

*Storey Park Community
Development District*

Agenda

January 28, 2021

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

January 21, 2021

**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, January 28, 2021 at 4:00 PM** at the offices of **GMS-CF, 219 E. Livingston Street, Orlando, Florida**. A separate call-in number was e-mailed directly for Board and Staff use.

Call-in Information for Members of the Public:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Supervisors
 - B. Consideration of Resolution 2021-03 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2021-04 Electing Officers
4. Approval of Minutes of the October 22, 2020 Board of Supervisors Meeting and Acceptance of Minutes of the November 19, 2020 Landowners' Meeting
5. Consideration of Resolution 2021-05 Ratifying Enrollment in E-Verify System and Memorandum of Understanding
6. Consideration of Amenity Use and Reservation Procedures
7. Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
8. Review and Acceptance of Draft Fiscal Year 2020 Audit Report
9. Discussion of Traffic Calming Options
10. Ratification Items
 - A. Aquatic Plant Management Agreement with Applied Aquatic Management – Ponds L-5 & L-6
 - B. Landscape Maintenance Agreement with OmegaScapes - Dog Park and Beach Hammock Park
 - C. Street Lighting Agreement with Duke Energy - Parcel K-1
 - D. Requisitions

- i. Series 2015 Requisition #8
 - ii. Series 2019 Requisition #3
 - E. Temporary Access Easement Agreements
 - i. Tania Pacheco
 - ii. Ziyad and Suzanne Wadi
- 11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
- 12. Supervisor's Requests
- 13. 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 Organizational Matters. Section A is the administration of the Oaths of Office to the newly elected Board Members. There is no back-up material. Section B is the consideration of Resolution 2021-03 canvassing and certifying the results of the landowners' election. A copy of the Resolution is enclosed for your review. Section C is the election of officers and Section D is the consideration of Resolution 2021-04 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the October 22, 2020 Board of Supervisors meeting and acceptance of the minutes of the November 19, 2020 landowners' meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-05 ratifying enrollment in the E-Verify system and the Memorandum of Understanding. A copy of the Resolution and E-Verify memo is enclosed for your review.

The sixth order of business is the consideration of amenity use and reservation procedures. A sample rental application will be provided under separate cover.

The seventh order of business is the consideration of the non-ad valorem assessment administration agreement with Orange County Property Appraiser. A copy of the agreement is enclosed for your review.

The eighth order of business is the review and acceptance of the draft Fiscal Year 2020 audit report. A copy of the draft report is enclosed for your review.

The ninth order of business is the discussion of traffic calming options in the District. This is an open discussion item and back-up material is no available.

The tenth order of business is the Ratification Items. Sections A – C included the aquatic, landscape and lighting agreements for new District maintained areas for your review. Section D

• includes the requisitions for the Series 2015 & 2019 bonds and Section E includes the temporary access easement agreements for your review.

The eleventh 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,

Tricia Adams

Tricia Adams
District Manager

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

Enclosures

SECTION III

SECTION A

RESOLUTION 2021-03

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing five (5) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on November 19, 2020, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
<u>Andrew Ashby</u>	<u>200</u>	4 Year Term
<u>Lane Register</u>	<u>200</u>	4 Year Term
<u>Susan Kane</u>	<u>199</u>	2 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 28th day of January, 2021.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

SECTION D

RESOLUTION 2021-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 28th day of January, 2021.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, October 22, 2020 at 4:00 p.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112, 20-114, 20-150 and 20-179) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Rob Bonin	Chairman
Karen Morgan	Vice Chairperson
Ben Kraljev	Assistant Secretary
Susan Kane	Assistant Secretary
Lane Register	Assistant Secretary

Also present were:

George Flint	District Manager
Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Christina Baxter	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. All Supervisors were present with the exception of Ms. Kane and Mr. Register who were not present at roll call.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for any members of the public to provide comment to the Board on any agenda items or items not on the agenda that they would like to bring to the Board's attention. We have a public hearing on the proposed Parking and Towing Rules. So, if anyone has a comment on the Parking and Towing Rules, we will open up the floor for public

comment at that time and that would be the appropriate time for those comments. Are there any general comments from the public? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 24, 2020 Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes? If not, we need a motion to approve them.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Minutes of the September 24, 2020 Meeting were approved, as presented.

- **Public Comment Period (*Item 2*)**

Ms. Lissette Beltram (Imaginary Way): I've been trying to type a question and ask a comment, but I can't.

Mr. Flint: We will move back to general audience comments. Please state your name and address and limit your comments to three minutes.

Ms. Beltram: I have two comments. The first is why the meeting is at 4:00 p.m. when owners are working?

Mr. Flint: Go ahead with your second comment.

Ms. Beltram: Why are my emails to George Flint and Ben not being responded to?

Mr. Flint: We will go ahead and take those in order. The Board has the option of meeting whatever day and time they choose. They chose to set the meeting for 4:00 p.m. on this day. At some point in the future, if the Board wants to change the date and time of the meeting, they can do that. They heard your question about the date and time. Regarding the email to Ben and myself, if you are referring to an email that you sent regarding landscaping, I believe that Ms. Adams responded to your email earlier today.

Ms. Beltram: Okay. I'm sorry. I didn't have Internet.

Mr. Flint: She responded earlier today acknowledging the email and letting you know that we are reviewing it and will provide a more detailed response on that issue.

Ms. Beltram: I appreciate that.

Mr. Flint: We try to respond timely. I know that it has been a few days since you sent it, but we acknowledged it earlier. We will provide a more detailed response once we have all of the information. Just really quick on the nature of your email, you were forwarding a Facebook post

expressing concern about the lack of landscaping and hardscaping in certain parts of Storey Park. The good news is there are plans for the installation of additional landscape and hardscape, but the landscape is not complete. It has been designed and is being permitted right now. There have actually been some utility locates put out there. Ben might be able to provide a better update later in the meeting on that.

Ms. Beltram: I appreciate it. Thank you.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2021-01 Adopting Proposed Amendments to the District's Rules Chapter II: Parking and Towing Rules

Mr. Flint: The Board previously met and reviewed a draft of proposed Chapter II of the District's rules dealing with parking and towing. You authorized us to schedule and advertise a public hearing, which we have done. That public hearing is scheduled for today. So, we will go ahead and open the public hearing. You have a copy of the resolution and proposed rule and maps in your agenda package. The Board previously adopted Parking and Towing Rules; however, you modified a couple of areas and added future areas that weren't there at the time the initial rules were adopted. So, you have those rules and maps as part of your agenda. It is a public hearing so I will open up the floor. If there is any public comment on the Parking and Towing Rules, now would be an opportunity to provide that to the Board.

Ms. Beltram: Yes. I'm requesting a No Parking sign at 12049 Imaginary Way. Do you want me to explain the reason or you don't need it?

Mr. Flint: No. I think the Board is aware of the situation. As long as you are comfortable with the proposed solution, I believe that the Board is in a position to approve these rules as presented at this time.

Ms. Beltram: Yes.

Mr. Flint: So, we don't need to go into the history of that unless you want to.

Ms. Beltram: No, thank you.

Mr. Flint: Are there any other public comments? If not, we will bring it back to the Board for any comments or questions on the proposed rule.

Mr. Kraljev: I have no comments.

Ms. Beltram: I don't know if this is appropriate or not, but the only comment I have is the construction traffic.

Mr. Flint: This doesn't deal with construction traffic.

Ms. Beltram: That's fine.

Mr. Flint: We brought it back to the Board and closed the public comment section. If there's nothing further, we need a motion from the Board to adopt Resolution 2021-01.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor Resolution 2021-01 Adopting Proposed Amendments to the District's Rules Chapter II: Parking and Towing Rules was adopted.

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

Ms. Kane joined the meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-02 Approving the Parcel K – Phase 1 Plat

Mr. Flint: Kristen or Jan, do you want to present this item?

Ms. Trucco: Yes. Resolution 2021-02 approves the Parcel K, Phase 1 plat in substantially final form and the dedications contained herein. It also delegates authority to the Chairman or Vice Chairman to approve that final form of the plat and execute all necessary documents for the recording of that plat. So, we attached to the resolution, a copy of the plat in substantially final form and are just looking for approval. We will also take any questions that you may have right now.

Mr. Flint: Are there any questions from the Board on the resolution?

Mr. Kraljev: I have no questions or comments.

Mr. Flint: Then we need a motion to adopt Resolution 2021-02.

On MOTION by Ms. Kane seconded by Mr. Bonin with all in favor Resolution 2021-02 Approving the Parcel K – Phase 1 Plat was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jan or Kristen, do you have anything?

Ms. Trucco: Everything is going well right now. We had our first reading on the expansion of Parcel K. It was approved. Our second reading is on November 9th. We will keep

the Board updated on the results of that. Otherwise, we are working on some conservation conveyances to the District with the District Engineer and the developer. That's all we have for today.

B. Engineer

Mr. Flint: Christy, do you have anything.

Ms. Baxter: I don't have any items.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register for the General Fund from September 21, 2020 through October 15, 2020 in the total amount of \$6,391.27. The detailed registered is behind the summary. If there are any questions, we can discuss those. If not, I would ask for a motion to approve it.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the September 21, 2020 through October 15, 2020 Check Run Summary in the amount of \$6,391.27 was approved.

Mr. Register joined the meeting.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through September 30, 2020. Did the Board have any comments on the financials? Hearing none, no action is required.

iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: You have the Arbitrage Rebate Calculation Report. This is an IRS requirement that we periodically complete to ensure we are not earning more interest than we are paying or having an arbitrage issue. As you can see, we have a negative rebate requirement of \$382,000, so there are no arbitrage issues. This is for the Series 2015 bonds. We need a motion to accept the report.

On MOTION by Mr. Kraljev seconded by Ms. Morgan with all in favor the Arbitrage Rebate Calculation Report was approved.

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

Mr. Flint: Ben, I don't know if want to give an update? For the Board's benefit, we received an email from a resident about certain areas of the District that were not landscaped consistent with other areas of the District. The resident that is on the call today inquired about the same issue. I believe there are plans for some additional landscape and hardscape. You are in the process of reviewing those landscape drawings to see how they match up with areas that the resident had concerns about. Is that correct?

Mr. Kraljev: That is correct, George. We are just finishing up the construction on I-5, which is a large section of Story Time Drive going south to Moss Park Road. The back of those homes back up to Moss Park Drive and we have landscape plans. We will be setting some stone columns and four rail fencing along that corridor from Sonnet Drive almost down to the lift station, heading towards the Moss Park Drive intersection. It will be landscaped and fenced. We met this morning to actually stop and locate those stone columns. We will be doing some rough grading in there to get ready for the landscaping. That is a large section. There are also sections that go all the way up to the school, turning the corner north up to the connector road to Philosophy Way. There will be a matching four rail fence on the other side of the school. I will do some additional research to address those specific open spaces that were brought to our attention. I provided you with a response accordingly. So those activities are in motion, being permitted and getting ready for installation.

Mr. Flint: Excellent. I appreciate that. Once we get that information, we will respond back to both residents that inquired about it. Were there any other Supervisor's requests? Hearing none, we need a motion to adjourn the meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kane seconded by Ms. Morgan with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' Meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, November 19, 2020 at 4:00 p.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL.

Present were:

Ben Kraljev
Andrew Ashby
George Flint

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Flint: I received a landowner proxy from Lennar Homes, LLC, which was signed by Mr. Mark McDonald, naming Mr. Ben Kraljev as the proxyholder representing 258 individually platted lots, which constitute 258 votes. No other landowners are represented.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Flint called the landowners' meeting to order at 4:00 p.m.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners Meeting**

Mr. Flint: Mr. Kraljev, for purposes of conducting the Landowners' Meeting, will you designate me as Chairman to conduct the meeting?

