conducted in accordance with this section. Each nonstate entity that expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such nonstate entity shall be required to have a state single audit~~,~~ or a project-specific audit~~,~~ for such fiscal year in accordance with the requirements of this section.

~~Every 2 years the Auditor General,~~ After consulting with the

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Executive Office of the Governor, the Department of Financial Services, and all state awarding agencies, the Auditor General shall periodically review the threshold amount for requiring audits under this section and may recommend any appropriate statutory change to revise the threshold amount in the annual report submitted to the Legislature pursuant to s. 11.45(7)(h) ~~adjust such threshold amount consistent with the purposes of this section.~~

Section 11. Subsection (11) of section 215.985, Florida Statutes, is amended to read:

215.985 Transparency in government spending.—

(11) Each water management district shall provide a monthly financial statement in the form and manner prescribed by the Department of Financial Services to the district's ~~its~~ governing board and make such monthly financial statement available for public access on its website.

Section 12. Subsection (17) of section 218.31, Florida Statutes, is amended to read:

218.31 Definitions.—As used in this part, except where the context clearly indicates a different meaning:

(17) "Financial audit" means an examination of financial statements in order to express an opinion on the fairness with which they are presented in conformity with generally accepted accounting principles and an examination to determine whether operations are properly conducted in accordance with legal and regulatory requirements. Financial audits must be conducted in accordance with auditing standards generally accepted in the United States and government auditing standards ~~as adopted by the Board of Accountancy and as prescribed by rules promulgated~~

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494 ~~by the Auditor General.~~ When applicable, the scope of financial
495 audits must ~~shall~~ encompass the additional activities necessary
496 to establish compliance with the Single Audit Act Amendments of
497 1996, 31 U.S.C. ss. 7501-7507, and other applicable federal law.

498 Section 13. Subsection (2) of section 218.32, Florida
499 Statutes, is amended to read:

500 218.32 Annual financial reports; local governmental
501 entities.—

502 (2) The department shall annually by December 1 file a
503 verified report with the Governor, the Legislature, the Auditor
504 General, and the Special District Accountability Program of the
505 Department of Economic Opportunity showing the revenues, both
506 locally derived and derived from intergovernmental transfers,
507 and the expenditures of each local governmental entity, regional
508 planning council, local government finance commission, and
509 municipal power corporation that is required to submit an annual
510 financial report. In preparing the verified report, the
511 department may request additional information from the local
512 governmental entity. The information requested must be provided
513 to the department within 45 days after the request. If the local
514 governmental entity does not comply with the request, the
515 department shall notify the Legislative Auditing Committee,
516 which may take action pursuant to s. 11.40(2). The report must
517 include, but is not limited to:

518 (a) The total revenues and expenditures of each local
519 governmental entity that is a component unit included in the
520 annual financial report of the reporting entity.

521 (b) The amount of outstanding long-term debt by each local
522 governmental entity. For purposes of this paragraph, the term

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"long-term debt" means any agreement or series of agreements to pay money, which, at inception, contemplate terms of payment exceeding 1 year in duration.

Section 14. Present subsection (3) of section 218.33, Florida Statutes, is renumbered as subsection (4), and a new subsection (3) is added to that section, to read:

218.33 Local governmental entities; establishment of uniform fiscal years and accounting practices and procedures.—

(3) Each local governmental entity shall establish and maintain internal controls designed to:

(a) Prevent and detect fraud, waste, and abuse as defined in s. 11.45(1).

(b) Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

(c) Support economical and efficient operations.

(d) Ensure reliability of financial records and reports.

(e) Safeguard assets.

Section 15. Subsections (2), (3), and (4) of section 218.391, Florida Statutes, are amended, and subsection (9) is added to that section, to read:

218.391 Auditor selection procedures.—

(2) The governing body of a ~~charter~~ county, municipality, special district, district school board, charter school, or charter technical career center shall establish an auditor selection ~~audit~~ committee.

(a) The auditor selection committee for a ~~Each noncharter~~ county ~~must shall establish an audit committee that,~~ at a minimum, ~~shall~~ consist of each of the county officers elected pursuant to the county charter or s. 1(d), Art. VIII of the

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State Constitution, ~~or their respective designees a designee,~~
and one member of the board of county commissioners or its
designee.

(b) The auditor selection committee for a municipality,
special district, district school board, charter school, or
charter technical career center must consist of at least three
members. One member of the auditor selection committee must be a
member of the governing body of an entity specified in this
paragraph, who shall serve as the chair of the committee.

(c) An employee, a chief executive officer, or a chief
financial officer of the county, municipality, special district,
district school board, charter school, or charter technical
career center may not serve as a member of an auditor selection
committee established under this subsection; however, an
employee, a chief executive officer, or a chief financial
officer of the county, municipality, special district, district
school board, charter school, or charter technical career center
may serve in an advisory capacity.

(d) The primary purpose of the auditor selection ~~audit~~
committee is to assist the governing body in selecting an
auditor to conduct the annual financial audit required in s.
218.39; however, the ~~audit~~ committee may serve other audit
oversight purposes as determined by the entity's governing body.
The public may ~~shall~~ not be excluded from the proceedings under
this section.

(3) The auditor selection ~~audit~~ committee shall:

(a) Establish factors to use for the evaluation of audit
services to be provided by a certified public accounting firm
duly licensed under chapter 473 and qualified to conduct audits

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in accordance with government auditing standards as adopted by the Florida Board of Accountancy. Such factors shall include, but are not limited to, ability of personnel, experience, ability to furnish the required services, and such other factors as may be determined by the committee to be applicable to its particular requirements.

