

*Storey Park Community  
Development District*

*Agenda*

*October 24, 2019*

# AGENDA

# *Storey Park*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 17, 2019

**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, October 24, 2019 at 4:00 PM at the Offices of GMS-CF, 135 W. Central Blvd., Suite 320, Orlando, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 22, 2019 Meeting
4. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2019
5. Consideration of Aquatic Maintenance Agreement with Applied Aquatic Inc.
6. Public Hearing
  - A. Consideration of Resolution 2020-01 Adopting Proposed Parking and Towing Rules
7. Consideration of Proposal from Fausnight Stripe & Line to Replace and Install Signage
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
9. Supervisor's Requests
10. 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 August 22, 2019 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2019. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of aquatic maintenance agreement with Applied Aquatic Management, Inc. A copy of the agreement is enclosed for your review.

The sixth order of business opens the public hearing. Section A is the consideration of Resolution 2020-01 adopting the proposed parking and towing rules. A copy of the Resolution and proposed rules are enclosed for your review.

The seventh order of business is the consideration of proposal from Fausnight Stripe & Line to replace and install signage throughout the community. A copy of the proposal is enclosed for your review.

The eighth order of business is Staff Reports. 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 Friday, August 22, 2019 at 4:00 p.m. at the Offices of GMS-CF, LLC, 135 W. Central Blvd, Suite 320, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Susan Kane	Assistant Secretary
Lane Register	Assistant Secretary
Ben Kraljev	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager

**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 May 10, 2019 Meeting**

Mr. Flint: We have the minutes from the May 10, 2019 meeting. Does the Board have any additions, deletions, or corrections? If not, we need a motion to approve.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the Minutes of the May 10, 2019 Meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2018 Audit**

Mr. Flint: Grau & Associates prepared the audit as the Independent Auditor. It was already transmitted with the State to meet the June 30<sup>th</sup> deadline. We are asking the Board to

accept the audit and ratify its transmittal. It is a clean audit with no findings. If there were any findings, it would be reflected on Page 27, which is the Report to Management. You can see that there are no current or prior year findings or recommendations and we complied with the provisions of the Auditor General, so it's a clean audit. If there are any questions we can discuss those. If not, I would ask for a motion to accept the audit.

On MOTION by Mr. Bonin seconded by Mr. Kraljev accepting the Fiscal Year 2018 Audit Report and Ratifying Staff's Actions of Transmitting it to the State of Florida were approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-08 Finalizing the Special Assessments Securing the District's Series 2019 Special Assessment Bonds**

Mr. Flint: Next is a resolution finalizing the special assessment securing the District's 2019 bonds. The District issued the Series 2019 bonds. I think this is the first meeting since we closed on the bonds.

Mr. d'Adesky: Correct.

Mr. Flint: This resolution basically documents the final terms of the Series 2019 bonds that were issued. The final versions of the Engineer's Report and Assessment Methodology are both attached and finalizes the assessments associated with it. Is there anything else on that?

Mr. d'Adesky: No, it's pretty standard. We are required to adopt it with our other resolutions and the bond documents.

Mr. Flint: The par amount was \$3.995 million. The average interest rate was 4.3%. It had a 50% maximum annual debt service reserve requirement and capitalized interest (CI) through June 15, 2019. We kept debt service assessments consistent with the other debt service assessments that were in Storey Park. We need a motion to approve the resolution.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor Resolution 2019-08 Finalizing the Special Assessments Securing the District's Series 2019 Special Assessment Bonds was adopted.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Turnover of Landscape Tracts OS1, OS2 and OS3 to the Storey Park CDD**

Mr. Flint: Andrew, do you want to handle this matter?

Mr. d'Adesky: I'll introduce the issue broadly. Obviously, some tracts need to be maintained. There is no issue in maintaining them, but I wanted to get some background on what is going on. Because the plat included for the benefit and dedication to the public, the Property Appraiser treated that as a conveyance to the city. So, all of those tracts show up as City of Orlando tracts within CDD tracts, even though they say, "To be maintained and owned by the CDD." There is no issue for us to maintain them right now. That's perfectly fine and permissible. Even if it is technically owned by the city, it still has that owned and maintained by the CDD. I have no issue with that. We are working with the city right now to get the conveyance of these tracts as well as other tracts, pretty much all of Parcel L, officially quit claimed over to us so they release their interest. I'm working with the City Attorney's office and I hope to resolve that in the next month or so.

Mr. Bonin: Do they really have an interest?

Mr. d'Adesky: They technically do. It is an interest.

Mr. Bonin: Is it dedicated to the public?

Mr. d'Adesky: That language is not used on a plat. That is why we typically review plats to keep that out of there. Because they will turn it right over to the city or county right away. Its created problems in the past with other jurisdictions that are less amenable. Luckily the city is pretty amenable.

Mr. Kraljev: Is there anything to fix here?

Mr. d'Adesky: We need them to quit claim their interest. It's not an issue for mowing, but let's say that we started to build stuff and an issue might come up. I just want to get that resolved now and nip it in the bud early in the process. That's why if there's ever a plat, make sure that we see it.

Mr. Kraljev: We tested it when we pulled permits for some activities. Mark is aware of it and he had conversations with the Property Appraiser's office. I don't know if you're coordinated through him so we tested it. We were able to get our permit and it was not an issue.

Mr. d'Adesky: I'll link up with Mark. I just want to get that ready.

Mr. Kraljev: Sure. It has been addressed internally.

Mr. d'Adesky: You guys noticed it?

Mr. Kraljev: Yes.

Mr. d'Adesky: Okay, great.



Mr. Scheerer: It's included in your agenda package. Just to give some history on that, Ben, myself, Down to Earth and the install contractor met onsite. We walked the OS1, OS2 and OS3 tracts that we are looking to get turned over to the District and came up with a punch list of items. There are still a few things that are outstanding that the install contractor is working on, but we feel confident that we will be ready to start maintaining this on September 1<sup>st</sup>. The only thing we may be waiting on are the irrigation clocks.

Mr. Kraljev: Correct.

Mr. Scheerer: Right now, they are all off of battery ops. So, it's already being maintained and we are just looking to get this on the CDD's annual landscape contract.

Mr. Flint: In your agenda package are proposals from Down to Earth to take over all three of those tracts. We are talking effective September 1<sup>st</sup>.

Mr. Scheerer: There are maps. If you don't have one, I have an extra copy.

Mr. Kraljev: There are other parts to come, but these are the ones where residents are living. I think there are two more. You have two mews and then a smaller park upfront.

Mr. Bonin: These are called mews?

Mr. Kraljev: Yes sir. That's what we refer to them as. It refers to stables or multiple barns.

Mr. Flint: Are there any questions on the proposals? If not, we need a motion to approve them.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor the Turnover of Landscape Tracts OS1, OS2 and OS3 to the Storey Park CDD was approved.
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*Mr. Register joined the meeting.*

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Amendment to Engagement Letter with Latham, Shuker, Eden & Beaudine**

Mr. d'Adesky: This is the same letter we entered into with all of our other Districts. This one is just taking a little longer because we haven't had a meeting, but it's our 5% inflationary interest to our rates.

Mr. Flint: Its less than that. It's a \$5 increase.

Mr. d'Adesky: \$5 not 5%.

Mr. Flint: A \$5 increase on the hourly rate for attorney/shareholders and a \$5 hourly rate increase for attorney/non-shareholders. Are there any questions on the amended engagement letter? If not, we need a motion to approve it.

On MOTION by Mr. Bonin seconded by Mr. Register with all in favor the Amendment to Engagement Letter with Latham, Shuker, Eden & Beaudine was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Public Hearing**

Mr. Flint: Next is the public hearing for the adoption of the Fiscal Year 2020 budget. You previously approved a Proposed Budget and set the public hearing for today. There are two resolutions, the first resolution adopts the budget and the second resolution imposes the assessments associated with it. At this time, we will open the public hearing.

#### **A. Consideration of Resolution 2019-09 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations**

Mr. Flint: Resolution 2019-09 adopts the Fiscal Year 2020 Budget. Attached to it is Exhibit A, which includes the budget in substantially the same form as the Board saw in May when you approved the Proposed Budget. It anticipates that per unit assessment amounts would remain the same. The split between on-roll and off-roll has been adjusted based on what's been platted since last fiscal year, but it follows the same methodology for how those are allocated. We have taken into account what we believe is going to be coming on in the coming year.

Mr. Scheerer: Yes, that's correct. I worked with Ben closely and he gave us all the landscape plans. Down to Earth provided us a larger number for landscaping. That's why you see the increase.

Mr. Flint: Its anticipated that there will be additional lake, landscape maintenance and street lights and all of the other areas that are impacted by the additional phases.

Mr. Scheerer: Correct.

Ms. Kane: Are you going to include the ADA compliance?

Mr. Flint: That's going to be paid out of this year's budget. It wasn't anticipated when this budget was originally adopted; although, we have taken the projections for the final two months into account for the current year.

Mr. d'Adesky: We will do a budget amendment before the end of the year to accommodate for that.

Mr. Flint: We won't need to because the total bottom line doesn't exceed the budget. So that line item will be over, but the total budget will not be over. You see the \$2,700 in there.

Mr. d'Adesky: Its required. Frankly George and GMS have come up with the cheapest solution of all the management companies.

Mr. Register: Good job.