Mr. Kraljev: Yes, absolutely.

FOURTH ORDER OF BUSINESS

**Nominations for the Position of
Supervisor**

Mr. Flint: Mr. Kraljev provided me with his ballot, nominating Mr. Andrew Ashby, Mr. Lane Register and Ms. Susan Kane. Are there any other nominations?

Mr. Kraljev: No.

Mr. Flint: Hearing no other nominations, we will close the floor to nominations.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Flint: Mr. Kraljev's ballot reflects 200 votes for Mr. Ashby, 200 votes for Mr. Register and 199 votes for Ms. Kane. No other ballots were submitted.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Mr. Flint: Mr. Ashby and Mr. Register will serve four-year terms, and Ms. Kane will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

Mr. Flint: Are there any questions from the landowner?

Mr. Kraljev: I have no questions or comments.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 4:02 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE DISTRICT'S ENROLLMENT IN THE E-VERIFY SYSTEM; APPROVING AND RATIFYING EXECUTION OF THE MEMORANDUM OF UNDERSTANDING; RATIFYING PRIOR ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT STAFF RELATED TO ENROLLMENT AND COMPLIANCE WITH THE E-VERIFY SYSTEM; DELEGATING AUTHORITY TO THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY OR PRUDENT TO MAINTAIN COMPLIANCE WITH THE E-VERIFY SYSTEM; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District ("the District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located within the City of Orlando, Florida; and

WHEREAS, Section 448.095, *Florida Statutes* became effective on January 1, 2021 by the passage of the Florida Senate Bill 664. Section 448.095, *Florida Statutes* requires that beginning as of January 1, 2021, the District, its contractors and subcontractors are required to enroll with and use the E-Verify system to verify the work authorization status of all newly hired employees. As part of the enrollment process in the E-Verify system, the District is required to execute the E-Verify system's Memorandum of Understanding; and

WHEREAS, the District's Board of Supervisors desires to adopt this Resolution in order to approve and ratify the District's enrollment in the E-Verify system; to approve and ratify the executed E-Verify Memorandum of Understanding; to ratify prior actions of the Chairman, Vice Chairman and/or District Staff related to enrollment and compliance with the E-Verify system; and to delegate authority to the Chairman, Vice Chairman and District Manager to take any and all necessary actions to maintain compliance with the E-Verify system.

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

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated herein.

2. **Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, Chapter 190, *Florida Statutes*.

3. **Approval and Ratification of the District's Enrollment in the E-Verify System and Execution of the E-Verify System's Memorandum of Understanding.** The District finds it to be in its best interest to, and hereby does, approve and ratify the District's enrollment in the E-Verify system and the execution of the E-Verify system's Memorandum of Understanding.

4. **Ratification and Approval of Prior Actions.** All prior actions taken to date by the Chairman, Vice Chairman and/or District Staff in order to ensure the District's compliance with the E-Verify system are hereby approved, confirmed and ratified.

5. **Delegation of Authority to Chairman, Vice Chairman and District Manager to Take Actions Necessary to Maintain Compliance With the E-Verify System.** The Chairman, Vice Chairman and District Manager, are hereby delegated authority to execute any and all documents and take any and all actions necessary and/or prudent to ensure the District's continuing compliance with the E-Verify system.

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

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

8. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of January 2021.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____

Name: _____
Secretary/Asst. Secretary

By: _____

Name: _____
Chairman/Vice-Chairman

LATHAM, LUNA, EDEN & BEAUDINE, LLP

MEMORANDUM

To: District Managers/Supervisors

From: Jan Albanese Carpenter, Esq. and Kristen E. Trucco, Esq.

Date: January 4, 2021

Subject: E-Verify Requirements Under Section 448.095, *Florida Statutes*

The Florida Legislature enacted Section 448.095, *Florida Statutes*, which went into effect as of January 1, 2021. This statute requires Community Development Districts to register with and use the U.S. Department of Homeland Security's "E-Verify system" in order to verify the work authorization status of all newly hired employees. The statute also requires that the District's contractors and subcontractors register with and use the "E-Verify system." The District, contractor and subcontractor are prohibited from entering into a contract unless each party to the contract registers with and uses the E-Verify system.

If a District's contractor enters into a contract with a subcontractor, the subcontractor must provide the contractor with an Affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The contractor is required to keep a copy of the Affidavit for the duration of the agreement.

In addition, Section 448.095, *Florida Statutes* requires that the District, contractor or subcontractor must terminate a contract with a person or entity if the District, contractor or subcontractor has a good faith belief that such person or entity has violated Section 448.09(1), *Florida Statutes*:

"It shall be unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States."

If the District has a good faith belief that a subcontractor knowingly violated Section 448.095(2)(c), *Florida Statutes*, but the contractor otherwise complied, the District shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.

If the District or any other public employer terminates an agreement with a contractor for knowingly violating Section 448.095(2)(c), *Florida Statutes*, the contractor may not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Moreover, a contractor is liable for any additional costs incurred by the District as a result of the termination of a contract due to the foregoing.

For each District, the District Manager shall immediately take the following steps:

1. Enroll your District in the "E-Verify system" at: <https://www.e-verify.gov/>. To enroll, the Chairperson or other authorized signer for the District must electronically sign the "E-Verify Memorandum of Understanding for Employers" ("MOU"). The District's Board of Supervisors shall ratify the execution of the MOU thereafter. The MOU details the responsibilities of the Social Security Administration, the U.S. Department of Homeland Security and the District.

As outlined in the attached “**E-Verify User Manual**,” under the E-Verify system, the District’s responsibilities include:

- Agreeing to follow the guidelines outlined in the MOU and the **E-Verify User Manual** (attached);
 - Notifying each job applicant of E-Verify participation by clearly displaying the “Notice of E-Verify Participation” and the “Right to Work” posters in English and Spanish (posters are available in the Employer Resources page at: <https://www.e-verify.gov/employers/employer-resources>);
 - Completing Form I-9 for each newly hired employee before creating a case in the E-Verify system;
 - Obtaining a Social Security number for each newly hired employee on Form I-9;
 - Ensuring that “Form I-9 List B” identity documents include a photograph;
 - **Creating a case for each newly hired employee no later than the third business day after he or she starts work for pay;**
 - Entering the employee’s email address in the E-Verify system if it was provided on Form I-9;
 - Providing each employee with notice of and opportunity to take action in the event of a “Tentative Nonconfirmation,” as described in the attached **E-Verify User Manual**; and
 - Ensuring that all personally identifiable information is safeguarded.
2. Of great importance, the District Manager must ensure that E-Verify system language requiring compliance is included in all contracts/agreements entered into by the District: We can assist you in drafting the appropriate language to alert contractors to these new requirements as contracts are bid or proposals requested, and then for the actual contracts when they are drafted..

To confirm compliance, the District may ask contractors to provide a Certificate from the E-Verify system or other proof of registration with the E-Verify system.

Thank you for your attention to this matter and please contact us with any questions.

SECTION VI

*This item will be provided under
separate cover*

SECTION VII

NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 13th day of November, 2020 between **RICK SINGH, CFA**, as Orange County Property Appraiser (Property Appraiser) and **Storey Park CDD**, (Taxing Authority), and is effective upon acceptance by both parties and through September 30, 2021.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions necessary to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

G. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2021 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

H. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments. Provide subsequent files or reports at request of the Taxing Authority.

I. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and extend that amount against each parcel of real property as stipulated by Taxing Authority.

J. Include the Taxing Authority's non-ad valorem assessments on the Notice Of Proposed Property Taxes And Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

K. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

L. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:

E. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non-ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and carry out its responsibilities under said sections.

F. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

G. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.

H. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.

4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date data concerning its boundaries, proposed assessments and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the District's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.

5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming or any other associated costs.

On 13th day of November, 2020 an administrative fee will be invoiced to the Taxing Authority equivalent to \$1 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.

6. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar For Implementation Of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.

7. This agreement constitutes the entire agreement between the parties and can only be modified in writing.

8. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

9. All communications required by this agreement shall be in writing and sent by first class mail, email or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Storey Park CDD
Jason Showe
Governmental Management Services
135 W. Central Blvd., Ste 320
Orlando, FL 32801
jshowe@govmgtsvc.com
(407)841-5524 x105

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Finance Department
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
crespo@ocpafl.org
(407)836-5353

10. TERMINATION. This Agreement may be terminated by either party upon written notice. If terminated on or before April 1, a 100% refund of fee will apply. If terminated between April 2 and July 15, a 50% refund of fee will apply. Property Appraiser will perform no further work after the written termination notice is received.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
Rick Singh, CFA

Date _____

STOREY PARK CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st - Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearings.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

SECTION VIII

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

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**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated XXXX, 202X, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

XXXX, 202X

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Storey Park Community Development District, City of Orlando, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$928,268.
- The change in the District's total net position was \$634,217, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$1,193,650, a decrease of (\$3,495,986) in comparison with the prior period. A portion of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

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OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION		SEPTEMBER 30,	
	2020	2019	
Current and other assets	\$ 1,249,999	\$ 4,794,999	
Capital assets, net of depreciation	16,209,688	12,345,131	
Total assets	17,459,687	17,140,130	
Current liabilities	335,944	349,401	
Long-term liabilities	16,195,475	16,496,678	
Total liabilities	16,531,419	16,846,079	
Net position			
Net investment in capital assets	14,213	(4,151,547)	
Restricted	838,480	4,270,267	
Unrestricted	75,575	175,331	
Total net position	\$ 928,268	\$ 294,051	

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2020	2019
Revenues:		
Program revenues		
Charges for services	\$ 1,688,891	\$ 1,375,777
Operating grants and contributions	47,386	16,198
Capital grants and contributions	344,719	27,536
General revenues	52	55
Total revenues	2,081,048	1,419,566
Expenses:		
General government	115,140	100,870
Maintenance and operations	593,118	404,137
Interest	738,573	724,272
Bond issuance costs	-	259,704
Total expenses	1,446,831	1,488,983
Change in net position	634,217	(69,417)
Net position - beginning	294,051	363,468
Net position - ending	\$ 928,268	\$ 294,051

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$1,446,831. In total, expenses decreased from the prior fiscal year mainly as a result of bond issuance costs. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised largely of assessments. In total, program revenues increased in the current fiscal year due to an increase in assessments and capital contributions from the Developer.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$16,290,438 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$80,750 has been taken, which resulted in a net book value of \$16,209,688. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had \$16,295,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Storey Park Community Development District's Finance Department at 219 E. Livingston St., Orlando, Florida, 32801.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 62,410
Due from Developer	58,977
Assessments receivable	1,989
Prepaid items	9,876
Restricted assets:	
Investments	1,116,747
Capital assets:	
Nondepreciable	12,137,581
Depreciable, net	4,072,107
Total assets	<u>17,459,687</u>
LIABILITIES	
Accounts payable	56,349
Accrued interest payable	279,595
Non-current liabilities:	
Due within one year	315,000
Due in more than one year	15,880,475
Total liabilities	<u>16,531,419</u>
NET POSITION	
Net investment in capital assets	14,213
Restricted for debt service	811,174
Restricted for capital projects	27,306
Unrestricted	75,575
Total net position	<u>\$ 928,268</u>

See notes to the financial statements

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**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 115,140	\$ -	\$ 38,914	\$ -	\$ (76,226)
Maintenance and operations	593,118	488,786	-	344,719	240,387
Interest on long-term debt	738,573	1,200,105	8,472	-	470,004
Total governmental activities	1,446,831	1,688,891	47,386	344,719	634,165
General revenues:					
Unrestricted investment earnings					52
Total general revenues					52
Change in net position					634,217
Net position - beginning					294,051
Net position - ending					\$ 928,268