(b) Publicly announce requests for proposals. Public announcements must include, at a minimum, a brief description of the audit and indicate how interested firms can apply for consideration.

(c) Provide interested firms with a request for proposal. The request for proposal shall include information on how proposals are to be evaluated and such other information the committee determines is necessary for the firm to prepare a proposal.

(d) Evaluate proposals provided by qualified firms. If compensation is one of the factors established pursuant to paragraph (a), it shall not be the sole or predominant factor used to evaluate proposals.

(e) Rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to paragraph (a). If fewer than three firms respond to the request for proposal, the committee shall recommend such firms as it deems to be the most highly qualified.

(4) The governing body shall inquire of qualified firms as to the basis of compensation, select one of the firms recommended by the auditor selection ~~audit~~ committee, and negotiate a contract, using one of the following methods:

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(a) If compensation is not one of the factors established pursuant to paragraph (3) (a) and not used to evaluate firms pursuant to paragraph (3) (e), the governing body shall negotiate a contract with the firm ranked first. If the governing body is unable to negotiate a satisfactory contract with that firm, negotiations with that firm shall be formally terminated, and the governing body shall then undertake negotiations with the second-ranked firm. Failing accord with the second-ranked firm, negotiations shall then be terminated with that firm and undertaken with the third-ranked firm. Negotiations with the other ranked firms shall be undertaken in the same manner. The governing body, in negotiating with firms, may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time.

(b) If compensation is one of the factors established pursuant to paragraph (3) (a) and used in the evaluation of proposals pursuant to paragraph (3) (d), the governing body shall select the highest-ranked qualified firm or must document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) The governing body may select a firm recommended by the audit committee and negotiate a contract with one of the recommended firms using an appropriate alternative negotiation method for which compensation is not the sole or predominant factor used to select the firm.

(d) In negotiations with firms under this section, the governing body may allow a designee to conduct negotiations on its behalf.

(9) If the entity fails to select the auditor in accordance

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with the requirements of subsections (3)-(6), the entity must again perform the auditor selection process in accordance with this section to select an auditor to conduct audits for subsequent fiscal years.

Section 16. Paragraph (e) of subsection (4), paragraph (d) of subsection (5), and paragraph (d) of subsection (6) of section 373.536, Florida Statutes, are amended to read:

373.536 District budget and hearing thereon.—

(4) BUDGET CONTROLS; FINANCIAL INFORMATION.—

(e) ~~By September 1, 2012,~~ Each district shall provide a monthly financial statement in the form and manner prescribed by the Department of Financial Services to the district's governing board and make such monthly financial statement available for public access on its website.

(5) TENTATIVE BUDGET CONTENTS AND SUBMISSION; REVIEW AND APPROVAL.—

(d) Each district shall, by August 1 of each year, submit for review a tentative budget and a description of any significant changes from the preliminary budget submitted to the Legislature pursuant to s. 373.535 to the Governor, the President of the Senate, the Speaker of the House of Representatives, the chairs of all legislative committees and subcommittees having substantive or fiscal jurisdiction over water management districts, as determined by the President of the Senate or the Speaker of the House of Representatives, as applicable, the secretary of the department, and the governing body of each county in which the district has jurisdiction or derives any funds for the operations of the district. The tentative budget must be posted on the district's official

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website at least 2 days before budget hearings held pursuant to s. 200.065 or other law and must remain on the website for at least 45 days.

(6) FINAL BUDGET; ANNUAL AUDIT; CAPITAL IMPROVEMENTS PLAN; WATER RESOURCE DEVELOPMENT WORK PROGRAM.—

(d) The final adopted budget must be posted on the water management district's official website within 30 days after adoption and must remain on the website for at least 2 years.

Section 17. Paragraph (1) of subsection (12) of section 1001.42, Florida Statutes, as amended by chapter 2018-5, Laws of Florida, is amended to read:

1001.42 Powers and duties of district school board.—The district school board, acting as a board, shall exercise all powers and perform all duties listed below:

(12) FINANCE.—Take steps to assure students adequate educational facilities through the financial procedure authorized in chapters 1010 and 1011 and as prescribed below:

(1) *Internal auditor.*—May or, in the case of a school district receiving annual federal, state, and local funds in excess of \$500 million, shall employ an internal auditor. The scope of the internal auditor shall not be restricted and shall include every functional and program area of the school system.

1. The internal auditor shall perform ongoing financial verification of the financial records of the school district, a comprehensive risk assessment of all areas of the school system every 5 years, and other audits and reviews as the district school board directs for determining:

a. The adequacy of internal controls designed to prevent and detect fraud, waste, and abuse as defined in s. 11.45(1).

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b. Compliance with applicable laws, rules, contracts, grant agreements, district school board-approved policies, and best practices.

c. The efficiency of operations.

d. The reliability of financial records and reports.

e. The safeguarding of assets.

f. Financial solvency.

g. Projected revenues and expenditures.

h. The rate of change in the general fund balance.

2. The internal auditor shall prepare audit reports of his or her findings and report directly to the district school board or its designee.

3. Any person responsible for furnishing or producing any book, record, paper, document, data, or sufficient information necessary to conduct a proper audit or examination which the internal auditor is by law authorized to perform is subject to the provisions of s. 11.47(3) and (4).