Mr. Flint: I appreciate that. Are there any questions on the budget or the resolution? If not, we need a motion. I will note that no members of the public are present to provide comment so we will bring it back to the Board for consideration of Resolution 2019-09.

On MOTION by Mr. Bonin seconded by Mr. Register with all in favor Resolution 2019-09 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations was adopted.

**B. Consideration of Resolution 2019-10 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: Resolution 2019-10 imposing the assessments associated with the budget that was just adopted. That budget is attached as Exhibit A and the Assessment Roll is Exhibit B, which lists all of the properties and the per unit assessment amounts that are reflected in the budget. Are there any questions on the assessment resolution? Hearing none, we need a motion to adopt it.

On MOTION by Mr. Bonin seconded by Mr. Register with all in favor Resolution 2019-10 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Flint: At this time, we will close the public hearing.

**NINTH ORDER OF BUSINESS**

**Ratification of Series 2015 Requisition #7  
and Series 2018 Requisition #3**

Mr. Flint: Next, we have Requisition #7 from the Series 2015 bonds and Requisition #3 from the Series 2018 bonds. Requisition #7 is a reimbursement to Lennar for \$2,643.84. I believe that it zeros out the construction account for the Series 2015 bonds. Then you have Requisition #3 for the Series 2018 bonds, which is \$109,419.03 to acquire certain improvements from

Lennar. It also zeros out that construction account. Are there any questions on the requisitions? If not, we need a motion to ratify them.

Mr. Register: Is Christina on the phone?

Mr. Scheerer: No.

Mr. Register: Okay, forget about it.

Mr. Flint: She signed both of them.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor Requisition #7 for Series 2015 and Requisition #3 for Series 2018 were ratified.

## **TENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2019-11 Setting Public Hearing for the Establishment of Rules and Policies Related to Parking on District Property and Towing of Improperly Parked Vehicles on District Property**

Mr. Flint: All of the roads except for maybe the thoroughfare, are CDD roads. We've had parking problems and a number of complaints from residents. As a result, we are in the process of making sure our signage is upgraded and in place to be able to enforce. The District has the ability to adopt a Towing Policy, which would allow the District, in cases where people have violated that policy, to tow their vehicle. It's going to be very difficult to get the City of Orlando to enforce parking. In Randall Park, the CDD owns the roads and we can't even get them to enforce it on roads they own. So, getting them to enforce on CDD roads, although legally they are the entity that has the power to write tickets, is difficult. So, this is another tool that we have.

Mr. d'Adesky: They changed the statutes a couple of years ago to allow it because it's such a problem.

Mr. Bonin: We are not really doing anything.

Mr. d'Adesky: We can start telling people. That's going to get them out of the road.

Mr. Flint: Depending on how we write the policy, you can issue stickers. We have another community where they get one warning and then they are towed.

Mr. Scheerer: Yes.

Mr. Flint: We have cars that are parked in the wrong direction and cars parked across from each other where emergency vehicles can't get through. We also have cars parked in alleyways where there is no parking. So, they would get a sticker on their car and get one

warning. Depending on how the policy was drafted, they could get one warning and then with the second one, they would actually be towed.

Mr. Kraljev: But the city is not the enforcer.

Mr. Flint: No, the CDD would be the enforcer.

Mr. Kraljev: If the CDD doesn't enforce it, it won't get enforced.

Mr. Flint: Right.

Mr. Register: Do we have any expenses?

Mr. Flint: No. The people whose cars are towed, have to get their car out.

Mr. d'Adesky: Other than signage and having an agreement with the tow company.

Mr. Flint: We don't pay them. We had conversations with the HOA and they have onsite security. So, my thought would be that the CDD contract with the HOA to authorize them to enforce the Towing Policy.

Mr. Kraljev: Now that the clubhouse is open, we have onsite staff seven days a week which helps.

Mr. Flint: We don't have staff out there and don't have the staff to enforce the Towing Policy because we don't own the amenities. If we own the amenities, I think it would be different. In this case, the HOA has people there that we can do a formal agreement with.

Mr. Kraljev: It's a benefit to both.

Mr. Flint: Part of the process is having this rule hearing. It has to be advertised 29 and 28 days before the hearing. We would need to engage a towing company and need to enter into an agreement with the HOA. I think those are the three things that we need to do. When we advertise the hearing, we need to have the map. So, I think the top priority is getting the map updated while we are waiting for the public hearing and getting the signage in place.

Mr. Register: Do we think people will show up at the public hearing?

Mr. Flint: I don't know. They probably won't know about it unless they are looking in the legal section of the newspaper. So, we need to talk about a hearing date. What about the September meeting?

Mr. d'Adesky: It's too early.

Mr. Flint: I think we have to schedule it for October 24<sup>th</sup>. That would give us time to get the map done and get the signs in place along with the agreement with the HOA. Is the Board okay with holding the public hearing on October 24<sup>th</sup> at 4:00 p.m. in this location?

Mr. Bonin: Yes.

Mr. Flint: So we need a motion to adopt Resolution 2019-11 with that date and time.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor, Resolution 2019-11 Setting the Public Hearing for the Establishment of Rules and Policies Related to Parking on District Property and Towing of Improperly Parked Vehicles on District Property for October 24, 2019, at 4:00 p.m., at this location was adopted.

## **ELEVENTH ORDER OF BUSINESS**

### **Discussion of Pond Signage**

Mr. Scheerer: There were some complaints about people cutting through the ponds and fishing in the ponds. We were just asked to gauge the Board's consideration of possibly putting up some "No Trespassing" signs along the edge of the ponds within the District. We had some residents concerned about that.

Mr. Kraljev: What do you see in other communities?

Mr. Scheerer: We see that in other CDDs. Remington has signage on their ponds. This is what the Board requested. We have standard "No Trespassing" signs in other Districts.

Mr. Flint: We normally put them on access points.

Mr. Scheerer: Yes, usually wherever the easements are between the homes to get to the back of the pond. We will place one there. It was just a request. I told Donna, who unfortunately is not doing well, that I would add it to the next agenda.

Mr. Kraljev: Have you ever seen anyone fishing in our ponds?

Mr. Scheerer: I personally have only seen one person fishing and that's on the pond that we mowed by the school.

Mr. Kraljev: So you have never seen anybody?

Mr. Scheerer: I've never seen anybody interior. We don't have to do anything with it.

Mr. Kraljev: Rob, have you run into this in your other communities?

Mr. Bonin: What?

Mr. Kraljev: Fishing.

Mr. Bonin: Not really.

Mr. Kraljev: I just don't like a lot of signage. If we had a problem or started to have a problem, I could see it.

Mr. d'Adesky: If it's a known problem. The other issue is you have to do it uniformly.

Ms. Kane: Then there are signs everywhere.

Mr. Kraljev: Did you mention that some residents brought it up?

Mr. Scheerer: Yes. They brought it up to Donna when she was actively the HOA Manager. I talked to her frequently, up until her illness. We haven't met in the last couple of months, so this has been a standing item per my conversations with Donna that she had some concerns. Personally, I haven't heard anything lately.

Mr. Kraljev: I suggest we talk to Guillermo who replaced Donna and have him keep an eye on it. If it becomes problematic, then we can address it, but that would be my recommendation.

Mr. Flint: That sounds like a good one.

Mr. Scheerer: It's a good one

Mr. Kraljev: Thank you.

## **TWELFTH ORDER OF BUSINESS**

### **Consideration of Proposal from VGlobalTech to Provide Website Compliance Services - Added**

Mr. Flint: This is a proposal from VGlobal Tech to provide ADA website compliance services. For those of you who were on other Boards, you have already seen this. This is to bring the District's website into compliance with ADA as a result of some recent litigation throughout the state with cities, counties and Special Districts. There is a one-time fee of \$2,375. In the budget you just adopted, we anticipated this cost in the current year. We would've done this sooner, but the Board hasn't met since May. So, we are bringing this forward to you now. This is the most cost-effective approach we have seen. The District's website is a compliance website. It's not flashy. We negotiated three different levels; small, medium and large and this is a small website conversion and would be the least expensive.

Mr. Register: Who actually does the audits?

Mr. Flint: There are two ways to do it. There are a few different software programs that you basically run the website through. There are also human audits where they partner with a non-profit that's geared towards visually impaired people. They actually have websites for people that are blind. This proposal does not include the auditing portion of it. It only includes the conversion of the website. If we need to do the auditing piece, we will be bringing that back to you.

Mr. Register: Okay.

Mr. Flint: We are doing it in phases because you don't know whether there might be a new case law out there or the ADA will be amended. I don't want to get too far down the road with the other steps.

Mr. d'Adesky: We just want to keep our website minimal. Just what we are required to put up.

Mr. Flint: If it's up to us, we would shut it down, but the statutes require you to have a website. They also specify what you have to have on there. It's a pretty lengthy list of documents so you don't have an option in that regard.

Mr. d'Adesky: Fortunately, we can take some down after two years like agendas.

Mr. Flint: Right. Are there any questions? If not, we need a motion to approve the agreement.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the VGlobal Tech Proposal for ADA Website Compliance Services in a one-time amount of \$2,375 was approved.

## **THIRTEENTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

Mr. Flint: Is there anything else, Andrew?

Mr. d'Adesky: We are working on one thing that I circulated an email about. We received the unofficial hearing date for September 16<sup>th</sup> for the litigation. That's good news.