See notes to the financial statements

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**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 62,410	\$ -	\$ -	\$ 62,410
Investments	-	1,089,441	27,306	1,116,747
Due from Developer	58,977	-	-	58,977
Assessments receivable	661	1,328	-	1,989
Prepaid items	9,876	-	-	9,876
Total assets	<u>\$ 131,924</u>	<u>\$ 1,090,769</u>	<u>\$ 27,306</u>	<u>\$ 1,249,999</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 56,349	\$ -	\$ -	\$ 56,349
Total liabilities	<u>56,349</u>	<u>-</u>	<u>-</u>	<u>56,349</u>
Fund balances:				
Nonspendable:				
Prepaid items	9,876	-	-	9,876
Restricted for:				
Debt service	-	1,090,769	-	1,090,769
Capital projects	-	-	27,306	27,306
Unassigned	65,699	-	-	65,699
Total fund balances	<u>75,575</u>	<u>1,090,769</u>	<u>27,306</u>	<u>1,193,650</u>
Total liabilities and fund balances	<u>\$ 131,924</u>	<u>\$ 1,090,769</u>	<u>\$ 27,306</u>	<u>\$ 1,249,999</u>

See notes to the financial statements

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**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Fund balance - governmental funds \$ 1,193,650

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	16,290,438	
Accumulated depreciation	<u>(80,750)</u>	16,209,688

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(279,595)	
Bonds payable	<u>(16,195,475)</u>	<u>(16,475,070)</u>
Net position of governmental activities		<u><u>\$ 928,268</u></u>

See notes to the financial statements

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**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 572,305	1,200,105	\$ -	\$ 1,772,410
Developer contributions	38,914	-	-	38,914
Interest	52	8,472	28,721	37,245
Total revenues	611,271	1,208,577	28,721	1,848,569
EXPENDITURES				
Current:				
General government	115,140	-	-	115,140
Maintenance and operations	512,368	-	-	512,368
Debt service:				
Principal	-	305,000	-	305,000
Interest	-	782,738	-	782,738
Capital outlay	-	-	3,629,309	3,629,309
Total expenditures	627,508	1,087,738	3,629,309	5,344,555
Excess (deficiency) of revenues over (under) expenditures	(16,237)	120,839	(3,600,588)	(3,495,986)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(6,667)	6,667	-
Total other financing sources (uses)	-	(6,667)	6,667	-
Net change in fund balances	(16,237)	114,172	(3,593,921)	(3,495,986)
Fund balances - beginning	91,812	976,597	3,621,227	4,689,636
Fund balances - ending	\$ 75,575	\$ 1,090,769	\$ 27,306	\$ 1,193,650

See notes to the financial statements

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**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ (3,495,986)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	3,629,309
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(83,519)
Conveyances of infrastructure improvements to the District are reported as capital contributions in the government wide statements and not shown on the fund financial statements.	315,998
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(80,750)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	305,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(3,797)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	47,962
Change in net position of governmental activities	<u>\$ 634,217</u>

See notes to the financial statements

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**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Storey Park Community Development District ("District") was created on March 9, 2015 by Ordinance 2015-7 of the City of Orlando, Florida, amended by Ordinance 2019-50 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, all of the Board members are affiliated with Lennar Homes, LLC (the "Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and for the accumulation of funds for capital reserves.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – roadways and streetlights	30
Infrastructure – stormwater management	30
Infrastructure – landscape and hardscape	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Maturities
Fidelity Investments Money Market Government Portfolio	\$ 1,116,747	Not Available	Not Available
	<u>\$ 1,116,747</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

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NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2020 were as follows:

Fund	Transfer in	Transfer Out
Debt service	\$ -	\$ 6,667
Capital projects	6,667	-
Total	<u>\$ 6,667</u>	<u>\$ 6,667</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects bond were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 12,345,131	\$ 3,629,309	\$ 3,836,859	\$ 12,137,581
Total capital assets, not being depreciated	12,345,131	3,629,309	3,836,859	12,137,581
Capital assets, being depreciated				
Infrastructure - roadways and streetlights	-	1,520,541	-	1,520,541
Infrastructure - stormwater management	-	1,946,827	-	1,946,827
Infrastructure - landscape and hardscape	-	685,489	-	685,489
Total capital assets, being depreciated	-	4,152,857	-	4,152,857
Less accumulated depreciation for:				
Infrastructure - roadways and streetlights	-	29,566	-	29,566
Infrastructure - stormwater management	-	37,855	-	37,855
Infrastructure - landscape and hardscape	-	13,329	-	13,329
Total accumulated depreciation	-	80,750	-	80,750
Total capital assets, being depreciated, net	-	4,072,107	-	4,072,107
Governmental activities capital assets, net	\$ 12,345,131	\$ 7,701,416	\$ 3,836,859	\$ 16,209,688

Total infrastructure improvements for the District were estimated to cost approximately \$33,577,600. The infrastructure will include roadways, stormwater, potable and reclaimed water, wastewater, landscaping and lighting improvements. Upon completion, certain assets will be conveyed to others. A portion of the project costs was to be funded with the proceeds of the Series 2015 Bonds and future bond issuances with the remainder to be funded by the Developer. The project is to be completed in Phases which include the Series 2015, Series 2018, and Series 2019 corresponding to Assessment Area One, Assessment Area Two, and Assessment Area Three, respectively.

The District used a portion of the Series 2015 (Assessment Area One) bond proceeds to acquire completed Assessment Area One infrastructure from the Developer in the amount of \$8,389,209 in accordance with an Acquisition Agreement. Assessment Area One is the area within the District that will be subject to the Assessment Area One Special Assessments and consists of approximately 194 acres of land and planned for approximately 701 residential units and 82,000 square feet of commercial space. The portion of the improvements allocated to Assessment Area One ("Assessment Area One Project") were estimated to approximately \$20,831,300, excluding the cost to acquire or construct the amenities within the District or certain off-site improvements necessary to develop Assessment Area One. The District anticipates that the remaining infrastructure improvements for the District will be completed during a subsequent fiscal year.

During a prior year, the District used a portion of the Series 2018 (Assessment Area Two) bond proceeds to acquire \$3,836,859 of completed Assessment Area Two infrastructure from the Developer in accordance with an acquisition agreement. The District paid the Developer \$3,445,499 of bond funds for the improvements, thereby recognizing a contribution of \$391,360 comprising the difference between the value of the acquired infrastructure and the amount paid. Assessment Area Two is the area within the District that will be subject to the Assessment Area Two Special Assessments.

During the current year, Assessment Area 2 was declared complete and all associated infrastructure was placed into placed in service. The District paid the Developer \$3,625,309 of bond funds for the improvements, thereby recognizing a contribution of \$315,998 comprising the difference between the value of the acquired infrastructure and the amount paid. The Assessment Area One and Assessment Area Three projects are under construction as of September 30, 2020.

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NOTE 7 – LONG-TERM LIABILITIES

Series 2015

On September 10, 2015, the District issued \$9,210,000 of Special Assessment Bonds (Assessment Area One Project), Series 2015 consisting of \$750,000 Term Bonds due November 1, 2020 with a fixed interest rate of 4.000%, \$1,215,000 Term Bonds due November 1, 2026 with a fixed interest rate of 4.500%, \$2,610,000 due November 1, 2035 with a fixed interest rate of 5.000%, and \$4,635,000 Term Bonds due November 1, 2045 with a fixed interest 5.125%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area One Project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016.

The Series 2015 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

Series 2018

On April 27, 2018, the District issued \$3,865,000 of Special Assessment Bonds (Assessment Area Two Project), Series 2018 consisting of multiple term bonds with due dates ranging from June 15, 2019 – June 15, 2048 and fixed interest rates ranging from 3.75% to 5%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area Two Project. Interest is to be paid semiannually on each December 15 and June 15. Principal on the Series 2018 Bonds is to be paid serially commencing June 15, 2019 through June 15, 2048.

The Series 2018 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

Series 2019

On May 16, 2019, the District issued \$3,995,000 of Special Assessment Bonds (Assessment Area Three Project), Series 2019 consisting of multiple term bonds with due dates ranging from June 15, 2024 to June 15, 2049 and fixed rates ranging from 3.5% to 4.375%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area Three Project. Interest is to be paid semiannually on each June 15 and December 15 of each year, commencing June 15, 2019. Principal on the Series 2019 Bonds is to be paid serially commencing on June 15, 2020 through June 15, 2049.

The Series 2019 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2029. The Bonds are subject to mandatory sinking fund redemption and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

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NOTE 7 – LONG-TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 8,805,000	\$ -	\$ 170,000	\$ 8,635,000	\$ 175,000
Less: Original issue discount	(95,316)	-	(3,530)	(91,786)	-
Series 2018	3,800,000	-	65,000	3,735,000	65,000
Series 2019	3,995,000	-	70,000	3,925,000	75,000
Less: Original issue discount	(8,006)	-	(267)	(7,739)	-
	<u>\$ 16,496,678</u>	<u>\$ -</u>	<u>\$ 301,203</u>	<u>\$ 16,195,475</u>	<u>\$ 315,000</u>

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Governmental Activities			
Year ending September 30:	Principal	Interest	Total
2021	\$ 315,000	\$ 770,950	\$ 1,085,950
2022	325,000	758,338	1,083,338
2023	340,000	744,763	1,084,763
2024	355,000	730,563	1,085,563
2025	370,000	715,369	1,085,369
2026-2030	2,110,000	3,314,581	5,424,581
2031-2035	2,665,000	2,757,719	5,422,719
2036-2040	3,375,000	2,037,825	5,412,825
2041-2045	4,310,000	1,104,206	5,414,206
2046-2049	2,130,000	181,391	2,311,391
Total	<u>\$ 16,295,000</u>	<u>\$ 13,115,705</u>	<u>\$ 29,410,705</u>

NOTE 8 – INTERLOCAL

The District and/or the Developer have conveyed certain rights-of-ways (the "City ROW") to the City of Orlando, Florida (the "City") and may or will convey others in the future (the "Future City ROW"). However, there are improvements within the City ROW and the Future City ROW that have been constructed by the District that will not be dedicated to the City (the "Improvements"). Therefore, in order to promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services in and around the District, the District and the City entered into the Interlocal Agreement for Rights-of-Way Maintenance during the current fiscal year. Per the Interlocal Agreement, the City agreed to perpetually maintain the Improvements at its sole cost. However, the District may, but is not obliged to, perform optional maintenance (landscaping, irrigation, fertilization, pest control, etc) on the Improvements at intervals more frequent than the City's regular maintenance schedule to enhance the aesthetic quality of the rights-of-ways.