Section 18. Paragraph (j) of subsection (9) of section 1002.33, Florida Statutes, is amended to read:

1002.33 Charter schools.—

(9) CHARTER SCHOOL REQUIREMENTS.—

(j) The governing body of the charter school shall be responsible for:

1. Establishing and maintaining internal controls designed to:

a. Prevent and detect fraud, waste, and abuse as defined in s. 11.45(1).

b. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

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c. Support economical and efficient operations.

d. Ensure reliability of financial records and reports.

e. Safeguard assets.

~~2.1.~~ Ensuring that the charter school has retained the services of a certified public accountant or auditor for the annual financial audit, pursuant to s. 1002.345(2), who shall submit the report to the governing body.

~~3.2.~~ Reviewing and approving the audit report, including audit findings and recommendations for the financial recovery plan.

~~4.a.3.a.~~ Performing the duties in s. 1002.345, including monitoring a corrective action plan.

b. Monitoring a financial recovery plan in order to ensure compliance.

~~5.4.~~ Participating in governance training approved by the department which must include government in the sunshine, conflicts of interest, ethics, and financial responsibility.

Section 19. Present subsections (6) through (10) of section 1002.37, Florida Statutes, are renumbered as subsections (7) through (11), respectively, present subsection (6) is amended, and a new subsection (6) is added to that section, to read:

1002.37 The Florida Virtual School.—

(6) The Florida Virtual School shall have an annual financial audit of its accounts and records conducted by an independent auditor who is a certified public accountant licensed under chapter 473. The independent auditor shall conduct the audit in accordance with rules adopted by the Auditor General pursuant to s. 11.45 and, upon completion of the audit, shall prepare an audit report in accordance with such

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rules. The audit report must include a written statement by the board of trustees describing corrective action to be taken in response to each of the independent auditor's recommendations included in the audit report. The independent auditor shall submit the audit report to the board of trustees and the Auditor General no later than 9 months after the end of the preceding fiscal year.

(7)~~(6)~~ The board of trustees shall annually submit to the Governor, the Legislature, the Commissioner of Education, and the State Board of Education the audit report prepared pursuant to subsection (6) and a complete and detailed report setting forth:

(a) The operations and accomplishments of the Florida Virtual School within the state and those occurring outside the state as Florida Virtual School Global.

(b) The marketing and operational plan for the Florida Virtual School and Florida Virtual School Global, including recommendations regarding methods for improving the delivery of education through the Internet and other distance learning technology.

(c) The assets and liabilities of the Florida Virtual School and Florida Virtual School Global at the end of the fiscal year.

~~(d) A copy of an annual financial audit of the accounts and records of the Florida Virtual School and Florida Virtual School Global, conducted by an independent certified public accountant and performed in accordance with rules adopted by the Auditor General.~~

(d)~~(e)~~ Recommendations regarding the unit cost of providing

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services to students through the Florida Virtual School and Florida Virtual School Global. In order to most effectively develop public policy regarding any future funding of the Florida Virtual School, it is imperative that the cost of the program is accurately identified. The identified cost of the program must be based on reliable data.

(e) ~~(f)~~ Recommendations regarding an accountability mechanism to assess the effectiveness of the services provided by the Florida Virtual School and Florida Virtual School Global.

Section 20. Subsection (5) is added to section 1010.01, Florida Statutes, to read:

1010.01 Uniform records and accounts.—

(5) Each school district, Florida College System institution, and state university shall establish and maintain internal controls designed to:

(a) Prevent and detect fraud, waste, and abuse as defined in s. 11.45(1).

(b) Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

(c) Support economical and efficient operations.

(d) Ensure reliability of financial records and reports.

(e) Safeguard assets.

Section 21. Section 1012.8551, Florida Statutes, is created to read:

1012.8551 Employee background screening and investigations for Florida College System personnel.—Section 110.1127 applies to each institution in the Florida College System. Each institution must designate the positions subject to background screening and investigation pursuant to that section.

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Section 22. Section 1012.915, Florida Statutes, is created to read:

1012.915 Employee background screening and investigations for State University System personnel.—Section 110.1127 applies to each institution in the State University System. Each institution must designate the positions subject to background screening and investigation pursuant to that section.

Section 23. Subsection (3) of section 218.503, Florida Statutes, is amended to read:

218.503 Determination of financial emergency.—

(3) Upon notification that one or more of the conditions in subsection (1) have occurred or will occur if action is not taken to assist the local governmental entity or district school board, the Governor or his or her designee shall contact the local governmental entity or the Commissioner of Education or his or her designee shall contact the district school board, as appropriate, to determine what actions have been taken by the local governmental entity or the district school board to resolve or prevent the condition. The information requested must be provided within 45 days after the date of the request. If the local governmental entity or the district school board does not comply with the request, the Governor or his or her designee or the Commissioner of Education or his or her designee shall notify ~~the members of~~ the Legislative Auditing Committee, which ~~who~~ may take action pursuant to s. 11.40(2) ~~11.40~~. The Governor or the Commissioner of Education, as appropriate, shall determine whether the local governmental entity or the district school board needs state assistance to resolve or prevent the condition. If state assistance is needed, the local governmental

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entity or district school board is considered to be in a state of financial emergency. The Governor or the Commissioner of Education, as appropriate, has the authority to implement measures as set forth in ss. 218.50-218.504 to assist the local governmental entity or district school board in resolving the financial emergency. Such measures may include, but are not limited to:

(a) Requiring approval of the local governmental entity's budget by the Governor or approval of the district school board's budget by the Commissioner of Education.