### **B. Engineer**

Mr. Flint: Christy is not present.

### **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 May 3, 2019 through August 16, 2019 totaling \$124,479.31. Are there any questions? If not, I would ask for a motion for approval.

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



**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the Unaudited Financial Statements through July 31, 2019. If you have any questions we can discuss those, otherwise, no action is required. Our expenses on a pro-rated basis, compared to actual are \$410,000 against the pro-rated budget of \$425,000. Revenues were slightly under, but that is because we have a Developer Funding Agreement that only kicks in if we need the money. So, we have positive cashflow. You can see on the Balance Sheet that the District has \$216,841 in its operating account.

**iii. Approval of Fiscal Year 2020 Meeting Schedule**

Mr. Flint: Each year, you have to approve an annual meeting schedule. Its typically been the Fourth Thursday of each month at this location, with the exception of November and December because those typically conflict with Thanksgiving and Christmas. If there's no business, we can cancel the meetings, but we have the option of meeting every month, if need be. If the Board is alright with the meeting schedule, we need a motion for its approval.

On MOTION by Mr. Bonin seconded by Mr. Register with all in favor the Fiscal Year 2020 meeting schedule was approved.

**FOURTEENTH ORDER OF BUSINESS****Supervisor's Request**

Mr. Flint: Are there any Supervisor requests?

Mr. Kraljev: I want to talk about the utility, but I don't know if that needs to be at this meeting.

Mr. Flint: We can talk afterwards if you want.

Mr. d'Adesky: Is there any word on the timing for the expansion across the street?

Mr. Register: Yes. We had city approval the Monday before last. We are under contract and are closing in January. So, we are full force ahead.

Mr. Flint: How many units?

Mr. Register: 570. There will be three phases.

Mr. Flint: Is it contemplated that you would form a new one versus annexing it? You probably need to think about that.

Mr. Bonin: Is that more of a function of age?

Mr. d'Adesky: Age and control. You already triggered that.

Mr. Flint: We triggered the 250, so two seats next year are going to transition to General Election.

Mr. Register: Our goal is, the day after we close, to hold our pre-construction meeting and have all of our engineering documents completed and ready for permitting between January and February.

Mr. d'Adesky: You want to get that moving.

Mr. Flint: You should start thinking about that. If there is no further business, we need a motion to adjourn.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

September 3, 2019

Board of Supervisors  
Storey Park Community Development District  
c/o GMS, LLC  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771

We are pleased to confirm our understanding of the services we are to provide Storey Park Community Development District, Orange County, Florida ("the District") for the fiscal year ended September 30, 2019, with the option of three (3) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Storey Park Community Development District as of and for the fiscal year ended September 30, 2019, with the option of three (3) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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

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

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

## Audit Objectives

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

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

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

### **Examination Objective**

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

### **Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

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

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and

recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

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

#### **Audit Procedures—General**

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

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

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

#### **Audit Procedures—Internal Control**

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

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

#### **Audit Procedures—Compliance**

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

#### **Engagement Administration, Fees, and Other**

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

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.**

This agreement provides for a contract period of one (1) year with the option of three (3) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$6,100 for the September 30, 2019 audit. The fees for the fiscal years 2020, 2021, and 2022 will not exceed \$6,200, \$6,300 and \$6,400, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

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

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

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

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Storey Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



---

Antonio J. Grau

**RESPONSE:**

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

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_





## PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

# Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair  
AICPA Peer Review Board  
2016

## SECTION V



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

## AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 2, 2019

Storey Park CDD  
Name c/o GMS  
Address 1408 Hamlin Avenue, Unit E  
City St. Cloud, FL 34771  
Phone 407-392-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and GMS hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Four (4) Retention Ponds @ Storey Park CDD  
Orlando, FL.

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- |                                    |          |
|------------------------------------|----------|
| 1. Submersed vegetation control    | Included |
| 2. Emerged vegetation control      | Included |
| 3. Floating vegetation control     | Included |
| 4. Filamentous algae control       | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2019 thru 09/30/2020.  
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$285.00	Due	monthly as billed x12
Total Annual Cost	\$3,420.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP

Date: 9/2/2019

Accepted

Date:

AAM

Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

## SECTION VI

# SECTION A

**RESOLUTION 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE STOREY PARK COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING PARKING AND TOWING RULES;  
PROVIDING A SEVERABILITY CLAUSE; AND  
PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules & procedures to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Parking and Towing Rules attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Parking and Towing Rules are hereby adopted. These Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted Parking and Towing Rules.

**SECTION 2.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of October, 2019.

ATTEST:

**STOREY PARK COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

**Exhibit A:** Rules of Procedure

# STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted October 24, 2019 (Resolution 2020-01)

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Storey Park Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing map shown in Appendix 1.0 (the "Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes Parking Areas throughout the community on District property. No trailers shall be parked in any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 On-Street Parking.
  - 1.3.1 On-street parking in the District is prohibited in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:
    - (a) Guests and visitors shall be permitted to park on the streets for no longer than six (6) continuous hours in any one day. While parking, guests and visitors shall follow all parking rules and regulations, including those of the



Orange County, the City of Orlando and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

(f) Overnight parking, defined as parking between the hours of 10:00pm and 8:00am, shall be prohibited in the areas as indicated on the District Parking and Towing Map attached as Appendix 1.0

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to single-family home mailboxes. A clearance of fifteen (15') feet before the mailbox and fifteen (15') feet after the mailbox is required.

1.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

1.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area, and shall immediately be removed.

1.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

1.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

## 1.5 Enforcement

1.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules upon first offense, may receive a warning affixed to the vehicle or vessel. Towing may be initiated only after the first offense of the vehicle, trailer, or object parked in violation of these Rules. Thereafter, upon direction in writing (email and facsimile are acceptable) from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida Statutes*. A vehicle or vessel parked in violation of the District Parking and Towing Rules for a period of longer than twenty-four (24) hours after receiving its initial warning under this section shall be subject to towing.

1.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

1.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

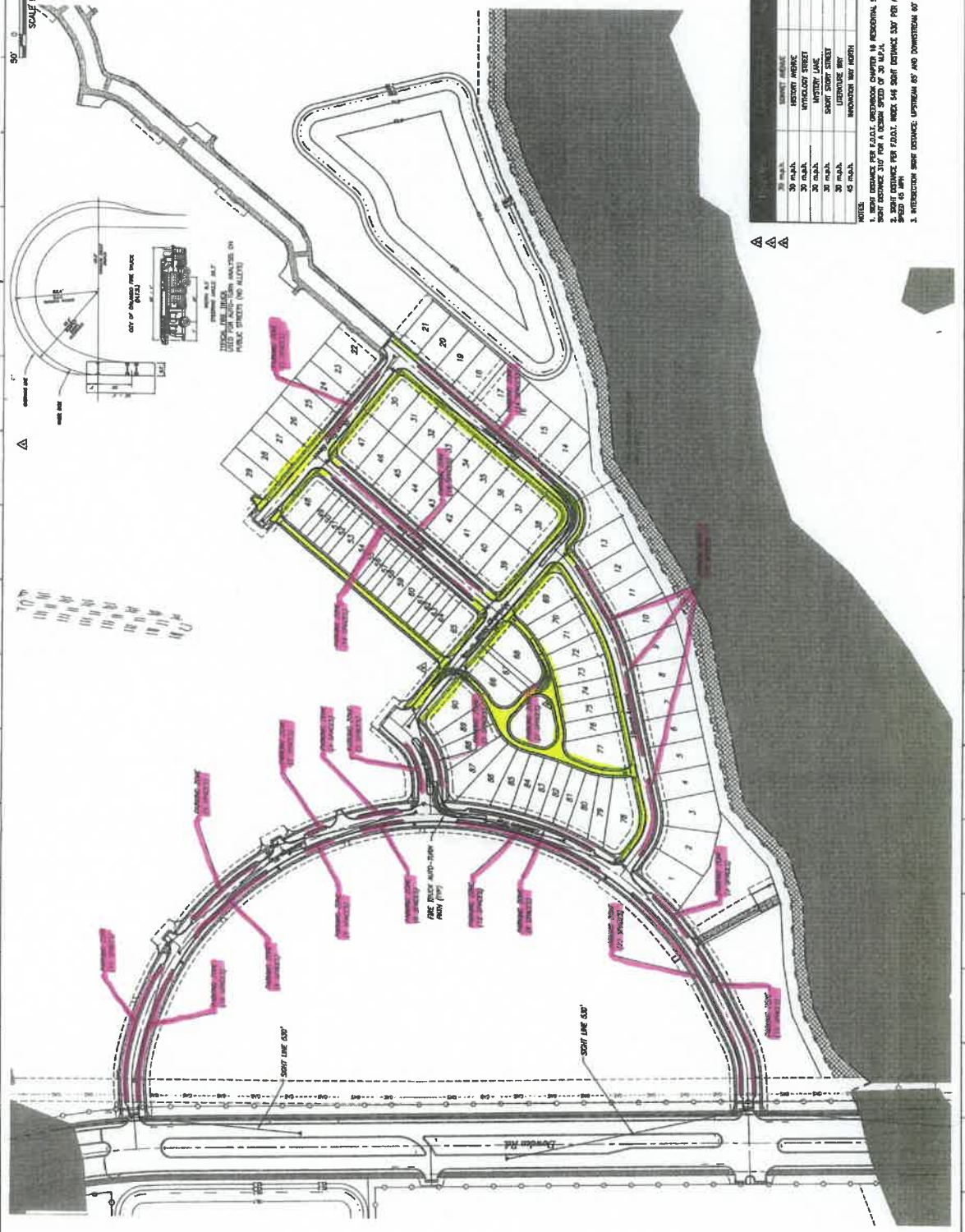
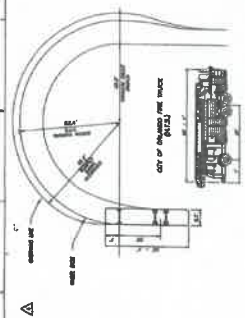
1.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