NOTE 9 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 10 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 11 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 12 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have been no settled claims over the past three years.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 561,180	\$ 572,305	\$ 11,125
Developer Contributions	170,972	38,914	(132,058)
Interest	-	52	52
Total revenues	<u>732,152</u>	<u>611,271</u>	<u>(120,881)</u>
EXPENDITURES			
Current:			
General government	119,825	115,140	4,685
Maintenance and operations	612,327	512,368	99,959
Total expenditures	<u>732,152</u>	<u>627,508</u>	<u>104,644</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(16,237)	<u>\$ (16,237)</u>
Fund balance - beginning		<u>91,812</u>	
Fund balance - ending		<u>\$ 75,575</u>	

See notes to required supplementary information

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**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed appropriations, is in the aggregate. Any budget amendment that increases the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated ~~XXXX, 202X~~.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

XXXX, 202X

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

We have examined Storey Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

XXXX, 202X

DRAFT

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated XXXX, 202X.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated XXXX, 202X, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Storey Park Community Development District, City of Orlando, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

XXXX, 202X

DRAFT

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION X

SECTION A



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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: January 6, 2021

Storey Park CDD
Name c/o GMS
Address 135 W. Central Blvd., Suite 320
City Orlando FL 32801
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Storey Park CDD 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:

Two (2) L-6 Ponds Located at 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: 02/01/2021 thru 09/30/2021.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$295.00	Due	monthly as billed x 8.
Total Annual Cost	\$2,360.00		

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. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before February 6, 2021
- F. 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: Telly R. Smith

Date: 1/6/2021

Accepted

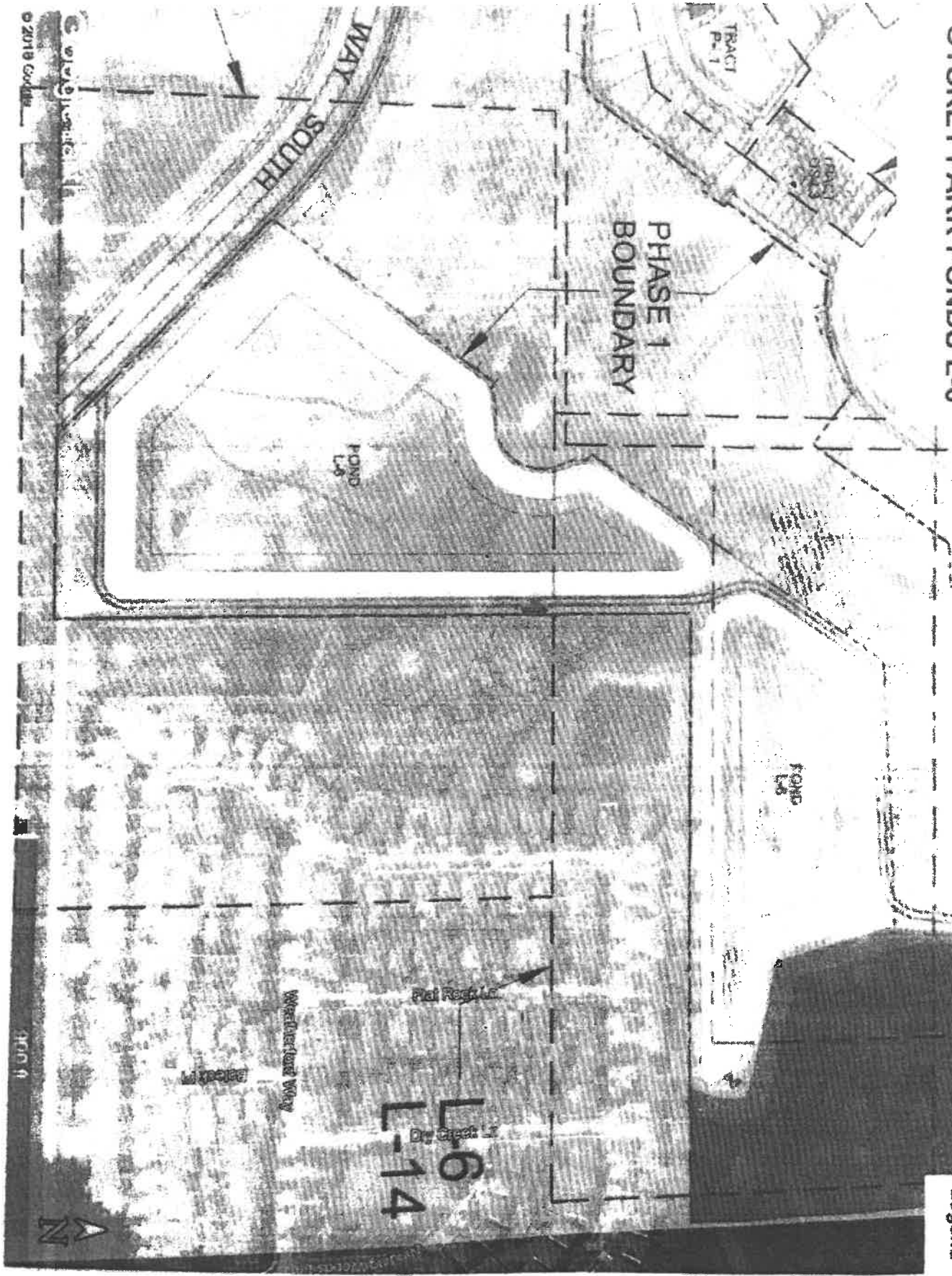
Date: 1/12/2021

Telly R. Smith
AAM

B. B. L. J.
Customer

STOREY PARK PONDS L-6

Legend



SECTION B



OMEGASCAPES

Landscape Management Agreement

Client Name/Billing Address:

Government Management Services
219 East Livingston St
Orlando, FL 32801

Property Name/Address:

Storey Park CDD
Orlando, FL

Property Contact:

Alan Scheerer, Field
Operations Manager
Tel: 407-841-5524
Email:
Ascheerer@gmscfl.com

Contractor:

OmegaScapes, Inc..
4954 N. Apopka Vineland Road
Orlando, FL 32818

Branch Office Contact:

Fallon Dillon – VP of HR
Tel: 407.930.6010
Email: Fallon@OmegaScapes.com

Effective Date: 01/18/2021

Initial Term: 12-month Term

Scope of Services:

The Client agrees to the addendums added to the current contract for OmegaScapes, Inc. to provide the services and work described in the attached Exhibit(s) A & B.

Compensation Schedule:**Services:**

Grounds Maintenance,
Irrigation Maintenance, Fertilization, Pest control, Mulch, and Palms:
Phase L1: \$ 6,996 per year \$ 583 per month
Phase L2: \$ 10,494 per year \$ 874 per month

Total \$ 17,490 per year \$ 1,457.50 per month

PRESENTED BY:

BY: OmegaScapes, Inc.

By/Date: Kevin Carmean 1/13/21

Kevin Carmean
OmegaScapes, Inc.

ACCEPTED

By: Client

By/Date: Benjamin Kraljev 1/15/2021

DocuSigned by:
30D29B16D6D7454...
Ben Kraljev, Assistant Secretary
Storey Park CDD
Printed Name/Title

Exhibit “A”
Pricing Summary for Phase L1
Storey Park Community Development District, Orlando FL

Core Services:

Grounds Maintenance:	\$ 4,905.60 per year	\$ 408.80 per month
Irrigation Maintenance:	\$ 597.60 per year	\$ 49.80 per month
Fertilization & Pest:	\$ 732.00 per year	\$ 61.00 per month

Total \$ 6,235.20 per year \$ 519.60 per month

Additional Services:

Mulch:	\$ 360.00 per year	\$ 30.00 per month
Palms:	\$ 400.80 per year	\$ 33.40 per month

Grand Total \$ 6,996 per year \$ 583 per month

*****All new areas turned over will be added as addendums to the contract*****

Exhibit “B”
Pricing Summary for Phase L2
Storey Park Community Development District, Orlando FL

Core Services:

Grounds Maintenance:	\$ 7,358.40 per year	\$ 613.20 per month
Irrigation Maintenance:	\$ 896.40 per year	\$ 74.70 per month
Fertilization & Pest:	\$ 1,098.00 per year	\$ 779.40 per month

Total \$ 9,352.80 per year \$ 779.40 per month

Additional Services:

Mulch:	\$ 540.00 per year	\$ 45.00 per month
Palms:	\$ 601.20 per year	\$ 50.10 per month

Grand Total \$ 10,494 per year \$ 874 per month

*****All new areas turned over will be added as addendums to the contract*****

SECTION C



DE Contact: Chelsea Clark

Address: 8407 Boggy Creek Rd. Orlando, FL 32824

Phone: 407-205-3657

Lighting Proposal

WO 36453769

October 15, 2020

Project Details
Customer: Storey Park Comm. Dev. Dist.
Account: 9171921386
Site: Dowden Road Orlando, FL 32832
Contact: Ben Kraljev
Phone: 407-450-3273

Scope of Request
INSTALL (58) 50W LED BLACK SANIBEL FIXTURES INSTALL (58) 22FT BLACK SANIBEL POLES TO SERVE SUBDIVISION STOREY PARK PARCEL K PH1.
AUTHORIZED SIGNER IS MARK MCDONALD.

Quantity Required	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Rental	Maint.	Fuel & Energy	Unit Total	
58	50W LED Sanibel 3K Type III Black	\$20.26	\$1.39	\$1.11	\$22.76	\$1,320.08
58	22' SANIBEL SNGL PLBC22S	\$16.03	\$0.00	\$0.00	\$16.03	\$929.74
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Rental, Maintenance, F&E Totals:		\$2,104.82	\$80.62	\$64.38		
Monthly rates are subject to tariff rate changes						
		Estimated Monthly Rental				\$2,249.82
		† Deposit				\$4,500.00
Choose		<input checked="" type="checkbox"/>	CIAC	ONE TIME PAYMENT		\$19,787.06
One		<input type="checkbox"/>	* MLDF	MONTHLY PAYMENT		\$314.61
Estimates valid for 30 days and subject to change.						

Estimated Monthly Rental excludes any applicable taxes, franchise fees or customer charge.

† **Deposit** - The required deposit (applied separately to your lighting bill) will equal approximately two months of the monthly rental bill, but no less than \$25.00 and subject to change upon review of the account's existing deposit.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this proposal and payment is due before the work can be released to scheduling of construction.

OR

* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.59% of the Underground or Overhead Service feed and pole installation.

Choose ONE Option by Checking a Box Above

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this proposal and any other required documents enclosed. Do not remit any payment with this form and do not fax.

Return these signed documents to the mailing address above or email the color scanned PDF if instructed.

The CIAC charge is subject to change after 30 days or in the event you request or cause any changes to this proposal.

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities & charges meet the requirements within that jurisdiction. Should the agency not accept these facilities & charges into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

ok forward to working with you on this project.

Authorized Signature Mark McDonald Date 1/19/2021
(Please sign and date to approve this proposal and return via email or the mailing address above)



SECTION NO. VII
SEVENTH REVISED SHEET NO. 7.110
CANCELS SIXTH REVISED SHEET NO. 7.110

Page 1 of 4

LIGHTING SERVICE CONTRACT

ACCOUNT NUMBER
9171921386
WORK ORDER NUMBER
36453769
DEF CONTACT
Chelsea Clark

CUSTOMER NAME: Storey Park Comm. Dev. Dist.SERVICE LOCATION(S) Dowden Road Orlando, FL 32832

(Street address, city/county, Company account number if established)

This Lighting Service Contract ("Contract") is hereby entered into October 15, 2020 between Duke Energy Florida, LLC (hereinafter called the Company) and Storey Park Comm. Dev. Dist. (hereinafter referred to as the "Customer") for lighting service at the above location(s). The Customer agrees to receive and pay for lighting service from the Company in accordance with the rates, terms and provisions of the Company's Rate Schedule LS-1, or its successor, as the same is on file with the Florida Public Service Commission (FPSC) and as may be amended and subsequently filed with the FPSC. To the extent there is any conflict between this Contract and the Lighting Service Rate Schedule, the Lighting Rate Schedule shall control.

The Customer further understands that service under this rate shall be for an initial term of **ten (10) years** and shall continue hereafter until terminated by either party upon written notice sixty (60) days prior to termination.

The Company shall install the following facilities (hereinafter called the Facilities):

Fixture / Pole Types and Number Installed:

50W LED Sanibel 3K Type III Black	QTY	58
22' SANIBEL SNGL PLBC22S	QTY	58
	QTY	
	QTY	
	QTY	
	QTY	
	QTY	

Additional facilities:

(Continued in Next Page)



SECTION NO. VII
SIXTH REVISED SHEET NO. 7.111
CANCELS FIFTH REVISED SHEET NO. 7.111

Page 2 of 4

Rate per Month:

The monthly charges consist of the items below. These charges may be adjusted subject to review and approval by the Florida Public Service Commission.