(b) Authorizing a state loan to a local governmental entity and providing for repayment of same.

(c) Prohibiting a local governmental entity or district school board from issuing bonds, notes, certificates of indebtedness, or any other form of debt until such time as it is no longer subject to this section.

(d) Making such inspections and reviews of records, information, reports, and assets of the local governmental entity or district school board as are needed. The appropriate local officials shall cooperate in such inspections and reviews.

(e) Consulting with officials and auditors of the local governmental entity or the district school board and the appropriate state officials regarding any steps necessary to bring the books of account, accounting systems, financial procedures, and reports into compliance with state requirements.

(f) Providing technical assistance to the local governmental entity or the district school board.

(g) 1. Establishing a financial emergency board to oversee the activities of the local governmental entity or the district

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871 school board. If a financial emergency board is established for
872 a local governmental entity, the Governor shall appoint board
873 members and select a chair. If a financial emergency board is
874 established for a district school board, the State Board of
875 Education shall appoint board members and select a chair. The
876 financial emergency board shall adopt such rules as are
877 necessary for conducting board business. The board may:

878 a. Make such reviews of records, reports, and assets of the
879 local governmental entity or the district school board as are
880 needed.

881 b. Consult with officials and auditors of the local
882 governmental entity or the district school board and the
883 appropriate state officials regarding any steps necessary to
884 bring the books of account, accounting systems, financial
885 procedures, and reports of the local governmental entity or the
886 district school board into compliance with state requirements.

887 c. Review the operations, management, efficiency,
888 productivity, and financing of functions and operations of the
889 local governmental entity or the district school board.

890 d. Consult with other governmental entities for the
891 consolidation of all administrative direction and support
892 services, including, but not limited to, services for asset
893 sales, economic and community development, building inspections,
894 parks and recreation, facilities management, engineering and
895 construction, insurance coverage, risk management, planning and
896 zoning, information systems, fleet management, and purchasing.

897 2. The recommendations and reports made by the financial
898 emergency board must be submitted to the Governor for local
899 governmental entities or to the Commissioner of Education and

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the State Board of Education for district school boards for appropriate action.

(h) Requiring and approving a plan, to be prepared by officials of the local governmental entity or the district school board in consultation with the appropriate state officials, prescribing actions that will cause the local governmental entity or district school board to no longer be subject to this section. The plan must include, but need not be limited to:

1. Provision for payment in full of obligations outlined in subsection (1), designated as priority items, which are currently due or will come due.

2. Establishment of priority budgeting or zero-based budgeting in order to eliminate items that are not affordable.

3. The prohibition of a level of operations which can be sustained only with nonrecurring revenues.

4. Provisions implementing the consolidation, sourcing, or discontinuance of all administrative direction and support services, including, but not limited to, services for asset sales, economic and community development, building inspections, parks and recreation, facilities management, engineering and construction, insurance coverage, risk management, planning and zoning, information systems, fleet management, and purchasing.

Section 24. The Legislature finds that a proper and legitimate state purpose is served when internal controls are established to prevent and detect fraud, waste, and abuse and to safeguard and account for government funds and property.
Therefore, the Legislature determines and declares that this act fulfills an important state interest.

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Section 25. This act shall take effect July 1, 2019.

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

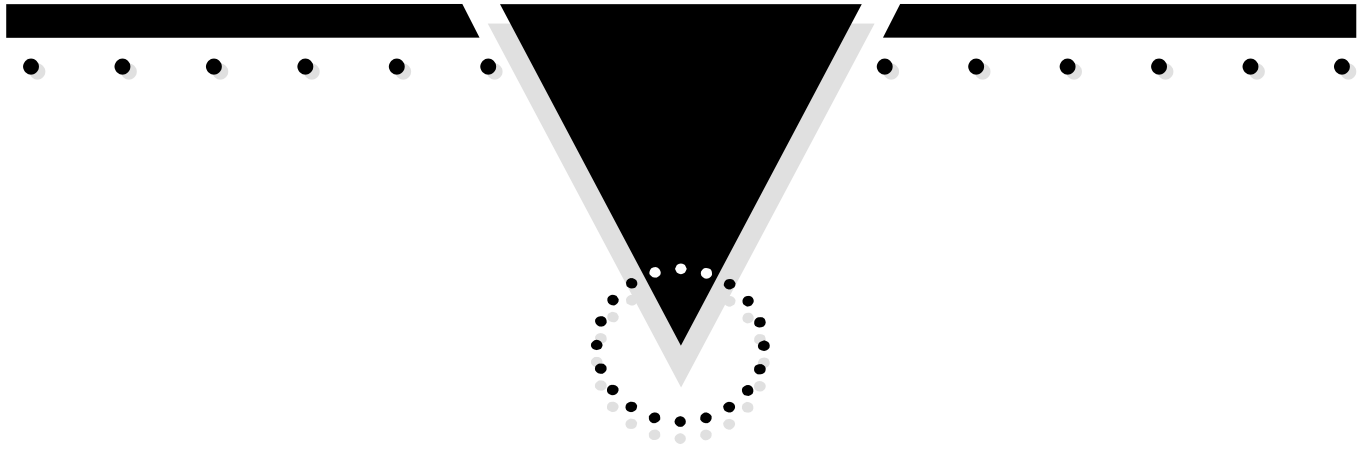
January 16, 2020 to February 20, 2020

Bank	Date	Check #	Amount
General Fund	1/23/20	458-463	\$ 643,286.21
	1/24/20	464-465	\$ 1,299.98
	1/29/20	466-467	\$ 17,049.79
	2/5/20	468-470	\$ 1,071.25
	2/7/20	471	\$ 5,211.03
	2/14/20	472-476	\$ 84,886.43
	2/19/20	477	\$ 3,261.28
			<hr/> \$ 756,065.97
			\$ 756,065.97