**Appendix 1.0**

**District Parking and Towing Map**

[ATTACHED BELOW]

Key Map



Comments

1. CHECKED: [Signature]	DATE: 12/14/2014
2. REVIEWED: [Signature]	DATE: 12/14/2014
3. APPROVED: [Signature]	DATE: 12/14/2014
4. DESIGN: [Signature]	DATE: 12/14/2014
5. CHECKED: [Signature]	DATE: 12/14/2014
6. REVIEWED: [Signature]	DATE: 12/14/2014
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9. CHECKED: [Signature]	DATE: 12/14/2014
10. REVIEWED: [Signature]	DATE: 12/14/2014
11. APPROVED: [Signature]	DATE: 12/14/2014
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37. CHECKED: [Signature]	DATE: 12/14/2014
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89. CHECKED: [Signature]	DATE: 12/14/2014
90. REVIEWED: [Signature]	DATE: 12/14/2014
91. APPROVED: [Signature]	DATE: 12/14/2014
92. DESIGN: [Signature]	DATE: 12/14/2014
93. CHECKED: [Signature]	DATE: 12/14/2014
94. REVIEWED: [Signature]	DATE: 12/14/2014
95. APPROVED: [Signature]	DATE: 12/14/2014
96. DESIGN: [Signature]	DATE: 12/14/2014
97. CHECKED: [Signature]	DATE: 12/14/2014
98. REVIEWED: [Signature]	DATE: 12/14/2014
99. APPROVED: [Signature]	DATE: 12/14/2014
100. DESIGN: [Signature]	DATE: 12/14/2014

STOREY PARK -  
PHASE 1  
(WEWAHOOTER PD)

VERTICAL DATUM (NAVD 83)  
City of Orlando - Approved  
SIGHT DISTANCE  
PLAN

Sheet No. C3.10



Project & Location, LLC  
4000 Lake Nona Blvd., Suite 100, Orlando, FL 32837  
Tel: 407-555-1234  
Fax: 407-555-5678  
Email: info@projectandlocation.com

NOTE	EXISTING	PROPOSED
1. RIGHT DISTANCE PER FLA. STAT. CHAPTER 349, SECTION 349.02, FOR A DESIGN SPEED OF 30 MPH, IS 210 FEET.	210 R	210 R
2. RIGHT DISTANCE PER FLA. STAT. CHAPTER 349, SECTION 349.02, FOR A DESIGN SPEED OF 30 MPH, IS 210 FEET.	210 R	210 R
3. INTERSECTION RIGHT DISTANCE UPSTREAM 85' AND DOWNSTREAM 80'.	210 R	210 R

A A A





## Key Message



---

[illegible]

STOREY PARK -  
PHASE 3  
(WEWAHOOTEE PD)

**Submitted To:**  
**CITY OF ORLANDO, FL**

### Sheet Title

## PARKING DESIGNATION & SIGHT DISTANCE PLAN

3088 NOLAN

C3.10



THE UNIVERSITY OF CHICAGO

**Poulos & Bennett, LLC**  
2002 E. Livingston St., Oakdale, IL 62453  
Tel. 407.587.2394 [www.poulosbennett.com](http://www.poulosbennett.com)  
Eng. Div. No. 24567

**FIELD REVISION**  
(THIS SUPERCEDES PREVIOUS PLANS)

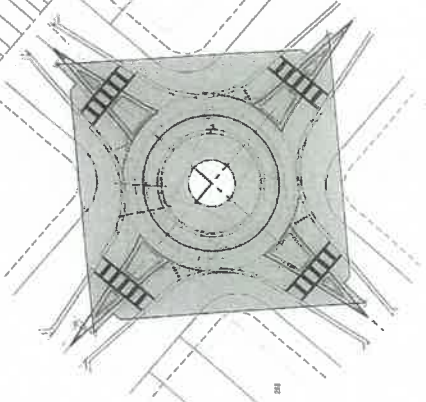
APPROVED \_\_\_\_\_  
DATE Oct 13 2018

**FOR THE UNDER-DEVELOPMENT SUBURBANIZATION OF ORANGE COUNTY UTILITIES**

30 mph.	SOMER AVE	310 R
30 mph.	FORDON AVE	310 R
30 mph.	PHILIPSON WAY	310 R
30 mph.	EPC AVE	310 R
30 mph.	PURDY DRIVE	310 R

NOTES:

1. SHORT DISTANCE PER F.O.D.T. CRASHBOOK CHAPTER 18 RESIDENTIAL STREET DESIGN. SHORT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
2. SHORT DISTANCE PER F.O.D.T. CRASHBOOK CHAPTER 18 SHORT DISTANCE 330' PER A DESIGN SPEED 40 M.P.H. THROUGH WAY.
3. SHORT DISTANCE PER F.O.D.T. CRASHBOOK CHAPTER 18 SHORT DISTANCE 420' PER A DESIGN SPEED 50 M.P.H. THROUGH PARK BLVD.
4. ROUNDABOUT SHORT DISTANCE PER DESIGN SPEED IS 450'.



ROUNDABOUT SIGHT DISTANCE  
DETAIL 1  
NOTE: SHADED AREA IS LOW GROWTH LANDSCAPING ONLY  
1'-30"

NOTE: SHADED AREA IS LOW GROWTH LANDSCAPING ONLY  
1'-30"





# REVIEWED FOR CODE COMPLIANCE

DATE: 10/20/11 BY: [Signature] City Engineer

PERMIT NO: 100317-0004

ADDRESS: 13015 STOREY TIME DR

CONTRACTOR: JEN HALL COMPANY

NOTE: Permit holder does not have permission to violate any other codes. Keep this permit on-site at all times.

CITY OF ORLANDO  
PERMITTING SERVICES DIVISION

50' 0 100' 200'  
SCALE IN FEET

Key Map:



Casualty

10. PARCELS: RESIDENTIAL DEVELOPMENT  
IN EXISTING ZONING TO CITY/CDD  
NO. DATE: 10/20/11  
PROJECT NAME: STOREY PARK PHASE 2  
VERTICAL DATA: NAVD 83  
FIN. HGT: 12.00  
DESIGNER: NYV  
CHECKER: CXL  
APPROVED BY: CML/NYV  
SCALE: 1"=100'

STOREY PARK -  
PARCEL 1  
PHASE 2  
(WEWAHOOTEE PD)

Submitted To:  
CITY OF ORLANDO, FL

Sheet Title:  
PARKING  
DESIGNATION &  
SIGHT DISTANCE  
PLAN

Sheet No:

C3.10



Digital  
Certification M. Bessette  
Date: 2017.09.08  
16:11:00 -04'00'

FOULDS & BARNETT

Foulkes & Barnette, LLC  
3000 N. 1st Avenue, Suite 200, Orlando, FL 32803  
Tel: 407.431.2200 www.foulkesandbarnette.com  
Reg. No. 16, 5157

30 m.p.h.	STREET C	310 N
30 m.p.h.	STREET D	310 R
30 m.p.h.	STREET E	310 R
30 m.p.h.	STREET F	310 N
30 m.p.h.	STREET G	310 N
30 m.p.h.	STREET H	310 N

NOTES:  
1. SIGHT DISTANCE PER F.O.D.T. GREENBOOK CHAPTER 14 RESIDENTIAL STREET DESIGN, SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.  
2. SIGHT DISTANCE PER FOOT INDEX 540 IS 420' FOR A DESIGN SPEED OF 30 MPH ALONG STOREY TIME DRIVE.

22 STOREY PARK PHASE 2 - WEWAHOOTEE PD - 10/20/11 - 100317-0004





Poulos &amp; ...