Customer Charge	
Pole Charge	
Light Fixture Charge	
Light Fixture Maintenance Charge	
Energy and Demand Charge :	
Non-fuel Energy Charge	
Plus the Cost Recovery Factors listed in	
Rate Schedule BA-1, <i>Billing Adjustments</i> **,	
except the Fuel Cost Recovery Factor and	
Asset Securitization Charge Factor:	See Sheet No. 6.105 and 6.106
Fuel Cost Recovery Factor **:	See Sheet No. 6.105
Asset Securitization Charge Factor:	See Sheet No. 6.105

***Charges are normally revised on an annual basis.*

Additional Charges:

Certain additional charges may also apply to the installation.

Gross Receipts Tax Factor:	See Sheet No. 6.106
Right-of-Way Utilization Fees:	See Sheet No. 6.106
Municipal Tax:	See Sheet No. 6.106
Sales Tax:	See Sheet No. 6.106

THE CUSTOMER AGREES:

1. To purchase from the Company all of the electric energy used for the operation of the Lighting System.
2. To be responsible for paying, when due, all bills rendered by the Company pursuant to the Company's currently effective Lighting Rate Schedule LS-1, or its successor, for facilities and service provided in accordance with this Contract.
3. To be responsible for trimming trees that may either obstruct the light output from fixture(s) or that obstruct maintenance access to the facilities.

IT IS MUTUALLY AGREED THAT:

4. Requests for exchanging facilities, upgrades, relocations, etc. are subject to Section III, paragraph 3.05, of the Company's General Rules and Regulations Governing Electric Service.
5. The Company does not guarantee continuous lighting service and will not be liable for damages for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repairs to lines or equipment. Nothing in this Contract is intended to benefit any third party or to impose any obligation on the Company to any such third party.
6. Installation shall be made only when, in the judgment of the Company, the location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company's equipment and personnel for both construction and maintenance. In the event the Customer or its contractor, subcontractor or other agent changes the grading, which requires the Company to move its facilities or otherwise incur costs to ensure compliance with applicable code requirements, Customer shall compensate the Company for all such costs incurred by the Company to comply with any applicable code requirements. In the event Customer fails to pay the Company within 30 days of the completion of such work, Customer shall pay the Company any amounts owing the Company, including interest and any attorneys and other fees and costs the Company incurs to collect any amounts owed to the Company.
7. Modification of the facilities provided by the Company under this Contract may only be made through the execution of a written amendment to this Contract.

(Continued in Next Page)



SECTION NO. VII
SIXTH REVISED SHEET NO. 7.112
CANCELS FIFTH REVISED SHEET NO. 7.112

Page 3 of 4

8. The Company will, at the request of the Customer, relocate the lighting facilities covered by this Agreement, if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of the Company's lighting facilities.
9. The Company may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
10. The Customer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole which has been willfully damaged. The Company shall not be required to make such repair or replacement prior to payment by the Customer for damage.
11. The Company will repair or replace malfunctioning lighting fixtures maintained by the Company in accordance with Section 768.1382, Florida Statutes (2005).
12. This Contract shall be for a term of ten (10) years from the date of initiation of service. The date of initiation of service shall be defined as the date the first lights are energized.
13. Should the Customer fail to pay any bills due and rendered pursuant to this Contract or otherwise fail to perform the obligations contained in this Contract, said obligations being material and going to the essence of this Contract, the Company may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Contract. Service charges associated with the reconnection of service after disconnection for nonpayment or violation of Company or Commission Rules may be assessed for each lighting installation on an account. Any failure of the Company to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Contract by the Company, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Contract.
14. If the Customer no longer wishes to receive service under this schedule, the Customer may terminate the Contract by giving the Company at least sixty (60) days advance written notice to the Company. Upon early termination of service, the Customer shall pay an amount equal to the remaining monthly customer charges, remaining Contribution In Aid of Construction ("CIAC"), if applicable, and remaining pole and fixture lease amounts for the term of the contract. The Customer will be responsible for the cost of removing the facilities.
15. In the event of the sale of the real property upon which the facilities are installed, or if the Customer's obligations under this Contract are to be assigned to a third party, upon the written consent of the Company, this Contract may be assigned by the Customer to the Purchaser or to the third party. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the Purchaser or third party and agreed to by the Company.
16. This Contract supersedes all previous contracts or representations, either written, oral or otherwise between the Customer and the Company with respect to the facilities referenced herein and constitutes the entire Contract between the parties. This Contract does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by the Company to third parties.
17. This Contract shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and the Company.
18. This Contract is subject to the Company's Tariff for Retail Service, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Contract and the provisions of the Company's Tariff for Retail Services, the provisions of the Company's Tariff for Retail Service and FPSC Rules shall control, or as they may be hereafter revised, amended or supplemented.

(Continued in Next Page)



SECTION NO. VII
FIFTH REVISED SHEET NO. 7.113
CANCELS FOURTH REVISED SHEET NO. 7.113

Page 4 of 4

19. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Contract by strikes, lockouts, fires, riots, acts of God, the public enemy, governmental or court actions, lightning, hurricanes, storms, floods, inclement weather that necessitates extraordinary measures and expense to construct facilities and/or maintain operations, or by any other cause or causes not under the control of the party thus prevented from compliance, and the Company shall not have the obligation to furnish service if it is prevented from complying with this Contract by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of the Company, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating, transmission, distribution or other electrical equipment.

20. In no event shall the Company, its parent corporation, affiliate corporations, officers, directors, employees, agents, and contractors or subcontractors be liable to the Customer, its employees, agents or representatives, for any incidental, indirect, special, consequential, exemplary, punitive or multiple damages resulting from any claim or cause of action, whether brought in contract, tort (including, but not limited to, negligence or strict liability), or any other legal theory.

IN WITNESS WHEREOF, the parties hereby caused this Contract to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Storey Park Comm. Dev. Dist.

Customer (Print or type name of Organization)

DUKE ENERGY FLORIDA, LLC

DocuSigned by:

By:

Rob Bonin

1/19/2021

11/17/2017 11:14:01

(Signature)

By:

(Signature)

Patrick Bonin

(Print or Type Name)

Chelsea Clark

(Print or Type Name)

Chairman

Title:

Title:

Duke Energy Representative

SECTION D

SECTION 1

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2015
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of August 1, 2015, as supplemented by that certain First Supplemental Trust Indenture dated as of August 1, 2015 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **8**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Governmental Management Services-CF, LLC
- (D) Amount Payable: **\$3,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **FY2021 Series 2015 Construction Accounting – Invoice #140**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2015 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2015 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
- 4. each disbursement represents a cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____


Responsible Officer

Date: _____

12 | 1 | 20

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Christina M. Baxter
2020.12.16 11:06:16-05'00'
Consulting Engineer

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 140**Invoice Date:** 10/26/20**Due Date:** 10/26/20**Case:****P.O. Number:****Bill To:**

Storey Park CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Construction Accounting Series 2015 Bonds - FY 2021		3,500.00	3,500.00
Please Wire Funds To: GMS-CF,LLC ABA 062005690 Account 0125331205 Contact Angela Dougal (865) 270-7875			
Total			\$3,500.00
Payments/Credits			\$0.00
Balance Due			\$3,500.00

SECTION 2

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA THREE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of August 1, 2015, as supplemented by that certain Third Supplemental Trust Indenture dated as of May 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **3**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Governmental Management Services-CF, LLC
- (D) Amount Payable: **\$3,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice #143 - FY2021 Series 2019 Construction Accounting**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Three Project; and
- 4. each disbursement represents a cost of Assessment Area Three Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 12/1/20

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Three Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

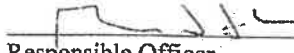
Consulting Engineer

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.


STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 12/1/20

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Three Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Christina M. Baxter
2020-12-16 11:07:01-05'00'
Consulting Engineer

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 143**Invoice Date:** 10/26/20**Due Date:** 10/26/20**Case:****P.O. Number:****Bill To:**

Storey Park CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Construction Accounting Series 2019 Bonds - FY 2021		3,500.00	3,500.00
Please Wire Funds To: GMS-CF,LLC ABA 062005690 Account 0125331205 Contact Angela Dougal (865) 270-7875			
<hr/>			
Total			\$3,500.00
Payments/Credits			\$0.00
Balance Due			\$3,500.00

SECTION E

SECTION 1

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE STOREY PARK COMMUNITY DEVELOPMENT
DISTRICT AND TANIA PACHECO**

This Temporary Access Easement Agreement ("Easement Agreement") is made and entered into this 23 day of November, 2020, by and between:

Storey Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Orange, County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

Tania Pacheco, whose mailing address is 11970 Ampersand Dr. Orlando Florida 32832 (the "Homeowner").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by an ordinance of the Orange County, Florida, County Commission, (the "Ordinance") and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Osceola County, Florida, more particularly described as STOREY PARK CDD PARCEL L PH 2 97/13 TRACT OS-L9 (Wall, landscape and open Space), as recorded in the Records of Orange County, Florida (Parcel ID 03-24-31-8977-15-129) (the "District Property"); and

WHEREAS, Homeowners are the owner of the property within the District having the address of 12006 Ampersand Dr. Orlando Florida 32832 with a legal description of STOREY PARK -PARCEL L PH 2 97/13 LOT 154, as recorded in the Records of Orange County, Florida (Parcel ID 03-24-31-8977-01-540) (the "Homeowners' Property"); and

WHEREAS, Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District Property for the purpose of gaining access to Homeowners' Property for the construction of a swimming pool in the rear yard at Homeowners' Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement (the "Easement Property") is requested is shown on Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.
2. **GRANT OF EASEMENT.** The District hereby grants to Homeowners a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of Homeowners (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool in the rear yard at Homeowners' Property (the "Easement"). Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction of a swimming pool and related repair of the Easement Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowners agree and acknowledge that, while the District grants access across the Easement Property, as depicted on Exhibit A, the District makes no representations or warranties of any kind that Homeowner has authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowners' use of the Easement Property is solely at its own risk. Homeowners shall be responsible for securing all required HOA approvals and permits from the Orange County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowners' Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.
3. **TERM.** Homeowners shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property or ninety (90) days from the date of this Easement, at which time the Easement shall automatically terminate.
4. **INDEMNIFICATION.**
 - a. Homeowners agree to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Homeowners, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. Homeowners agree that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

5. **DAMAGE.** In the event that Homeowners, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowners, at Homeowners' sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowners shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowners.