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/19/20	00007	1/31/20 58046	202001 320-53800-47300	RPR/RPLC SPRAY/NOZZ/ROTOR	*	547.33	
		1/31/20 58047	202001 320-53800-47300	RPR/RPLC MAINLINE LEAK	*	2,580.00	
		2/05/20 58010	201910 320-53800-47300	RPR SPRAYS/ROTOR/NOZZLES	*	133.95	
DOWN TO EARTH LAWN CARE II, INC.							3,261.28 000477
TOTAL FOR BANK A						756,065.97	
TOTAL FOR REGISTER						756,065.97	

STOR -STOREY PARK- TVISCARRA

SECTION 2



Storey Park Community Development District

**Unaudited Financial Reporting
January 31, 2020**



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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
January 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
<u>ASSETS:</u>				
CASH	\$428,894	---	---	\$428,894
DUE FROM GENERAL FUND	---	\$54,504	---	\$54,504
SERIES 2015				
RESERVE	---	\$314,575	---	\$314,575
REVENUE	---	\$484,092	---	\$484,092
INTEREST	---	\$31	---	\$31
SINKING FUND	---	\$24	---	\$24
CONSTRUCTION	---	---	\$15	\$15
SERIES 2018				
RESERVE	---	\$64,246	---	\$64,246
REVENUE	---	\$216,424	---	\$216,424
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$12	---	\$12
CONSTRUCTION	---	---	\$581	\$581
SERIES 2019				
RESERVE	---	\$121,049	---	\$121,049
REVENUE	---	\$173,051	---	\$173,051
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$3,634,590	\$3,634,590
COST OF ISSUANCE	---	---	\$6,800	\$6,800
TOTAL ASSETS	<u>\$428,894</u>	<u>\$1,428,009</u>	<u>\$3,641,985</u>	<u>\$5,498,889</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$4,333	---	---	\$4,333
DUE TO DEBT SERVICE 2015	\$30,823	---	---	\$30,823
DUE TO DEBT SERVICE 2019	\$23,681	---	---	\$23,681
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$829,545	---	\$829,545
RESTRICTED FOR DEBT SERVICE 2018	---	\$280,683	---	\$280,683
RESTRICTED FOR DEBT SERVICE 2019	---	\$317,781	---	\$317,781
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$15	\$15
RESTRICTED FOR CAPITAL PROJECTS 2018	---	---	\$581	\$581
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$3,641,390	\$3,641,390
UNASSIGNED	\$370,057	---	---	\$370,057
TOTAL LIABILITIES & FUND EQUITY	<u>\$428,894</u>	<u>\$1,428,009</u>	<u>\$3,641,985</u>	<u>\$5,498,889</u>

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/20	ACTUAL THRU 1/31/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$436,235	\$436,235	\$379,893	(\$56,342)
ASSESSMENTS - DIRECT BILLED	\$124,945	\$93,709	\$93,709	\$0
DEVELOPER CONTRIBUTIONS	\$170,972	\$56,991	\$0	(\$56,991)
INTEREST	\$0	\$0	\$9	\$9
TOTAL REVENUES	\$732,152	\$586,934	\$473,611	(\$113,323)
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	\$12,000	\$4,000	\$2,909	\$1,091
ATTORNEY	\$25,000	\$8,333	\$5,999	\$2,335
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$11,000	\$3,667	\$3,500	\$167
ANNUAL AUDIT	\$5,600	\$500	\$500	\$0
TRUSTEE FEES	\$10,500	\$3,500	\$3,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$11,667	\$11,667	(\$0)
INFORMATION TECHNOLOGY	\$2,400	\$800	\$400	\$400
TELEPHONE	\$300	\$100	\$11	\$89
POSTAGE	\$1,000	\$333	\$69	\$264
INSURANCE	\$6,000	\$6,000	\$5,533	\$467
PRINTING & BINDING	\$1,000	\$333	\$71	\$263
LEGAL ADVERTISING	\$1,925	\$642	\$241	\$400
OTHER CURRENT CHARGES	\$1,000	\$333	\$17	\$317
PROPERTY APPRAISER	\$700	\$700	\$924	(\$224)
OFFICE SUPPLIES	\$625	\$208	\$6	\$202
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,000	\$5,000	\$5,000	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$372,707	\$124,236	\$82,644	\$41,592
LAKE MAINTENANCE	\$17,820	\$5,940	\$1,140	\$4,800
MITIGATION MONITORING & MAINTENANCE	\$10,300	\$3,433	\$2,200	\$1,233
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$1,667	\$1,918	(\$251)
OPERATING SUPPLIES	\$5,000	\$1,667	\$0	\$1,667
LANDSCAPE CONTINGENCY	\$10,000	\$3,333	\$545	\$2,788
IRRIGATION REPAIRS	\$10,000	\$3,333	\$4,664	(\$1,331)
ROADWAYS & SIDEWALKS	\$10,000	\$3,333	\$0	\$3,333
TRAIL MAINTENANCE	\$2,500	\$833	\$0	\$833
SIGNAGE	\$5,000	\$1,667	\$14,730	(\$13,063)
UTILITY				
ELECTRIC	\$3,000	\$1,000	\$119	\$881
STREETLIGHTS	\$115,000	\$38,333	\$36,564	\$1,770
WATER & SEWER	\$25,000	\$8,333	\$3,167	\$5,166
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$2,154	\$3,846
TOTAL EXPENDITURES	\$732,152	\$254,401	\$195,365	\$59,035
EXCESS REVENUES (EXPENDITURES)	\$0		\$278,246	
FUND BALANCE - Beginning	\$0		\$91,811	
FUND BALANCE - Ending	\$0		\$370,057	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending January 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/20	ACTUAL THRU 1/31/20	VARIANCE
ASSESSMENTS - TAX ROLL	\$483,751	\$421,273	\$421,273	\$0
ASSESSMENTS - DIRECT BILLED	\$123,292	\$92,469	\$92,469	\$0
INTEREST	\$2,500	\$833	\$3,016	\$2,182
TOTAL REVENUES	\$609,543	\$514,575	\$516,758	\$2,182