POST OFFICE BOX 100

*(continued from page 10)*

**SIGHT DISTANCE**

1000



27

2025 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2294 [www.pandoraconference.com](http://www.pandoraconference.com)  
Eag. Bus. No. 28257

30 mph	STREET E	310 R
30 mph	STREET H	310 R

2. SIGHT DISTANCE FOR FOOT INDEX 546 IS 420' FOR A DESIGN SPEED OF 30 MPH  
AT C&D STORY TIE HEIGHT.

STOCKHOLM: KONGRESS HÄLSÖ-  
HÄLSÖ HÄLSÖ HÄLSÖ HÄLSÖ  
HÄLSÖ HÄLSÖ HÄLSÖ HÄLSÖ HÄLSÖ

**REPRODUCIBILITY**

## SECTION VII



910 Charles Street  
Longwood, FL 32750  
(407) 261-5446 \* Fax (407) 261-5449

# PROPOSAL

Page 1 of 2

TO GMS

Attention: Alan  
ascheerer@gmscfl.com

PHONE	FAX	DATE
		09/06/19
PROPOSAL #		19-0859
JOB NAME/LOCATION		
Storey Park Phase 1, 3 & 4 - Replace Missing Signs		
Storey Park Blvd		
City of Orlando		
Customer Emailed Plans Showing Missing Signs		

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
<b>Signs - U-Channel Post</b>					
<b>Phase 1:</b>					
	R5-1 Do Not Enter 30"x30"	1	AS	\$ 240.00	\$ 240.00
	R7-1A No Parking In Alley <---> 12"x18"	1	AS	\$ 190.00	\$ 190.00
	R2-1 Speed Limit 24"x30"	2	AS	\$ 220.00	\$ 440.00
	W11-2 Ped Xing 30"x30" &	1	AS	\$ 280.00	\$ 280.00
	W-16-9P Ahead 24"x12"				
	W11-2 Ped Xing 30"x30" &	1	AS	\$ 280.00	\$ 280.00
	W-16-7PI Arrow 24"x12"				
	Relocate Existing Sign	2	AS	\$ 170.00	\$ 340.00
<b>Phase 3:</b>					
	R1-1 Stop 30"	4	AS	\$ 240.00	\$ 960.00
	R5-1 Do Not Enter 30"x30"	5	AS	\$ 240.00	\$ 1,200.00
	R2-1 Speed Limit 24"x30"	5	AS	\$ 220.00	\$ 1,100.00
	R7-4 No Parking Anytime <---> 12"x18"	1	AS	\$ 190.00	\$ 190.00
	R7-1A No Parking In Alley <---> 12"x18"	6	AS	\$ 190.00	\$ 1,140.00
	W11-2 Ped Xing 30"x30" &	2	AS	\$ 280.00	\$ 560.00
	W-16-7PI Arrow 24"x12"				
	R4-7 Keep Right 24"x30" & OM1-3 Yellow 18"x18"	1	AS	\$ 260.00	\$ 260.00
	R6-5P Roundabout 30"x30"	2	AS	\$ 240.00	\$ 480.00
	R6-4 Chevron 30"x24"	2	AS	\$ 230.00	\$ 460.00
	OM4-3 Red 18"x18"	18	AS	\$ 165.00	\$ 2,970.00
<b>Phase 4:</b>					
	R1-1 Stop 30"	1	AS	\$ 240.00	\$ 240.00
	R5-1 Do Not Enter 30"x30"	4	AS	\$ 240.00	\$ 960.00
	R7-1A No Parking In Alley <---> 12"x18"	2	AS	\$ 190.00	\$ 380.00
	<b>Subtotal</b>			<b>\$</b>	<b>12,670.00</b>
<b>Upgrade</b>					
	2"x2" Square Post w/Cap (Excludes OM4-3 Signs)	41	EA	\$ 22.00	\$ 902.00
	<b>Subtotal</b>			<b>\$</b>	<b>902.00</b>
<b>As Needed:</b>					
	Core-Drill Holes			\$ 150.00	EA

## Notes:

1. Excludes Street ID's above stop signs. If required, please contact for price.



910 Charles Street  
Longwood, FL 32750  
(407) 261-5446 \* Fax (407) 261-5449

## PROPOSAL

Page 2 of 2

TO GMS

Attention: Alan  
ascheerer@gmscfl.com

PHONE	FAX	DATE
		09/06/19
PROPOSAL #		19-0859
JOB NAME/LOCATION		
Storey Park Phase 1, 3 & 4 - Replace Missing Signs		
Storey Park Blvd		
City of Orlando		
Customer Emailed Plans Showing Missing Signs		

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
<b>Additional Scope Per 8/5/2019 Site Visit:</b>					
	Painted Pavement Markings - Arrows (11 EA)	1	LS	\$ 950.00	\$ 950.00
	Do Not Enter Sign & Post (Near Lot 461)	1	AS	\$ 240.00	\$ 240.00
	Do Not Enter Sign Panel Attach to Existing Post (near Autobiography Alley & Fiction Ave)	1	AS	\$ 120.00	\$ 120.00
	Relocate Existing Sign (Mythology St at Lot 65)	1	AS	\$ 170.00	\$ 170.00
	Relocate Existing Sign & Post (From Sonnet Ave &	1	AS	\$ 170.00	\$ 170.00
				<b>Subtotal</b>	<b>\$ 1,650.00</b>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs

will be executed only upon written orders, and will become an extra charge over and above the estimate.

All agreements contingent upon strikes, accidents or delays beyond our control.

**Total: AS ABOVE**

Authorized  
Signature

*Mike Bonacci*

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

Signature

**CONTACTS:** Estimating Department  
Phil Fausnight, President/Contracts Administrator  
John Bruce, Project Coordinator/Scheduling  
Cris Mercedes, Gen Admin, Insurance, Submittals

[estimating@fausnight.com](mailto:estimating@fausnight.com)  
[phil@fausnight.com](mailto:phil@fausnight.com)  
[john.bruce@fausnight.com](mailto:john.bruce@fausnight.com)  
[cris@fausnight.com](mailto:cris@fausnight.com)

**Terms:**

Net 30 Days

Proposal is valid for  
90 Days

## SECTION VIII

## SECTION C

# SECTION 1

# Storey Park

## Community Development District

### Summary of Checks

August 16, 2019 to October 17, 2019

Bank	Date	Check #	Amount
General Fund	8/22/19	404-405	\$ 20,096.88
	8/28/19	406	\$ 663.75
	9/6/19	407	\$ 552.50
	9/9/19	408	\$ 5,364.80
	9/11/19	409-410	\$ 20,058.57
	9/17/19	411	\$ 1,130.42
	9/20/19	412-413	\$ 12,687.00
	9/25/19	414	\$ 4,712.00
	10/2/19	415	\$ 435.00
	10/9/19	416-418	\$ 4,285.00
	10/11/19	419	\$ 5,185.16
	10/16/19	420-423	\$ 22,140.73
			\$ 97,311.81
			<b>\$ 97,311.81</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/22/19	00007	8/10/19 43706	201908 320-53800-46200		LANDSCAPE COMMON AREAS	*	8,660.00	
		8/10/19 43765	201908 320-53800-46200		LANDSCAPE AREAS 1-5 AUG19	*	11,113.57	
DOWN TO EARTH LAWN CARE II, INC.								19,773.57 000404
8/22/19	00005	8/20/19 87255	201907 310-51300-31500		REV.AGENDA/UPCOMING ITEMS	*	60.31	
		8/20/19 87256	201907 310-51300-31500		EMAIL/CONTRACTION PET/REQ	*	263.00	
LATHAM, LUNA, EDEN & BEAUDINE								323.31 000405
8/28/19	00006	8/28/19 15-060(5	201907 310-51300-31100		UPDATE/POND/TRACT/EXHIBIT	*	663.75	
POULOS & BENNETT								663.75 000406
9/06/19	00001	8/11/19 88336900	201908 310-51300-48000		NOT.PUB.HEAR.FY19/20 BDGT	*	552.50	
ORLANDO SENTINEL								552.50 000407
9/09/19	00002	9/01/19 103	201909 310-51300-34000		MANAGEMENT FEES-SEP19	*	2,916.67	
		9/01/19 103	201909 310-51300-35100		INFORMATION TECH-SEP19	*	100.00	
		9/01/19 103	201909 310-51300-31300		DISSEMINATION FEE-SEP19	*	916.67	
		9/01/19 103	201909 310-51300-51000		OFFICE SUPPLIES	*	6.38	
		9/01/19 103	201909 310-51300-42000		POSTAGE	*	27.03	
		9/01/19 103	201909 310-51300-42500		COPIES	*	148.05	
		9/01/19 104	201909 320-53800-12000		FIELD MANAGEMENT-SEP19	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES								5,364.80 000408
9/11/19	00012	8/31/19 179707	201908 320-53800-47000		AQUATIC PLANT MGMT AUG19	*	285.00	
APPLIED AQUATIC MANAGEMENT, INC.								285.00 000409
9/11/19	00007	9/10/19 45686	201909 320-53800-46200		LANDSCAPE COMMON AREAS	*	8,660.00	
		9/10/19 45769	201909 320-53800-46200		LANDSCAPE AREAS 1-5 SEP19	*	11,113.57	
DOWN TO EARTH LAWN CARE II, INC.								19,773.57 000410