6. **DEFAULT.** A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or Homeowners seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowners:

Tania Pacheco
11970 Ampersand Dr
Orlando, FL 32832

To the District:

Storey Park Community Development District

219 E. Livingston St.
Orlando, Florida 32801
Attn: District Manager

With a copy to:

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP.
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

9. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

10. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

11. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. PUBLIC RECORDS. Homeowners understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

14. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

15. **AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**



Print name: George S. Flust
Chairperson/Vice Chairman District Manager

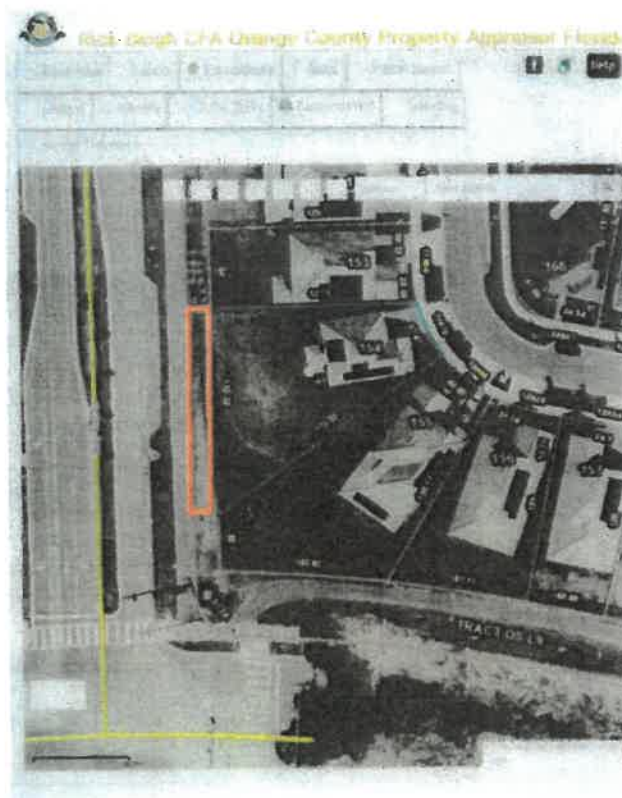
Date: 11/23/20

HOMEOWNERS


Tania Pacheco

Date: 23/11/2020

EXHIBIT A
Easement Property



SECTION 2

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE STOREY PARK COMMUNITY DEVELOPMENT
DISTRICT AND ZIYAD K. AND SUZANNE AHMAD WADI**

This Temporary Access Easement Agreement ("Easement Agreement") is made and entered into this 11 day of December, 2020, by and between:

Storey Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Orange, County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

Ziyad K. and Suzanne Ahmad Wadi, whose mailing address is 11394 History Ave. Orlando Florida 32832 (the "Homeowner").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by an ordinance of the Orange County, Florida, County Commission, (the "Ordinance") and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Osceola County, Florida, more particularly described as STOREY PARK CDD PARCEL L PH 2 97/13 TRACT OS-7 (corner open space), (Parcel ID 09-24-31-8985-15-007) and STOREY PARK CDD PARCEL PH 5 101/96 TRACT SW-2 (STORMWATER) as recorded in the Records of Orange County, Florida (Parcel ID 09-24-31-8985-19-002) (the "District Property"); and

WHEREAS, Homeowners are the owner of the property within the District having the address of 11394 History Ave. Orlando Florida 32832 with a legal description of STOREY PARK - PHASE 5 101/96 TRACT OS-7, as recorded in the Records of Orange County, Florida (Parcel ID 09-24-31-8985-05-890) (the "Homeowners' Property"); and

WHEREAS, Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District Property for the purpose of gaining access to Homeowners' Property for the construction of a swimming pool in the rear yard at Homeowners' Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement (the "Easement Property") is requested is shown on Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.
2. **GRANT OF EASEMENT.** The District hereby grants to Homeowners a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of Homeowners (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool in the rear yard at Homeowners' Property (the "Easement"). Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction of a swimming pool and related repair of the Easement Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowners agree and acknowledge that, while the District grants access across the Easement Property, as depicted on Exhibit A, the District makes no representations or warranties of any kind that Homeowner has authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowners' use of the Easement Property is solely at its own risk. Homeowners shall be responsible for securing all required HOA approvals and permits from the Orange County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowners' Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.
3. **TERM.** Homeowners shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property or ninety (90) days from the date of this Easement, at which time the Easement shall automatically terminate.
4. **INDEMNIFICATION.**
 - a. Homeowners agree to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Homeowners, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).
 - b. Homeowners agree that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.
5. **DAMAGE.** In the event that Homeowners, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent

contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowners, at Homeowners' sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowners shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowners.

6. DEFAULT. A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowners seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowners: Ziyad K Wadi and Suzanne
Ahmad Wadi
11394 History Ave
Orlando, FL 32832

To the District: Storey Park Community Development District

219 E. Livingston St.
Orlando, Florida 32801
Attn: District Manager

With a copy to: Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP.
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

9. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

10. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

11. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. PUBLIC RECORDS. Homeowners understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

14. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

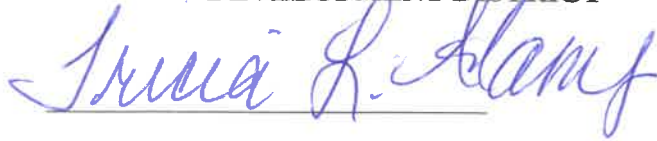
15. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**



Tricia L. Adams
District Manager

Date: December 11, 2020

HOMEOWNERS



Ziyad K. Wadi



Suzanne Ahmad Wadi

Date: 12/11/2020

EXHIBIT A
Easement Property

OCPA Web Map

Florida Turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gravel Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
Road Under Construction	Proposed SunRail	Agriculture	Agricultural/Cutlidge	Parks	Hospital	

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 12/11/2020 13:49

This map is for reference only and is not a survey

SECTION XI

SECTION C

SECTION 1

Storey Park Community Development District

Summary of Checks

October 15, 2020 to January 21, 2021

Bank	Date	Check #	Amount
General Fund	10/23/20	563	\$ 175.00
	10/28/20	564-566	\$ 1,328.26
	10/29/20	567-570	\$ 7,917.70
	11/17/20	571	\$ 1,443.00
	11/23/20	572-577	\$ 77,001.67
	12/2/20	578-581	\$ 4,010.03
	12/8/20	582-586	\$ 42,571.62
	12/10/20	587-589	\$ 57,648.62
	12/16/20	590-593	\$ 31,601.07
	12/21/20	594-600	\$ 283,371.12
	1/6/21	601	\$ 6,102.50
	1/7/21	602	\$ 5,283.85
	1/8/21	603-606	\$ 1,113.00
	1/14/21	607-608	\$ 7,715.00
	1/21/21	609-612	\$ 593,282.33
			<hr/>
			\$ 1,120,564.77
Payroll	<u>October 2020</u>		
	Patrick Bonin Jr.	50000	\$ 184.70
			<hr/>
			\$ 184.70
			<hr/>
			\$1,120,749.47

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										PAGE 1			
*** CHECK DATES 10/15/2020 - 01/21/2021 ***										1/21/21			
STOREY PARK - GENERAL FUND													
BANK A GENERAL FUND													
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	***CHECK*** AMOUNT #
10/23/20	00003	10/01/20	83483	202010 310-51300-54000							*	175.00	
SPECIAL DISTRICT FEE-FY21													
DEPARTMENT OF ECONOMIC OPPORTUNITY													
10/28/20	00015	10/28/20	10282020	202010 300-20700-10000							*	733.32	175.00 000563
FY20 DEBT SERV SER 2015													
STOREY PARK CDD C/O REGIONS BANK													
10/28/20	00015	10/28/20	10282020	202010 300-20700-10100							*	376.29	733.32 000564
FY20 DEBT SERV SER 2018													
STOREY PARK CDD C/O REGIONS BANK													
10/28/20	00015	10/28/20	10282020	202010 300-20700-10200							*	218.65	376.29 000565
FY20 DEBT SERV SER 2019													
STOREY PARK CDD C/O REGIONS BANK													
10/29/20	00002	10/22/20	139	202010 320-53800-48000							*	300.00	218.65 000566
ATTCH BENCHS TO CNCRT PAD													
GOVERNMENTAL MANAGEMENT SERVICES													
10/29/20	00005	10/21/20	94327	202009 310-51300-31500							*	3,437.00	300.00 000567
PRKNG/LNDSCE/CONVEY/MTG													
LATHAM, LUNA, EDEN & BEAUDINE													
10/29/20	00006	10/23/20	15-060(6	202009 310-51300-31100							*	680.70	3,437.00 000568
BOS MTG/PRKNG/POND TRNSFR													
POULOS & BENNETT													
10/29/20	00013	9/30/20	552	202010 310-51300-32300							*	3,500.00	680.70 000569
FY21 TRUSTEE SER 2015													
REGIONS BANK													
11/17/20	00005	9/23/20	93973	202008 300-13100-10000							*	1,443.00	3,500.00 000570
PARCEL K EXPAND/PET/SURVY													
LATHAM, LUNA, EDEN & BEAUDINE													
11/23/20	00015	11/23/20	11232020	202011 300-20700-10000							*	25,334.26	1,443.00 000571
FY2 DEBT SERV SER 2015													
STOREY PARK CDD C/O REGIONS BANK													
11/23/20	00015	11/23/20	11232020	202011 300-20700-10100							*	10,191.54	25,334.26 000572
FY21 DEBT SERV SER 2018													
STOREY PARK CDD C/O REGIONS BANK													
11/23/20	00015	11/23/20	11232020	202011 300-20700-10200							*	9,811.01	10,191.54 000573
FY21 DEBT SERV SER 2019													
STOREY PARK CDD C/O REGIONS BANK													
STOR -STOREY PARK- TWISCARRA													
9,811.01 000574													

CHECK DATE	CHECK VENDOR#	DATE	INVOICE#	VOID	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
11/23/20	99999	11/23/20	VOID	VOID CHECK		2020	11	000-000000	000000			C	.00	
11/23/20	99999	11/23/20	VOID	VOID CHECK		2020	11	000-000000	000000			C	.00	.00 000575
11/23/20	00007	8/31/20	75026			2020	08	320-53800	47300			*	799.97	.00 000576
			SAM PRS/SOLENOID/NOZ/ROTR											
9/01/20	74893	2020	09	320-53800	46200							*	11,113.57	
			LANDSCAPE AREAS 1-5 SEP20											
9/01/20	74893	2020	09	320-53800	46200							*	8,660.00	
			LANDSCAPE COMMON AREAS											
9/01/20	74893	2020	09	320-53800	46200							*	202.58	
			PARCEL L-PH1-TRACT-OS-L1											
9/01/20	74893	2020	09	320-53800	46200							*	249.35	
			PARCEL L-PH1-TRACT-OS-L2											
9/01/20	74893	2020	09	320-53800	46200							*	258.01	
			PARCEL L-PH1-TRACT-OS-L3											
9/01/20	74893	2020	09	320-53800	46200							*	760.88	
			PARCEL I-PH2-DOG PARK											
9/01/20	74893	2020	09	320-53800	46200							*	1,534.46	
			PARCEL L-PH1-P L-1 SEP20											
9/01/20	74893	2020	09	320-53800	46200							*	1,276.62	
			PARCEL L-PH3 POND-L-1											
9/01/20	74893	2020	09	320-53800	46200							*	698.91	
			PARCEL L-PH3 POND-L-4											
9/01/20	74893	2020	09	320-53800	46200							*	682.61	
			PARCEL L-PH3 POND-L-5											
9/14/20	75695	2020	05	320-53800	47300							*	272.70	
			IRG RPRS-IMAGINARY W.PARK											
9/14/20	75695	2020	05	320-53800	47300							*	375.76	
			IRG RPRS-PHILOSOPHY W.PRK											
9/25/20	76084	2020	09	320-53800	47300							*	366.26	
			PROLOGUE MUSE ONE-IRG RPR											
9/25/20	76085	2020	09	320-53800	47300							*	370.51	
			PROLOGUE MUSE TWO-IRG RPR											
9/25/20	76086	2020	09	320-53800	47300							*	499.90	
			DOWDEN RD,26ZONES-IRG.RPR											
9/25/20	76087	2020	09	320-53800	47300							*	275.20	
			DOWDEN RD,17 ZONE-IRG.RPR											
9/25/20	76088	2020	09	320-53800	47300							*	150.44	
			IMG.WAY/BALLAD-COMMON-IRG											
9/25/20	76089	2020	09	320-53800	47300							*	199.88	
			HOMETOWN PL M1-IRG.REPAIR											