EXPENDITURES:

INTEREST - 11/1	\$218,259	\$218,259	\$218,259	\$0
PRINCIPAL - 11/1	\$170,000	\$170,000	\$170,000	\$0
INTEREST - 5/1	\$214,859	\$0	\$0	\$0
TOTAL EXPENDITURES	\$603,118	\$388,259	\$388,259	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,425		\$128,498	
FUND BALANCE - Beginning	\$412,079		\$701,047	
FUND BALANCE - Ending	\$418,504		\$829,545	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending January 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/20	ACTUAL THRU 1/31/20	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$216,172	\$216,172	\$0
INTEREST	\$500	\$167	\$616	\$449
TOTAL REVENUES	\$249,327	\$216,339	\$216,788	\$449

EXPENDITURES:

INTEREST - 12/15	\$91,291	\$91,291	\$91,291	\$0
PRINCIPAL - 6/15	\$65,000	\$0	\$0	\$0
INTEREST - 6/15	\$91,291	\$0	\$0	\$0
TOTAL EXPENDITURES	\$247,582	\$91,291	\$91,291	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,745		\$125,497	
FUND BALANCE - Beginning	\$96,820		\$155,185	
FUND BALANCE - Ending	\$98,565		\$280,683	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending January 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/20	ACTUAL THRU 1/31/20	VARIANCE
ASSESSMENTS - TAX ROLL	\$144,240	\$125,497	\$125,497	\$0
ASSESSMENTS - DIRECT BILLED	\$95,151	\$71,043	\$71,043	\$0
INTEREST	\$500	\$167	\$874	\$708
TOTAL REVENUES	\$239,891	\$196,706	\$197,414	\$708

EXPENDITURES:

INTEREST - 12/15	\$83,519	\$83,519	\$83,519	\$0
PRINCIPAL - 6/15	\$70,000	\$0	\$0	\$0
INTEREST - 6/15	\$83,519	\$0	\$0	\$0
TOTAL EXPENDITURES	\$237,038	\$83,519	\$83,519	\$0
EXCESS REVENUES (EXPENDITURES)	\$2,853		\$113,895	
FUND BALANCE - Beginning	\$83,539		\$203,886	
FUND BALANCE - Ending	\$86,392		\$317,781	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending January 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/20	ACTUAL THRU 1/31/20	VARIANCE
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$15	
FUND BALANCE - Ending	\$0		\$15	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending January 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/20	ACTUAL THRU 1/31/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$0	\$0	\$3	\$3
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3	
FUND BALANCE - Beginning	\$0		\$577	
FUND BALANCE - Ending	\$0		\$581	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending January 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/20	ACTUAL THRU 1/31/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$20,754	\$20,754
TOTAL REVENUES	\$0	\$0	\$20,754	\$20,754
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$20,754	
FUND BALANCE - Beginning	\$0		\$3,620,635	
FUND BALANCE - Ending	\$0		\$3,641,390	

**Storey Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$11,974	\$171,351	\$196,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379,893
ASSESSMENTS - DIRECT BILLED	\$0	\$62,473	\$0	\$31,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,709
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTEREST	\$1	\$2	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
TOTAL REVENUES	\$1	\$74,448	\$171,357	\$227,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$473,611
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$2,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,909
ATTORNEY	\$2,845	\$2,204	\$950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,999
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
ANNUAL AUDIT	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
TRUSTEE FEES	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,667
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
POSTAGE	\$4	\$32	\$20	\$14	\$0	\$0	\$0	\$14	\$0	\$0	\$0	\$0	\$69
INSURANCE	\$5,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,533
PRINTING & BINDING	\$29	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
LEGAL ADVERTISING	\$0	\$0	\$0	\$241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$241
OTHER CURRENT CHARGES	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
PROPERTY APPRAISER	\$924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$924
OFFICE SUPPLIES	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
LANDSCAPE MAINTENANCE	\$21,193	\$20,484	\$20,484	\$20,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,644
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
MITIGATION MONITORING & MAINTENANCE	\$1,500	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$0	\$1,494	\$424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,918
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$0	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545
IRRIGATION REPAIRS	\$894	\$0	\$643	\$3,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,664
ROADWAYS & SIDEWALKS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$700	\$0	\$14,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,730
UTILITY													
ELECTRIC	\$28	\$27	\$33	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119
STREETLIGHTS	\$6,164	\$9,250	\$10,602	\$10,548	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,564
WATER & SEWER	\$530	\$646	\$671	\$1,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,167
OTHER													
PROPERT INSURANCE	\$2,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,154
TOTAL EXPENDITURES	\$59,319	\$41,025	\$39,253	\$55,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,365
EXCESS REVENUES (EXPENDITURES)	(\$59,317)	\$33,423	\$132,104	\$172,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,246