STOR -STOREY PARK- TVISCARRA

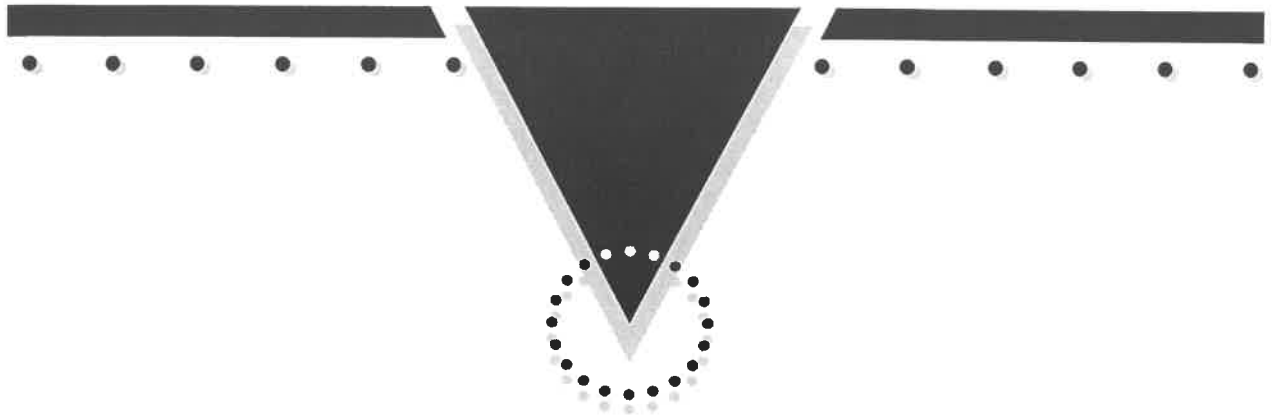
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/17/19	00015	9/17/19 09172019	201909 300-20700-10000 FY19 DEBT SERVICE ASSESS		*	1,130.42	
				STOREY PARK CDD C/O REGIONS BANK			1,130.42 000411
9/20/19	00004	9/19/19 9768	201909 300-15500-10000 FY20 PROPERTY INSURANCE		*	2,154.00	
		9/19/19 9768	201909 300-15500-10000 FY20 GEN.LIAB/PUBLIC OFFC		*	5,533.00	
				EGIS INSURANCE & RISK ADVISORS			7,687.00 000412
9/20/19	00002	9/15/19 105	201909 300-15500-10000 FY20 ASSESSMENT ROLL CERT		*	5,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 000413
9/25/19	00005	9/20/19 87558	201908 310-51300-31500 MTG/TOWING POL/REV.BUDGET		*	1,010.00	
		9/20/19 87559	201908 310-51300-31500 REV.EXHIBIT/PET/CONTRACT.		*	3,702.00	
				LATHAM, LUNA, EDEN & BEAUDINE			4,712.00 000414
10/02/19	00006	9/27/19 15-060(5	201908 310-51300-31100 EXHIBIT/COORD/INSPCT.RPRT		*	435.00	
				POULOS & BENNETT			435.00 000415
10/09/19	00012	9/30/19 180358	201909 320-53800-47000 AQUATIC PLANT MGMT SEP19		*	285.00	
				APPLIED AQUATIC MANAGEMENT, INC.			285.00 000416
10/09/19	00009	9/30/19 18729	201910 310-51300-32200 FY19 AUDIT SERVICES OCT19		*	500.00	
				GRAU & ASSOCIATES			500.00 000417
10/09/19	00013	9/30/19 73513	201910 310-51300-32300 FY20 TRUSTEE SER 2015		*	3,500.00	
				REGIONS BANK			3,500.00 000418
10/11/19	00002	10/01/19 106	201910 310-51300-34000 MANAGEMENT FEES-OCT19		*	2,916.67	
		10/01/19 106	201910 310-51300-35100 INFORMATION TECH-OCT19		*	100.00	
		10/01/19 106	201910 310-51300-31300 DISSEMINATION FEE-OCT19		*	875.00	
		10/01/19 106	201910 310-51300-51000 OFFICE SUPPLIES		*	.21	
		10/01/19 106	201910 310-51300-42000 POSTAGE		*	3.50	

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		10/01/19 106	201910 310-51300-42500		*	29.25	
		COPIES					
		10/01/19 106	201910 310-51300-41000		*	10.53	
		TELEPHONE					
		10/01/19 107	201910 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT-OCT19					
				GOVERNMENTAL MANAGEMENT SERVICES			5,185.16 000419
10/16/19 00003		10/01/19 74611	201910 310-51300-54000		*	175.00	
		SPECIAL DISTRICT FEE-FY20					
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000420
10/16/19 00007		10/10/19 47984	201910 320-53800-46200		*	8,660.00	
		LANDSCAPE COMMON AREAS					
		10/10/19 47985	201910 320-53800-46200		*	11,113.57	
		LANDSCAPE AREAS 1-5 OCT19					
				DOWN TO EARTH LAWN CARE II, INC.			19,773.57 000421
10/16/19 00005		10/14/19 87966	201909 310-51300-31500		*	1,584.66	
		REV.PLAT/PREP.AGENDA/MTG					
				LATHAM, LUNA, EDEN & BEAUDINE			1,584.66 000422
10/16/19 00001		9/22/19 10516156	201909 310-51300-48000		*	222.50	
		NOT. FY20 MEETING DATES					
		9/29/19 10776996	201909 310-51300-48000		*	125.00	
		NOT.RULE DEVELOP 10/24/19					
		9/29/19 10776996	201909 310-51300-48000		*	260.00	
		NOT.RULE MAKING HEARING					
				ORLANDO SENTINEL			607.50 000423
				TOTAL FOR BANK A		97,311.81	
				TOTAL FOR REGISTER		97,311.81	

STOR -STOREY PARK- TVISCARRA

## SECTION 2



**Storey Park  
Community Development District**

**Unaudited Financial Reporting  
September 30, 2019**



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Series 2015</u>
4	<u>Debt Service Fund Series 2018</u>
5	<u>Debt Service Fund Series 2019</u>
6	<u>Capital Projects Series 2015</u>
7	<u>Capital Projects Series 2018</u>
8	<u>Capital Projects Series 2019</u>
9	<u>Month to Month</u>
10	<u>Long Term Debt Summary</u>
11	<u>FY19 Assessment Receipt Schedule</u>
12-14	<u>Construction Schedule Series 2015</u>
15	<u>Construction Schedule Series 2018</u>
16	<u>Construction Schedule Series 2019</u>

**Storey Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**September 30, 2019**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<b><u>ASSETS:</u></b>				
CASH	\$97,918	---	---	\$97,918
ASSESSMENT RECEIVABLE	---	\$201,424	---	\$201,424
PREPAID EXPENSES	\$12,687	---	---	\$12,687
SERIES 2015				
RESERVE	---	\$312,783	---	\$312,783
REVENUE	---	\$353,251	---	\$353,251
INTEREST	---	\$14	---	\$14
SINKING FUND	---	\$18	---	\$18
CONSTRUCTION	---	---	\$15	\$15
SERIES 2018				
RESERVE	---	\$63,880	---	\$63,880
REVENUE	---	\$8,348	---	\$8,348
INTEREST	---	\$20	---	\$20
SINKING FUND	---	\$12	---	\$12
CONSTRUCTION	---	---	\$577	\$577
SERIES 2019				
RESERVE	---	\$120,360	---	\$120,360
REVENUE	---	---	---	\$0
INTEREST	---	\$7	---	\$7
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$3,613,882	\$3,613,882
COST OF ISSUANCE	---	---	\$9,804	\$9,804
<b>TOTAL ASSETS</b>	<b>\$110,605</b>	<b>\$1,060,118</b>	<b>\$3,624,278</b>	<b>\$4,795,001</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$8,818	---	\$2,751	\$11,570
<b><u>FUND EQUITY:</u></b>				
<b>FUND BALANCES:</b>				
RESTRICTED FOR DEBT SERVICE 2015	---	\$701,047	---	\$701,047
RESTRICTED FOR DEBT SERVICE 2018	---	\$155,185	---	\$155,185
RESTRICTED FOR DEBT SERVICE 2019	---	\$203,886	---	\$203,886
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$15	\$15
RESTRICTED FOR CAPITAL PROJECTS 2018	---	---	\$577	\$577
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$3,620,935	\$3,620,935
UNASSIGNED	\$101,786	---	---	\$101,786
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$110,605</b>	<b>\$1,060,118</b>	<b>\$3,624,278</b>	<b>\$4,795,001</b>

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/19	ACTUAL THRU 9/30/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$224,119	\$224,119	\$230,178	\$6,059
ASSESSMENTS - DIRECT BILLED	\$218,621	\$218,621	\$218,621	\$0
DEVELOPER CONTRIBUTIONS	\$62,256	\$62,256	\$0	(\$62,256)
INTEREST	\$0	\$0	\$55	\$55
<b>TOTAL REVENUES</b>	<b>\$504,996</b>	<b>\$504,996</b>	<b>\$448,854</b>	<b>(\$56,142)</b>

#### EXPENDITURES:

##### ADMINISTRATIVE:

ENGINEERING	\$12,000	\$12,000	\$10,770	\$1,230
ATTORNEY	\$25,000	\$25,000	\$14,001	\$10,999
ARBITRAGE	\$600	\$600	\$600	\$0
DISSEMINATION AGENT	\$7,500	\$7,500	\$8,667	(\$1,167)
ANNUAL AUDIT	\$4,400	\$4,400	\$4,500	(\$100)
TRUSTEE FEES	\$7,000	\$7,000	\$7,000	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$35,000	\$35,000	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$1,200	\$1,200	\$0
TELEPHONE	\$300	\$300	\$51	\$249
POSTAGE	\$1,000	\$1,000	\$186	\$814
INSURANCE	\$6,000	\$6,000	\$5,398	\$602
PRINTING & BINDING	\$1,000	\$1,000	\$464	\$536
LEGAL ADVERTISING	\$1,925	\$1,925	\$4,884	(\$2,959)
OTHER CURRENT CHARGES	\$1,000	\$1,000	\$1,809	(\$809)
PROPERTY APPRAISER	\$700	\$700	\$501	\$199
OFFICE SUPPLIES	\$625	\$625	\$66	\$559
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