STOR -STOREY PARK- TWISCARRA

CHECK DATE	CHECK VENDOR#	DATE	INVOICE#	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
		9/25/20	76090	202009	320	53800	47300		HOMETOWN PL M2-IRG.REPAIR	*	269.57	
		9/25/20	76091	202009	320	53800	47300		PRLOGUE/PHIOSPHY-IRG.RPR	*	235.50	
		10/08/20	78197	202009	320	53800	47300		6" SPRAYS/NOZZLES-CLOCK A	*	234.64	
		10/08/20	78198	202009	320	53800	47300		6" SPRAYS/NOZZLES-CLOCK F	*	349.58	
		10/08/20	78199	202009	320	53800	47300		6" SPRAYS/NOZZLES-CLOCK D	*	349.58	
		10/08/20	78200	202009	320	53800	47300		12"SPRAYS/ROTORS/NOZZLES	*	256.88	
		10/08/20	78201	202009	320	53800	47300		6" SPRAYS/ROTOR/NOZZLES	*	347.52	
		10/09/20	78265	202009	320	53800	47300		6"SPRAYS/ROTORS/NOZZLES	*	436.58	
		10/09/20	78266	202009	320	53800	47300		6"SPRAYS/ROTORS/NOZZLES	*	437.40	
									DOWN TO EARTH LAWN CARE II, INC.			31,664.86 000577
		12/02/20	00012	10/31/20	189624	202010	320	53800	AQUATIC PLANT MGMT OCT20	*	285.00	
									APPLIED AQUATIC MANAGEMENT, INC.			285.00 000578
		12/02/20	00001	9/23/20	26479652	202009	310	51300	NOT. FY21 MEETING DATES	*	248.75	
		10/14/20	26774286	202010	310	51300	48000		NOT. OF MEETING 10/22/20	*	563.76	
		11/08/20	27712786	202010	310	51300	48000		NOTICE OF LO/BOS MEETINGS	*	800.02	
									ORLANDO SENTINEL			1,612.53 000579
		12/02/20	00028	11/18/20	5175	202011	320	53800	REPLC 3 IRRIG CONTROLLERS	*	1,970.00	
									OMEGASCAPES INC			1,970.00 000580
		12/02/20	00006	10/27/20	15-060(6	202009	300	13100	PARCEL K EXPAND ENG.CERT.	*	142.50	
									POULOS & BENNETT			142.50 000581
		12/08/20	00002	9/15/20	136	202010	310	51300	FY21 ASSESSMENT ROLL CERT	*	5,000.00	
		10/01/20	137	202010	310	51300	34000		MANAGEMENT FEES OCT20	*	3,004.70	
		10/01/20	137	202010	310	51300	35100		INFORMATION TECH OCT20	*	100.00	

STOR -STOREY PARK- TVISCARRA

AP300R

*** CHECK DATES 10/15/2020 - 01/21/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/21 PAGE 5
 STORY PARK - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
12/16/20	00012	11/30/20	190280	202011	320-53800-47000			AQUATIC PLANT MGMT NOV20	*	285.00	
12/16/20	00002	11/01/20	141	202011	310-51300-34000			APPLIED AQUATIC MANAGEMENT, INC.	*	3,004.17	285.00 000590
11/01/20	141	202011	310-51300-34000					MANAGEMENT FEES - NOV 20		100.00	
11/01/20	141	202011	310-51300-35100					INFORMATION TECH - NOV 20		875.00	
11/01/20	141	202011	310-51300-31300					DISSEMINATION FEE-NOV 20		.33	
11/01/20	141	202011	310-51300-51000					OFFICE SUPPLIES - NOV 20		13.92	
11/01/20	141	202011	310-51300-42000					POSTAGE - NOV 20		21.15	
11/01/20	141	202011	310-51300-42500					COPIES - NOV 20		1,287.50	
11/01/20	142	202011	320-53800-12000					FIELD MANAGEMENT NOV 20		100.00	
11/16/20	144	202011	320-53800-47700					SIGN REALIGNMENT			
12/09/20	1471	202012	310-51300-49100					GOVERNMENTAL MANAGEMENT SERVICES	*	924.00	5,402.07 000591
12/16/20	00028	11/01/20	5159	202011	320-53800-46200			ORANGE COUNTY PROPERTY APPRAISER	*	24,990.00	924.00 000592
12/01/20	145	202012	310-51300-34000					OMEGASCAPES INC	*	3,004.17	24,990.00 000593
12/01/20	145	202012	310-51300-35100					MANAGEMENT FEES DEC20		100.00	
12/01/20	145	202012	310-51300-31300					INFORMATION TECH DEC20		875.00	
12/01/20	145	202012	310-51300-51000					DISSEMINATION FEE DEC20		.06	
12/01/20	145	202012	310-51300-42000					OFFICE SUPPLIES		17.83	
12/01/20	145	202012	310-51300-42500					POSTAGE		8.55	
12/01/20	146	202012	320-53800-12000					COPIES		1,287.50	
12/21/20	147	202012	320-53800-47700					FIELD MANAGEMENT DEC20		75.00	
								STREET SIGN RPR 12/18/20	*		

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE DATE	.....INVOICE INVOICE	.....EXPENSED TO..... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT
						STOREY PARK - GENERAL FUND			
						BANK A GENERAL FUND			
12/21/20	00005	12/21/20	148	202012 320-53800-48000		GOVERNMENTAL MANAGEMENT SERVICES	*	250.00	5,618.11 000594
				DOG PARK REPAIRS 12/11/20					
12/21/20	00005	12/14/20	95466	202011 310-51300-31500		GOVERNMENTAL MANAGEMENT SERVICES	*	3,346.00	
				SFWMD/ACOE PRMIT/CNSL MTG					
12/21/20	00017	12/04/20	30990	202010 320-53800-47100		LATHAM, LUNA, EDEN & BEAUDINE	*	1,620.00	3,346.00 000595
				SFWMD MONITORING 10/20/20					
12/04/20	30990	12/04/20	30990	202010 320-53800-47100			*	2,000.00	
				ACOE MONITORING 10/20/20					
12/04/20	30990	12/04/20	30990	202010 320-53800-47100			*	1,215.00	
				SFWMD REPORT 10/30/20					
12/04/20	30990	12/04/20	30990	202010 320-53800-47100			*	2,000.00	
				ACOE REPORT 10/30/20					
						MODICA & ASSOCIATES, INC.			6,835.00 000596
12/21/20	00028	12/01/20	5200	202012 320-53800-46200			*	24,990.00	
				LAWN MAINTENANCE DEC20					
12/18/20	5218	12/18/20	5218	202012 320-53800-47300			*	1,407.34	
				NEW CLOCK RPR STOREY TIME					
12/18/20	5220	12/18/20	5220	202012 320-53800-47300			*	1,499.65	
				IRG.CLCKS-PROGUE/PHIL/DOW					
						OMEGASCAPES INC			27,896.99 000597
12/21/20	00015	12/21/20	12212020 202012 300-20700-10000				*	133,930.66	
				FY21 DEBT SERV SER 2015					
						STOREY PARK CDD C/O REGIONS BANK			133,930.66 000598
12/21/20	00015	12/21/20	12212020 202012 300-20700-10100				*	53,878.02	
				FY21 DEBT SERV SER 2018					
						STOREY PARK CDD C/O REGIONS BANK			53,878.02 000599
12/21/20	00015	12/21/20	12212020 202012 300-20700-10200				*	51,866.34	
				FY21 DEBT SERV SER 2019					
						STOREY PARK CDD C/O REGIONS BANK			51,866.34 000600
1/06/21	00005	10/21/20	94284	202009 300-13100-10000			*	5,091.50	
				EXPANSION PARCEL K-SEPT20					
11/20/20	95132	11/20/20	95132	202010 300-13100-10000			*	1,011.00	
				EXPANSION PARCEL K-OCT20					
						LATHAM, LUNA, EDEN & BEAUDINE			6,102.50 000601
1/07/21	00002	1/01/21	149	202101 310-51300-34000			*	3,004.17	
				MANAGEMENT FEE JAN21					

STOR -STOREY PARK- TVISCARRA

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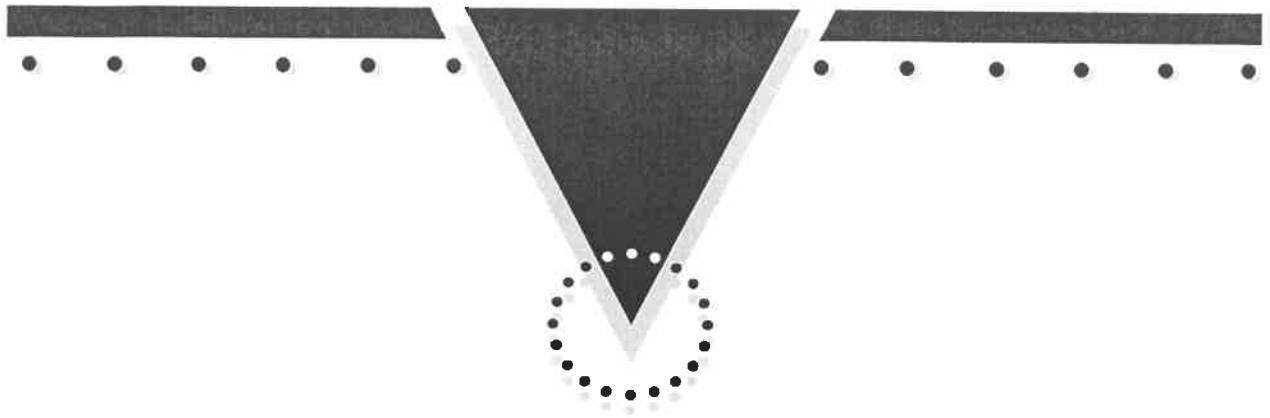
*** CHECK DATES 10/15/2020 - 01/21/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/21 PAGE 7

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
1/01/21	149	202101	310-51300-35100	INFORMATION TECH JAN21							*	100.00	
1/01/21	149	202101	310-51300-31300	DISSEMINATION FEE JAN21							*	875.00	
1/01/21	149	202101	310-51300-51000	OFFICE SUPPLIES							*	.42	
1/01/21	149	202101	310-51300-42000	POSTAGE							*	12.56	
1/01/21	149	202101	310-51300-42500	COPIES							*	4.20	
1/01/21	150	202101	320-53800-12000	FIELD MANAGEMENT JAN21							*	1,287.50	
1/08/21	00012	12/31/20	190979	202012 320-53800-47000						GOVERNMENTAL MANAGEMENT SERVICES	*	285.00	5,283.85 000602
1/08/21	00005	12/14/20	95467	202011 300-13100-10000						APPLIED AQUATIC MANAGEMENT, INC.	*	612.00	285.00 000603
1/08/21	00022	12/28/20	1471A	202012 310-51300-49100						LATHAM, LUNA, EDEN & BEAUDINE	*	216.00	612.00 000604
1/14/21	00002	1/08/21	151	202101 320-53800-47700						ORANGE COUNTY PROPERTY APPRAISER	*	50.00	216.00 000606
1/14/21	00017	5/29/20	30424	202004 320-53800-47100						GOVERNMENTAL MANAGEMENT SERVICES	*	2,000.00	50.00 000607
7/16/20	30610	202006	320-53800-47100	HERBICIDE TRMT PHII JUN20							*	2,500.00	
11/04/20	30967	202008	320-53800-47100	HERBICIDE TRMT PHII AUG20							*	2,500.00	
11/04/20	30967A	202010	320-53800-47100	MIT. MONITORING & REPORT							*	665.00	
1/21/21	00028	1/01/21	5241	202101 320-53800-46200						MODICA & ASSOCIATES, INC.	*	24,990.00	7,665.00 000608
1/19/21	5253	202101	320-53800-47300	MAINLINE RPR-3 SLIPFIX/CPL							*	413.28	
										OMEGASCAPES INC			25,403.28 000609
										STOR -STOREY PARK- TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT#	SUB SER	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
1/21/21	00015	01212021	202101	300-20700-10000		STOREY PARK CDD C/O REGIONS BANK	*	317,331.44	317,331.44 000610
1/21/21	00015	01212021	202101	300-20700-10100		STOREY PARK CDD C/O REGIONS BANK	*	127,657.01	127,657.01 000611
1/21/21	00015	01212021	202101	300-20700-10200		STOREY PARK CDD C/O REGIONS BANK	*	122,890.60	122,890.60 000612
TOTAL FOR BANK A								1,120,564.77	
TOTAL FOR REGISTER								1,120,564.77	