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
INTEREST RATES:	4.000%, 4.500%, 5.000%, 5.125%	
MATURITY DATE:	11/1/2045	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$303,522	
RESERVE FUND BALANCE	\$314,575	
BONDS OUTSTANDING - 9/30/15		\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16		(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17		(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/18		(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/19		(\$170,000)
CURRENT BONDS OUTSTANDING		\$8,635,000

SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)		
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%	
MATURITY DATE:	6/15/2048	
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$62,200	
RESERVE FUND BALANCE	\$64,246	
BONDS OUTSTANDING - 5/22/18		\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19		(\$65,000)
CURRENT BONDS OUTSTANDING		\$3,800,000

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)		
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%	
MATURITY DATE:	6/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$119,695	
RESERVE FUND BALANCE	\$121,049	
BONDS OUTSTANDING - 5/31/19		\$3,995,000
CURRENT BONDS OUTSTANDING		\$3,995,000

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2015
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2015				
9/25/15	1	Lennar Corporation	Assesment Area One Costs	\$ 4,929,563.38
TOTAL				\$ 4,929,563.38
Fiscal Year 2015				
9/1/15		Interest		\$ -
TOTAL				\$ -
Acquisition/Construction Fund at 8/28/15				\$ 8,382,013.52
Interest Earned thru 9/30/15				\$ -
Requisitions Paid thru 9/30/15				\$ (4,929,563.38)
Remaining Acquisition/Construction Fund				\$ 3,452,450.14
Fiscal Year 2016				
1/7/16	2	Poulos & Bennett	Review & Certification of Req.1	\$ 1,370.75
4/13/16	3	Lennar Corporation	Assessment Area One Costs	\$ 1,253,954.70
8/8/16	4	Latham, Shuker, Eden & Beaudine	Reimbursement of Bond Filing & Publication of Notice	\$ 1,463.59
TOTAL				\$ 1,256,789.04
Fiscal Year 2016				
10/1/15		Interest		\$ 40.13
11/1/15		Interest		\$ 29.33
12/1/15		Interest		\$ 28.38
1/1/16		Interest		\$ 182.41
2/1/16		Interest		\$ 470.10
3/1/16		Interest		\$ 561.99
4/1/16		Interest		\$ 658.81
5/1/16		Interest		\$ 515.96
6/1/16		Interest		\$ 451.85
7/1/16		Interest		\$ 465.27
8/1/16		Interest		\$ 463.99
9/1/16		Interest		\$ 480.02
TOTAL				\$ 4,348.24
Acquisition/Construction Fund at 10/1/15				\$ 3,452,450.14
Interest Earned thru 9/30/16				\$ 4,348.24
Requisitions Paid thru 9/30/16				\$ (1,256,789.04)
Remaining Acquisition/Construction Fund				\$ 2,200,009.34

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2015
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2017				
6/30/17	5	Lennar Corporation	Reimbursement costs for Phase 3	\$ 2,205,691.09
TOTAL				\$ 2,205,691.09
Fiscal Year 2017				
10/1/16		Interest		\$ 485.90
11/1/16		Interest		\$ 498.48
12/1/16		Interest		\$ 498.02
1/1/17		Interest		\$ 632.80
2/1/17		Interest		\$ 788.57
3/1/17		Interest		\$ 753.84
4/1/17		Interest		\$ 944.69
5/1/17		Interest		\$ 1,079.45
6/1/17		Interest		\$ 1,178.65
7/1/17		Interest		\$ 1,294.26
8/1/17		Interest		\$ 1.73
9/1/17		Interest		\$ 1.86
TOTAL				\$ 8,158.25
Acquisition/Construction Fund at 9/30/16				\$ 2,200,009.34
Interest Earned thru 9/30/17				\$ 8,158.25
Requisitions Paid thru 9/30/17				\$ (2,205,691.09)
Remaining Acquisition/Construction Fund				\$ 2,476.50

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2018				
TOTAL				\$ -
Fiscal Year 2018				
10/1/17		Interest		\$ 1.84
11/1/17		Interest		\$ 1.99
12/1/17		Interest		\$ 1.93
1/1/18		Interest		\$ 2.26
2/1/18		Interest		\$ 2.52
3/1/18		Interest		\$ 2.37
4/1/18		Interest		\$ 2.92
4/30/18		Transfer In	Transfer from Reserve Account	\$ 3,548.80
5/1/18		Interest		\$ 3.16
6/1/18		Interest		\$ 8.29
7/1/18		Interest		\$ 8.52
8/1/18		Interest		\$ 9.24
9/1/18		Interest		\$ 9.33
TOTAL				\$ 3,603.17
Acquisition/Construction Fund at 9/30/17				\$ 2,476.50
Interest Earned thru 9/30/18				\$ 3,603.17
Requisitions Paid thru 9/30/18				\$ -
Remaining Acquisition/Construction Fund				\$ 6,079.67