##### OPERATION & MAINTENANCE

##### CONTRACT SERVICES

FIELD MANAGEMENT	\$15,000	\$15,000	\$15,000	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$237,283	\$237,283	\$259,510	(\$22,227)
LAKE MAINTENANCE	\$7,500	\$7,500	\$3,420	\$4,080
MITIGATION MONITORING & MAINTENANCE	\$10,300	\$10,300	\$16,434	(\$6,134)

##### REPAIRS & MAINTENANCE

REPAIRS - GENERAL	\$2,000	\$2,000	\$0	\$2,000
OPERATING SUPPLIES	\$500	\$500	\$0	\$500
LANDSCAPE CONTINGENCY	\$10,000	\$10,000	\$1,000	\$9,000
IRRIGATION REPAIRS	\$6,000	\$6,000	\$3,842	\$2,158
ROADWAYS & SIDEWALKS	\$5,000	\$5,000	\$0	\$5,000
TRAIL MAINTENANCE	\$1,500	\$1,500	\$0	\$1,500
SIGNAGE	\$3,500	\$3,500	\$2,315	\$1,185

##### UTILITY

ELECTRIC	\$1,000	\$1,000	\$403	\$597
STREETLIGHTS	\$79,488	\$79,488	\$87,242	(\$7,754)
WATER & SEWER	\$14,000	\$14,000	\$3,504	\$10,496

##### OTHER

PROPERTY INSURANCE	\$1,500	\$1,500	\$2,092	(\$592)
--------------------	---------	---------	---------	---------

<b>TOTAL EXPENDITURES</b>	<b>\$504,996</b>	<b>\$504,996</b>	<b>\$495,032</b>	<b>\$9,964</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>(\$46,178)</b>		
---------------------------------------	------------	-------------------	--	--

<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$147,964</b>		
---------------------------------	------------	------------------	--	--

<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$101,786</b>		
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# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Series 2015

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/19	ACTUAL THRU 9/30/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$450,904	\$450,904	\$462,325	\$11,421
ASSESSMENTS - DIRECT BILLED	\$156,140	\$156,140	\$136,471	(\$19,669)
INTEREST	\$0	\$0	\$13,453	\$13,453
<b>TOTAL REVENUES</b>	<b>\$607,044</b>	<b>\$607,044</b>	<b>\$612,249</b>	<b>\$5,205</b>

#### EXPENDITURES:

INTEREST - 11/1	\$221,459	\$221,459	\$221,459	(\$0)
PRINCIPAL - 11/1	\$160,000	\$160,000	\$160,000	\$0
INTEREST - 5/1	\$218,259	\$218,259	\$218,259	(\$0)
<b>TOTAL EXPENDITURES</b>	<b>\$599,718</b>	<b>\$599,718</b>	<b>\$599,719</b>	<b>(\$1)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$7,326</b>		<b>\$12,531</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$399,733</b>		<b>\$688,516</b>	
<b>FUND BALANCE - Ending</b>	<b>\$407,059</b>		<b>\$701,047</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Series 2018

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/19	ACTUAL THRU 9/30/19	VARIANCE
DIRECT ASSESSMENTS	\$248,800	\$248,800	\$244,663	(\$4,137)
INTEREST	\$0	\$0	\$2,074	\$2,074
TRANSFER IN	\$0	\$0	\$3,439	\$3,439
<b>TOTAL REVENUES</b>	<b>\$248,800</b>	<b>\$248,800</b>	<b>\$250,176</b>	<b>\$1,376</b>

#### EXPENDITURES:

INTEREST - 12/15	\$92,509	\$92,509	\$92,509	(\$0)
PRINCIPAL - 6/15	\$65,000	\$65,000	\$65,000	\$0
INTEREST - 6/15	\$92,509	\$92,509	\$92,509	(\$0)
<b>TOTAL EXPENDITURES</b>	<b>\$250,018</b>	<b>\$250,018</b>	<b>\$250,019</b>	<b>(\$1)</b>

#### EXCESS REVENUES (EXPENDITURES)

(\$1,218) \$157

#### FUND BALANCE - Beginning

\$92,781 \$155,028

#### FUND BALANCE - Ending

\$91,563 \$155,185

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/19	ACTUAL THRU 9/30/19	VARIANCE
ASSESSMENTS - DIRECT BILLED	\$83,519	\$83,519	\$83,519	\$0
BOND PROCEEDS	\$126,655	\$126,655	\$126,655	\$0
INTEREST	\$250	\$250	\$672	\$422
<b>TOTAL REVENUES</b>	<b>\$210,424</b>	<b>\$210,424</b>	<b>\$210,846</b>	<b>\$422</b>

#### EXPENDITURES:

INTEREST - 6/15	\$6,960	\$6,960	\$6,960	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$6,960</b>	<b>\$6,960</b>	<b>\$6,960</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$203,464</b>		<b>\$203,886</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$203,464</b>		<b>\$203,886</b>	

## Storey Park

### COMMUNITY DEVELOPMENT DISTRICT

#### CAPITAL PROJECTS FUND

Series 2015

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

**REVENUES:**

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/19	ACTUAL THRU 9/30/19	VARIANCE
INTEREST	\$0	\$0	\$79	\$79
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$79</b>	<b>\$79</b>

**EXPENDITURES:**

CAPITAL OUTLAY	\$0	\$0	\$6,144	(\$6,144)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,144</b>	<b>(\$6,144)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$6,065)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$6,080</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$15</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

Series 2018

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/19	ACTUAL THRU 9/30/19	VARIANCE
INTEREST	\$0	\$0	\$7,457	\$7,457
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,457</b>	<b>\$7,457</b>

#### EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$112,919	(\$112,919)
TRANSFER OUT	\$0	\$0	\$3,439	(\$3,439)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$116,358</b>	<b>(\$116,358)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$108,901)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$109,478</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$577</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/19	ACTUAL THRU 9/30/19	VARIANCE
BOND PROCEEDS	\$0	\$0	\$3,868,345	\$3,868,345
INTEREST	\$0	\$0	\$20,000	\$20,000
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,888,345</b>	<b>\$3,888,345</b>

#### EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$267,410	(\$267,410)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$267,410</b>	<b>(\$267,410)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$3,620,935</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$3,620,935</b>	

**Storey Park  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$3,765	\$205,061	\$2,747	\$3,425	\$6,187	\$3,217	\$3,440	\$1,254	\$519	\$532	\$31	\$230,178
ASSESSMENTS - DIRECT BILLED	\$54,655	\$0	\$54,655	\$0	\$0	\$0	\$54,655	\$0	\$0	\$54,655	\$0	\$0	\$218,621
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTEREST	\$3	\$4	\$7	\$8	\$5	\$5	\$7	\$4	\$4	\$4	\$3	\$2	\$55
<b>TOTAL REVENUES</b>	<b>\$54,658</b>	<b>\$3,769</b>	<b>\$259,723</b>	<b>\$2,755</b>	<b>\$3,429</b>	<b>\$6,192</b>	<b>\$57,879</b>	<b>\$3,445</b>	<b>\$1,258</b>	<b>\$55,178</b>	<b>\$535</b>	<b>\$34</b>	<b>\$448,854</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
ENGINEERING	\$265	\$235	\$56	\$0	\$995	\$683	\$0	\$390	\$7,047	\$664	\$435	\$0	\$10,770
ATTORNEY	\$950	\$134	\$201	\$900	\$532	\$1,345	\$686	\$788	\$1,845	\$323	\$4,712	\$1,585	\$14,001
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600
DISSEMINATION AGENT	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$917	\$917	\$917	\$917	\$8,667
ANNUAL AUDIT	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$4,500
TRUSTEE FEES	\$3,500	\$0	\$0	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$0	\$7,000
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	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,000
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
TELEPHONE	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$19	\$20	\$0	\$0	\$0	\$51
POSTAGE	\$4	\$32	\$22	\$12	\$12	\$21	\$18	\$16	\$10	\$3	\$8	\$27	\$186
INSURANCE	\$5,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,398
PRINTING & BINDING	\$18	\$14	\$1	\$0	\$4	\$46	\$72	\$40	\$110	\$5	\$6	\$148	\$464
LEGAL ADVERTISING	\$166	\$0	\$0	\$0	\$0	\$0	\$3,558	\$0	\$0	\$0	\$553	\$608	\$4,884
OTHER CURRENT CHARGES	\$0	\$25	\$0	\$9	\$0	\$275	\$0	\$0	\$0	\$0	\$1,500	\$0	\$1,809
PROPERTY APPRAISER	\$501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$501
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$3	\$6	\$0	\$6	\$0	\$43	\$6	\$66
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>OPERATION &amp; MAINTENANCE:</b>													
<b>CONTRACT SERVICES</b>													
FIELD MANAGEMENT	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$15,000
LANDSCAPE MAINTENANCE	\$42,001	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$259,510
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$3,420
MITIGATION MONITORING & MAINTENANCE	\$4,650	\$1,400	\$0	\$0	\$0	\$5,375	\$0	\$5,009	\$0	\$0	\$0	\$0	\$16,434
<b>REPAIRS &amp; MAINTENANCE</b>													
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$1,000
IRRIGATION REPAIRS	\$0	\$309	\$907	\$385	\$384	\$629	\$715	\$364	\$149	\$0	\$0	\$0	\$3,842
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	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,265	\$0	\$0	\$2,315
<b>UTILITY</b>													
ELECTRIC	\$28	\$91	\$91	\$37	\$47	\$34	\$33	\$33	\$32	\$32	\$32	\$32	\$403
STREETLIGHTS	\$4,241	\$4,243	\$4,162	\$6,165	\$6,164	\$6,164	\$6,164	\$6,164	\$4,159	\$18,086	\$12,280	\$9,250	\$87,242
WATER & SEWER	\$160	\$223	\$112	\$0	\$235	\$142	\$158	\$280	\$333	\$329	\$967	\$566	\$3,504
<b>OTHER</b>													
PROPERT INSURANCE	\$2,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,092
<b>TOTAL EXPENDITURES</b>	<b>\$75,376</b>	<b>\$31,608</b>	<b>\$32,443</b>	<b>\$32,457</b>	<b>\$33,325</b>	<b>\$40,267</b>	<b>\$39,860</b>	<b>\$38,054</b>	<b>\$41,452</b>	<b>\$46,949</b>	<b>\$45,777</b>	<b>\$37,464</b>	<b>\$495,032</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$20,718)</b>	<b>(\$27,839)</b>	<b>\$227,280</b>	<b>(\$29,702)</b>	<b>(\$29,896)</b>	<b>(\$34,076)</b>	<b>\$18,019</b>	<b>(\$34,609)</b>	<b>(\$40,194)</b>	<b>\$8,229</b>	<b>(\$45,242)</b>	<b>(\$37,430)</b>	<b>(\$46,178)</b>

