

*Storey Park Community
Development District*

Agenda

March 25, 2021

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 18, 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, March 25, 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

Participant Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 25, 2021 Meeting
4. Financing Matters
 - A. Consideration of Preliminary Supplemental Assessment Methodology for Assessment Area Four
 - B. Consideration of Resolution 2021-10 Bond Delegation Resolution
5. Rule Hearing
 - A. Consideration of Resolution 2021-11 Adopting Damage Deposit Fees and Charges for Reservation of Quad Park and Hammock Park
 - B. Consideration of Resolution 2021-12 Establishing Rules Regarding the Use, Suspension and Termination of Privileges for the District's Recreational Facilities
6. Ratification of Temporary Access Easement Agreement with Gabriel Gonzalez
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Supervisor's Requests
9. Adjournment

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

The third order of business is the approval of the minutes of the February 25, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the Financing Matters. Section A is the consideration of the Preliminary Supplemental Assessment Methodology Report for Assessment Area Four. A copy of the report is enclosed for your review. Section B consideration of Resolution 2021-10 bond delegation resolution. A copy of the Resolution is enclosed for your review and the supporting exhibits will be available at the meeting for reference.

The fifth order of business opens the Public Hearing. Section A is the consideration of Resolution 2021-11 adopting damage deposit fees and charges for reservation of Quad Park and Hammock Park. A copy of the Resolution is enclosed for your review and the reservation form is enclosed for your reference. Section B is the consideration of Resolution 2021-12 establishing rules regarding the use, suspension and termination of privileges for the District's recreational facilities. A copy of the resolution and proposed rules will be provided under separate cover.

The sixth order of business is the ratification of the temporary access easement agreement with Gabriel Gonzalez. A copy of the agreement is enclosed for your review.

The seventh 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

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, February 25, 2021 at 4:00 p.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Ben Kraljev	Assistant Secretary
Andrew Ashby	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Christina Baxter	District Engineer by phone
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: No members of the public were in attendance.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 28, 2021 Meeting

Ms. Adams: Any approval is subject to a couple of minor non-substantive corrections that staff noted. Did the Board have any other comments or corrections to the minutes? Otherwise, we need a motion to approve them.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Minutes of the January 28, 2021 Meeting were approved as amended.
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FOURTH ORDER OF BUSINESS

Ratification of E-Verify Memorandum of Understanding

Ms. Adams: Last month, the Board approved the District enrolling in the E-Verify System. Included in the electronic agenda package is verification including a certification. We just need a ratification of the enrollment from the Board.

Mr. Bonin: What is this?

Ms. Adams: The E-Verify System is a new state law tied to the Department of Homeland Security to verify immigration status. Included in your full agenda package is all of the documentation including a Certificate of Enrollment.

Mr. Bonin: Was there ever before this, any version?

Ms. Adams: Not for the State of Florida. It has been a Federal program for a long time. In the last State of Florida Legislative Session, they passed this as a new law that went into effect on January 1, 2021.

Mr. Bonin: So, it involves I-9s?

Ms. Adams: I-9s have been part of personnel procedures.

Mr. Bonin: So, what is the protocol for companies that hadn't done this yet? How long do they have before they get kicked off?

Ms. Adams: The E-Verify System in Florida is effective January 1 moving forward. So, no organizations have to go backwards in terms of their agreements, but moving forward, in order for private organizations to engage in the agreements with Districts, the private organization also has to enroll in E-Verify.

Mr. Bonin: So, if there's a contract that we already have with a landscape company, do they have to E-Verify immediately or is until their contracts are re-signed?

Ms. Trucco: If it's an existing vendor, they don't have a duty to enroll, but we have a duty to check with them the next time we enter into an agreement with them or have an addendum to an agreement or extension. If they are signing an agreement with a contractor or sub-contractor after January 1, we have to confirm that they enrolled in the E-Verify System, but it's not retroactive.

Mr. Bonin: Have you heard anyone squawking about this?

Ms. Adams: In other Districts, we started to engage appraisal services for smaller vendors. It is cumbersome to enroll because each organization that enrolls is required to go through a process including watching a 30-minute video. So, it's clunky and cumbersome to enroll.

Ms. Trucco: I think the labor will be moving forward once they are enrolled. Any new employees that they hire, must submit a bunch of information to the Department of Homeland Security. All of that is confirmed and verified with the IRS. They are trying to crack down on immigration in the State of Florida.

Mr. Bonin: I'm just curious about our landscape companies and owners. They are not going to like this.

Ms. Adams: You are right to raise an eyebrow in terms of the reach for this new program and the impact for the exact kind of industry you just described; landscaping, agricultural and construction.