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2015
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
3/7/19	6	Governmental Management Services-CF	Invoice #88 - Construction Accounting	\$ 3,500.00
5/24/19	7	Lennar Corporation	Phase 3 Construction Costs	\$ 2,643.84
TOTAL				\$ 6,143.84
Fiscal Year 2019				
10/1/18		Interest		\$ 9.36
11/1/18		Interest		\$ 10.50
12/1/18		Interest		\$ 10.47
1/2/19		Interest		\$ 11.26
2/1/19		Interest		\$ 11.83
3/1/19		Interest		\$ 10.75
4/1/19		Interest		\$ 6.25
5/1/19		Interest		\$ 5.02
6/3/19		Interest		\$ 3.67
7/1/19		Interest		\$ 0.03
8/1/19		Interest		\$ 0.03
9/1/19		Interest		\$ 0.03
TOTAL				\$ 79.20
Acquisition/Construction Fund at 9/30/18				\$ 6,079.67
Interest Earned thru 9/30/19				\$ 79.20
Requisitions Paid thru 9/30/19				\$ (6,143.84)
Remaining Acquisition/Construction Fund				\$ 15.03
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 0.02
11/1/19		Interest		\$ 0.02
12/1/19		Interest		\$ 0.02
1/2/20		Interest		\$ 0.02
TOTAL				\$ 0.08
Acquisition/Construction Fund at 9/30/19				\$ 15.03
Interest Earned thru 1/31/20				\$ 0.08
Requisitions Paid thru 1/31/20				\$ -
Remaining Acquisition/Construction Fund				\$ 15.11

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2018
(Assessment Area Two Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2018				
		TOTAL		\$ -
Fiscal Year 2018				
6/1/18		Interest		\$ 1,582.37
7/1/18		Interest		\$ 4,977.51
8/1/18		Interest		\$ 5,386.33
9/1/18		Interest		\$ 5,443.01
		TOTAL		\$ 17,389.22
		Acquisition/Construction Fund at 5/22/18		\$ 3,534,179.36
		Interest Earned thru 9/30/18		\$ 17,389.22
		Requisitions Paid thru 9/30/18		\$ -
		Remaining Acquisition/Construction Fund		\$ 3,551,568.58

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
10/3/18	1	Lennar Homes, LLC	Construction Cost PH1&2, Parcel L	\$ 3,445,499.01
3/7/19	2	Governmental Management Services-CF	Invoice #89 - Construction Accounting	\$ 3,500.00
5/23/19	3	Lennar Homes, LLC	Construction Cost PH1&2, Parcel L	\$ 109,419.03
		TOTAL		\$ 3,558,418.04
Fiscal Year 2019				
10/1/18		Interest		\$ 5,466.72
11/1/18		Interest		\$ 568.44
12/1/18		Interest		\$ 192.33
1/2/19		Interest		\$ 207.02
2/1/19		Interest		\$ 217.46
3/1/19		Interest		\$ 197.49
4/1/19		Interest		\$ 214.51
5/1/19		Interest		\$ 207.86
6/3/19		Interest		\$ 151.79
7/1/19		Interest		\$ 1.04
8/1/19		Interest		\$ 1.09
9/1/19		Interest		\$ 1.00
		TOTAL		\$ 7,426.75
		Acquisition/Construction Fund at 9/30/18		\$ 3,551,568.58
		Interest Earned thru 9/30/19		\$ 7,426.75
		Requisitions Paid thru 9/30/19		\$ (3,558,418.04)
		Remaining Acquisition/Construction Fund		\$ 577.29

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2018
(Assessment Area Two Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
		TOTAL		\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 0.95
11/1/19		Interest		\$ 0.88
12/1/19		Interest		\$ 0.74
1/2/20		Interest		\$ 0.74
		TOTAL		\$ 3.31
		Acquisition/Construction Fund at 9/30/19		\$ 577.29
		Interest Earned thru 1/31/20		\$ 3.31
		Requisitions Paid thru 1/31/20		\$ -
		Remaining Acquisition/Construction Fund		\$ 580.60

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2019
(Assessment Area Three Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
TOTAL				\$ -
Fiscal Year 2019				
6/3/19		Interest		\$ 225.85
7/1/19		Interest		\$ 6,663.52
8/1/19		Interest		\$ 6,810.72
9/1/19		Interest		\$ 6,243.68
TOTAL				\$ 19,943.77
Acquisition/Construction Fund at 5/31/19				\$ 3,593,938.38
Interest Earned thru 9/30/19				\$ 19,943.77
Requisitions Paid thru 9/30/19				\$ -
Remaining Acquisition/Construction Fund				\$ 3,613,882.15
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 5,923.09
11/1/19		Interest		\$ 5,484.17
12/1/19		Interest		\$ 4,658.57
1/2/20		Interest		\$ 4,641.62
TOTAL				\$ 20,707.45
Acquisition/Construction Fund at 9/30/19				\$ 3,613,882.15
Interest Earned thru 1/31/20				\$ 20,707.45
Requisitions Paid thru 1/31/20				\$ -
Remaining Acquisition/Construction Fund				\$ 3,634,589.60