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

<b>SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)</b>	
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	\$312,783
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$8,805,000</b>

<b>SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)</b>	
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	\$63,880
BONDS OUTSTANDING - 5/22/18	\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19	(\$65,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,800,000</b>

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)</b>	
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	\$120,360
BONDS OUTSTANDING - 5/31/19	\$3,995,000
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,995,000</b>



**STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2019**

**TAX COLLECTOR**

GROSS ASSESSMENTS \$ 718,506 \$ 238,821 \$ 479,685  
NET ASSESSMENTS \$ 675,396 \$ 224,492 \$ 450,904

DATE RECEIVED	DIST.	GROSS ASSESSMENTS		DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015		TOTAL 100%
		RECEIVED						GENERAL FUND 33.24%	DEBT SERVICE 66.76%	
11/8/18	ACH	\$ 1,781.02	\$ 65.94	\$ -	\$ -	\$ -	\$ 1,715.08	\$ 570.07	\$ 1,145.01	\$ 1,715.08
11/15/18	ACH	\$ 10,011.82	\$ 400.47	\$ -	\$ -	\$ -	\$ 9,611.35	\$ 3,194.67	\$ 6,416.68	\$ 9,611.35
12/3/18	ACH	\$ 28,367.84	\$ 1,134.70	\$ -	\$ -	\$ -	\$ 27,233.14	\$ 9,051.90	\$ 18,181.24	\$ 27,233.14
12/10/18	ACH	\$ 103,496.10	\$ 4,139.77	\$ -	\$ -	\$ -	\$ 99,356.33	\$ 33,024.61	\$ 66,331.72	\$ 99,356.33
12/17/18	ACH	\$ 92,572.71	\$ 3,702.87	\$ -	\$ -	\$ 203.38	\$ 89,073.22	\$ 29,606.65	\$ 59,466.57	\$ 89,073.22
12/24/18	ACH	\$ 417,993.41	\$ 16,719.41	\$ -	\$ -	\$ -	\$ 401,274.00	\$ 133,377.67	\$ 267,896.33	\$ 401,274.00
1/14/19	ACH	\$ 8,609.43	\$ 344.38	\$ -	\$ -	\$ -	\$ 8,265.05	\$ 2,747.18	\$ 5,517.87	\$ 8,265.05
2/19/19	ACH	\$ 11,107.06	\$ 415.83	\$ -	\$ 387.97	\$ -	\$ 10,303.26	\$ 3,424.65	\$ 6,878.61	\$ 10,303.26
3/14/19	ACH	\$ 17,898.68	\$ 517.99	\$ -	\$ -	\$ 1,233.08	\$ 18,613.77	\$ 6,186.95	\$ 12,426.82	\$ 18,613.77
4/11/19	ACH	\$ 9,794.73	\$ 115.48	\$ -	\$ -	\$ -	\$ 9,679.25	\$ 3,217.24	\$ 6,462.01	\$ 9,679.25
5/9/19	ACH	\$ 10,350.51	\$ -	\$ -	\$ -	\$ -	\$ 10,350.51	\$ 3,440.36	\$ 6,910.15	\$ 10,350.51
6/13/19	ACH	\$ 3,556.95	\$ -	\$ -	\$ -	\$ 215.40	\$ 3,772.35	\$ 1,253.87	\$ 2,518.48	\$ 3,772.35
7/11/19	ACH	\$ 1,562.74	\$ -	\$ -	\$ -	\$ -	\$ 1,562.74	\$ 519.43	\$ 1,043.31	\$ 1,562.74
8/15/19	ACH	\$ 1,599.14	\$ -	\$ -	\$ -	\$ -	\$ 1,599.14	\$ 531.53	\$ 1,067.61	\$ 1,599.14
9/15/19	ACH	\$ -	\$ -	\$ -	\$ -	\$ 94.08	\$ 94.08	\$ 31.27	\$ 62.81	\$ 94.08
<b>TOTALS</b>		<b>\$ 718,702.14</b>	<b>\$ 27,556.84</b>	<b>\$ -</b>	<b>\$ 387.97</b>	<b>\$ 1,745.94</b>	<b>\$ 692,503.27</b>	<b>\$ 230,178.07</b>	<b>\$ 462,325.20</b>	<b>\$ 692,503.27</b>

**DIRECT BILLED ASSESSMENTS**

LENNAR HOMES LLC \$623,587.56 \$218,620.52 \$156,139.64 \$248,827.40

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015	SERIES 2018
11/1/18	10/1/18	1081919	\$ 54,655.13	\$ 54,655.13	\$ 54,655.13	\$ -	\$ -
12/31/18	1/1/19	1123993	\$ 54,655.13	\$ 54,655.13	\$ 54,655.13	\$ -	\$ -
4/3/19	4/1/19	1191143	\$ 263,228.58	\$ 263,228.58	\$ -	\$ 101,490.77	\$ 161,737.81
4/3/19	4/1/19	1191143	\$ 54,655.13	\$ 54,655.13	\$ 54,655.13	\$ -	\$ -
7/3/19	7/1/19	1253440	\$ 54,655.13	\$ 54,655.13	\$ 54,655.13	\$ -	\$ -
10/17/19	10/1/19	1313519	\$ 141,738.46	\$ 117,905.00	\$ -	\$ 34,980.00	\$ 82,925.00
			<b>\$ 623,587.56</b>	<b>\$ 599,754.10</b>	<b>\$ 218,620.52</b>	<b>\$ 136,470.77</b>	<b>\$ 244,662.81</b>

**Storey Park  
Community Development District**

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

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2015</b>				
9/25/15	1	Lennar Corporation	Assesment Area One Costs	\$ 4,929,563.38
<b>TOTAL</b>				<b>\$ 4,929,563.38</b>
<b>Fiscal Year 2015</b>				
9/1/15		Interest		\$ -
<b>TOTAL</b>				<b>\$ -</b>
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				<b>\$ 3,452,450.14</b>
<b>Fiscal Year 2016</b>				
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
<b>TOTAL</b>				<b>\$ 1,256,789.04</b>
<b>Fiscal Year 2016</b>				
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
<b>TOTAL</b>				<b>\$ 4,348.24</b>
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				<b>\$ 2,200,009.34</b>

**Storey Park  
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2017</b>				
6/30/17	5	Lennar Corporation	Reimbursement costs for Phase 3	\$ 2,205,691.09
<b>TOTAL</b>				<b>\$ 2,205,691.09</b>
<b>Fiscal Year 2017</b>				
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
<b>TOTAL</b>				<b>\$ 8,158.25</b>
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				<b>\$ 2,476.50</b>

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2018</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2018</b>				
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
<b>TOTAL</b>				<b>\$ 3,603.17</b>
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				<b>\$ 6,079.67</b>

**Storey Park  
Community Development District  
Special Assessment Bonds, Series 2015  
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2019</b>				
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
<b>TOTAL</b>				<b>\$ 6,143.84</b>
<b>Fiscal Year 2019</b>				
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
<b>TOTAL</b>				<b>\$ 79.20</b>
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				<b>\$ 15.03</b>

**Storey Park  
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2018</b>				
		<b>TOTAL</b>		<b>\$ -</b>
<b>Fiscal Year 2018</b>				
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
		<b>TOTAL</b>		<b>\$ 17,389.22</b>
		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		<b>\$ 3,551,568.58</b>

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2019</b>				
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
		<b>TOTAL</b>		<b>\$ 3,558,418.04</b>
<b>Fiscal Year 2019</b>				
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
		<b>TOTAL</b>		<b>\$ 7,426.75</b>
		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		<b>\$ 577.29</b>

**Storey Park  
Community Development District**

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

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2019</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2019</b>				
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
<b>TOTAL</b>				<b>\$ 19,943.77</b>
Acquisition/Construction Fund at 5/31/19				\$ 3593938.38
Interest Earned thru 9/30/19				\$ 19943.77
Requisitions Paid thru 9/30/19				\$ -
Remaining Acquisition/Construction Fund				<b>\$ 3613882.15</b>