STOR -STOREY PARK- TVISCARRA

SECTION 2



Storey Park Community Development District

**Unaudited Financial Reporting
December 31, 2020**



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6	<u>Capital Projects Series 2015</u>
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10	<u>FY21 Assessment Receipt Schedule</u>
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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<u>ASSETS:</u>				
CASH	\$74,265	---	---	\$74,265
DUE FROM DEVELOPER	\$50,706	---	---	\$50,706
SERIES 2015				
RESERVE	---	\$308,951	---	\$308,951
REVENUE	---	\$208,666	---	\$208,666
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$1	---	\$1
CONSTRUCTION	---	---	\$3,247	\$3,247
SERIES 2018				
RESERVE	---	\$64,473	---	\$64,473
REVENUE	---	\$86,034	---	\$86,034
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$121,475	---	\$121,475
REVENUE	---	\$81,568	---	\$81,568
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$10,235	\$10,235
COST OF ISSUANCE	---	---	\$6,824	\$6,824
TOTAL ASSETS	\$124,971	\$871,231	\$20,306	\$1,016,508
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$21,081	---	---	\$21,081
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$517,619	---	\$517,619
RESTRICTED FOR DEBT SERVICE 2018	---	\$150,569	---	\$150,569
RESTRICTED FOR DEBT SERVICE 2019	---	\$203,044	---	\$203,044
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$3,247	\$3,247
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$17,059	\$17,059
UNASSIGNED	\$103,890	---	---	\$103,890
TOTAL LIABILITIES & FUND EQUITY	\$124,971	\$871,231	\$20,306	\$1,016,508

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$593,470	\$184,186	\$184,186	\$0
DEVELOPER CONTRIBUTIONS	\$179,368	\$44,842	\$36,600	(\$8,242)
INTEREST	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$772,838	\$229,028	\$220,789	(\$8,239)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$3,000	\$200	\$2,800
FICA EXPENSE	\$918	\$230	\$15	\$214
ENGINEERING	\$12,000	\$3,000	\$100	\$2,900
ATTORNEY	\$25,000	\$6,250	\$7,240	(\$990)
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$10,500	\$2,625	\$2,625	\$0
ANNUAL AUDIT	\$6,200	\$6,200	\$6,200	\$0
TRUSTEE FEES	\$10,500	\$3,500	\$3,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,050	\$9,013	\$9,013	(\$1)
INFORMATION TECHNOLOGY	\$1,200	\$300	\$300	\$0
TELEPHONE	\$300	\$75	\$0	\$75
POSTAGE	\$500	\$125	\$1,346	(\$1,221)
INSURANCE	\$6,100	\$6,100	\$5,810	\$290
PRINTING & BINDING	\$1,000	\$250	\$58	\$192
LEGAL ADVERTISING	\$1,925	\$481	\$1,364	(\$883)
OTHER CURRENT CHARGES	\$500	\$125	\$0	\$125
PROPERTY APPRAISER	\$950	\$950	\$1,140	(\$190)
OFFICE SUPPLIES	\$400	\$100	\$1	\$99
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,450	\$3,863	\$3,863	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$335,000	\$83,750	\$74,970	\$8,780
LAKE MAINTENANCE	\$17,820	\$4,455	\$855	\$3,600
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$7,500	\$7,500	\$0
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$1,250	\$1,489	(\$239)
OPERATING SUPPLIES	\$5,000	\$1,250	\$0	\$1,250
LANDSCAPE CONTINGENCY	\$10,000	\$2,500	\$0	\$2,500
IRRIGATION REPAIRS	\$20,000	\$5,000	\$4,877	\$123
ROADWAYS & SIDEWALKS	\$10,000	\$2,500	\$865	\$1,635
TRAIL MAINTENANCE	\$2,500	\$625	\$0	\$625
DOG PARK MAINTENANCE	\$2,500	\$625	\$0	\$625
SIGNAGE	\$5,000	\$1,250	\$349	\$901
UTILITY				
ELECTRIC	\$3,000	\$750	\$205	\$545
STREETLIGHTS	\$160,000	\$40,000	\$46,098	(\$6,098)
WATER & SEWER	\$30,000	\$7,500	\$3,501	\$3,999
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$4,066	\$1,934
TOTAL EXPENDITURES	\$772,838	\$216,316	\$192,724	\$23,592
EXCESS REVENUES (EXPENDITURES)	\$0		\$28,065	
FUND BALANCE - Beginning	\$0		\$75,825	
FUND BALANCE - Ending	\$0		\$103,890	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending December 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
ASSESSMENTS - TAX ROLL	\$616,298	\$191,479	\$191,479	\$0
INTEREST	\$500	\$125	\$15	(\$110)
TOTAL REVENUES	\$616,798	\$191,604	\$191,494	(\$110)

EXPENDITURES:

INTEREST - 11/1	\$214,859	\$214,859	\$214,859	\$0
PRINCIPAL - 11/1	\$175,000	\$175,000	\$175,000	\$0
INTEREST - 5/1	\$211,359	\$0	\$0	\$0
TOTAL EXPENDITURES	\$601,218	\$389,859	\$389,859	\$0
EXCESS REVENUES (EXPENDITURES)	\$15,580		(\$198,366)	
FUND BALANCE - Beginning	\$401,268		\$715,984	
FUND BALANCE - Ending	\$416,848		\$517,619	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending December 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$77,029	\$77,029	\$0
INTEREST	\$250	\$63	\$4	(\$58)
TOTAL REVENUES	\$249,077	\$77,091	\$77,033	(\$58)

EXPENDITURES:

INTEREST - 12/15	\$90,072	\$90,072	\$90,072	\$0
PRINCIPAL - 6/15	\$65,000	\$0	\$0	\$0
INTEREST - 6/15	\$90,072	\$0	\$0	\$0
TOTAL EXPENDITURES	\$245,144	\$90,072	\$90,072	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,933		(\$13,039)	
FUND BALANCE - Beginning	\$98,730		\$163,608	
FUND BALANCE - Ending	\$102,663		\$150,569	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending December 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
ASSESSMENTS - TAX ROLL	\$238,964	\$74,153	\$74,153	\$0
INTEREST	\$500	\$125	\$5	(\$120)
TOTAL REVENUES	\$239,464	\$74,278	\$74,158	(\$120)

EXPENDITURES:

INTEREST - 12/15	\$82,294	\$82,294	\$82,294	\$0
PRINCIPAL - 6/15	\$75,000	\$0	\$0	\$0
INTEREST - 6/15	\$82,294	\$0	\$0	\$0
TOTAL EXPENDITURES	\$239,588	\$82,294	\$82,294	\$0
EXCESS REVENUES (EXPENDITURES)	(\$124)		(\$8,136)	
FUND BALANCE - Beginning	\$98,623		\$211,179	
FUND BALANCE - Ending	\$98,499		\$203,044	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending December 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

CAPITAL OUTLAY	\$0	\$0	\$3,500	(\$3,500)
TOTAL EXPENDITURES	\$0	\$0	\$3,500	(\$3,500)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,500)	
FUND BALANCE - Beginning	\$0		\$6,747	
FUND BALANCE - Ending	\$0		\$3,247	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending December 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$3,500	(\$3,500)
TOTAL EXPENDITURES	\$0	\$0	\$3,500	(\$3,500)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,499)	
FUND BALANCE - Beginning	\$0		\$20,559	
FUND BALANCE - Ending	\$0		\$17,059	

**Storey Park
Community Development District**

REVENUES:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$24,369	\$159,817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,186
DEVELOPER CONTRIBUTIONS	\$36,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,600
INTEREST	\$1	\$1	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
TOTAL REVENUES	\$36,601	\$24,370	\$159,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,789
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
FICA EXPENSE	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
ENGINEERING	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
ATTORNEY	\$3,894	\$3,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,240
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,625
ANNUAL AUDIT	\$0	\$6,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,200
TRUSTEE FEES	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,004	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,013
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1,314	\$14	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,346
INSURANCE	\$5,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,810
PRINTING & BINDING	\$28	\$21	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58
LEGAL ADVERTISING	\$1,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,364
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$0	\$0	\$1,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,288	\$1,288	\$1,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,863
LANDSCAPE MAINTENANCE	\$24,990	\$24,990	\$24,990	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,970
LAKE MAINTENANCE	\$285	\$285	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$855
MITIGATION MONITORING & MAINTENANCE	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$1,239	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,489
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	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$1,970	\$2,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,877
ROADWAYS & SIDEWALKS	\$865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$865
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$174	\$100	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$349
UTILITY													
ELECTRIC	\$64	\$60	\$81	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205
STREETLIGHTS	\$13,127	\$18,245	\$14,726	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,098
WATER & SEWER	\$1,064	\$1,124	\$1,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,501
OTHER													
PROPERTY INSURANCE	\$4,066	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,066
TOTAL EXPENDITURES	\$80,041	\$51,622	\$51,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,724
EXCESS REVENUES (EXPENDITURES)	\$36,601	(\$37,252)	\$108,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,065

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

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)	
INTEREST RATES:	4.000%, 4.500%, 5.000%, 5.125%
MATURITY DATE:	11/1/2045
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$303,522
RESERVE FUND BALANCE	\$308,951
BONDS OUTSTANDING - 9/30/15	\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16	(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/18	(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/19	(\$170,000)
LESS: PRINCIPAL PAYMENT 11/1/20	(\$175,000)
CURRENT BONDS OUTSTANDING	\$8,460,000

SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)	
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%
MATURITY DATE:	6/15/2048
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$62,200
RESERVE FUND BALANCE	\$64,473
BONDS OUTSTANDING - 5/22/18	\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20	(\$65,000)
CURRENT BONDS OUTSTANDING	\$3,735,000

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)	
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%
MATURITY DATE:	6/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$119,695
RESERVE FUND BALANCE	\$121,475
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
CURRENT BONDS OUTSTANDING	\$3,925,000

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
12/16/20	8	Governmental Management Services-CF	FY2021 Construction Accounting	\$ 3,500.00
TOTAL				\$ 3,500.00
Fiscal Year 2021				
10/1/20		Interest		\$ 0.06
11/2/20		Interest		\$ 0.06
12/1/20		Interest		\$ 0.06
TOTAL				\$ 0.18
Acquisition/Construction Fund at 9/30/20				\$ 6,746.51
Interest Earned thru 12/31/20				\$ 0.18
Requisitions Paid thru 12/31/20				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ 3,246.69

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
12/16/20	3	Governmental Management Services-CF	FY2021 Construction Accounting	\$ 3,500.00
TOTAL				\$ 3,500.00
Fiscal Year 2021				
10/1/20		Interest		\$ 0.11
11/2/20		Interest		\$ 0.12
12/1/20		Interest		\$ 0.11
TOTAL				\$ 0.34
Acquisition/Construction Fund at 9/30/20				\$ 13,734.73
Interest Earned thru 12/31/20				\$ 0.34
Requisitions Paid thru 12/31/20				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ 10,235.07