Mr. Bonin: That's interesting. It sounds like we don't have much of a choice going forward if they want to keep doing business.

Ms. Adams: Correct.

Mr. Scheerer: I talked to all of the contractors that work with the District to tell them what is happening. I told them, "*You have a contract now, but if you want a contract at the end of 2021, you need to be E-Verified.*" A lot of them said, "*Okay.*" Yellowstone, OmegaScapes and Down2Earth are all in compliance.

Ms. Trucco: A lot of them are already enrolled.

Mr. Scheerer: They got their verification number in 2013.

Mr. Bonin: So, this is just ratifying for this District?

Ms. Adams: Yes. This District is now enrolled. We are required to enroll in the system. That was the first actionable item. The other actionable item as a result of this new law is for the agreements we enter into. That contractor also has to enroll in E-Verify.

Ms. Trucco: This Board approved a resolution that approved us enrolling in the E-Verify System and delegating authority to the Chair and Vice Chair to do anything necessary to ensure compliance in the future.

Mr. Bonin: Is this a system that already existed, but our State Legislature mandated it?

Ms. Trucco: That is correct.

Ms. Adams: So, we can join in with the Department of Homeland Security E-Verify System.

Ms. Trucco: Any public employer has to follow this new law.

Mr. Bonin: So, it was not an option then.

Ms. Trucco: There's no option. So, this Memorandum of Understanding (MOU) is a form that the District had to sign in order to enroll in the system by law. Tricia provided that for us. We are asking the Board to ratify it today.

Ms. Adams: For Field Management Staff and anyone else who is managing the contracts that we require back from vendors as proof of enrollment, is this certificate.

Mr. Scheerer: We will keep it on file.

Ms. Adams: It's on file along with the Certificate of Insurance and any other required documents for the agreements.

On MOTION by Mr. Bonin seconded by Mr. Ashby with all in favor delegating authority to District management staff to enroll the District in the E-Verify System and handle all administrative matters was approved.

Mr. Bonin: Will there be communication going out to existing vendors giving them a heads up that this is going to be a requirement and if not, can we, so they don't get caught off guard?

Ms. Adams: There hasn't been formal communication yet, but you heard from Alan.

Mr. Scheerer: I am notifying all of the vendors. I have been doing it since we got the memo from our office that this was coming down the line. So Fausnight, the guys that do the striping, are on board. My pressure washer guy is just a two-man crew. He is already enrolled. OmegaScapes, your current landscape provider is already enrolled.

Mr. Bonin: Okay.

Mr. Scheerer: I just have to follow up.

Mr. Bonin: Sounds good.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-06 Providing for Removal and Appointment of Treasurer and Appointment of Assistant Treasurer

Ms. Adams: We had a change in our Accounting Department. So, a resolution was included in your agenda package for the removal of Mr. Ariel Lovera as Treasurer and the appointment of a Treasurer and Assistant Treasurer who are part of the Accounting Staff at GMS. That would be Ms. Teresa Viscarra as Assistant Treasurer for the purpose of processing accounts payable to ensure there was sufficient flow in the accounting. So, we would be looking

for a motion to approve Ms. Jill Burns as Treasurer and Ms. Teresa Viscarra as Assistant Treasurer.

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor Resolution 2021-06 Removing Ariel Lovera as Treasurer and electing Jill Burns as Treasurer was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposals

Ms. Adams: In your agenda package was a proposal from OmegaScapes. Subsequent to the first issuance of the agenda, we also received a bid for the exact same area from Yellowstone.

Mr. Scheerer: This is for the expanded portion from Story Time Drive to Dowden Road.

Mr. Bonin: The yellow area?

Mr. Scheerer: Yes, sir. Who is the current landscaper?

Ms. Adams: Yellowstone currently services that area.

Mr. Bonin: On behalf of?

Mr. Scheerer: Dowden West CDD, which is the next CDD. Who is doing the green area now?

Mr. Scheerer: OmegaScapes does all of our landscaping.

Mr. Bonin: So, we have OmegaScapes and Yellowstone pricing the yellow areas.

Mr. Kraljev: Because we expanded the boundary, Rob, we have to include it.

Ms. Adams: Ultimately, Yellowstone's bid came in at \$35,280. OmegaScapes bid came in at \$59,880. Yellowstone has been servicing the area and there is no reason why we would not recommend the most cost competitive vendor. So, it would be staff's recommendation to accept the proposal from Yellowstone.

Mr. Bonin: Is that yellow section on a separate irrigation system?

Mr. Scheerer: Yes.

Mr. Kraljev: We did a joint Development Agreement with Dowden CDD and we share the costs.

Mr. Bonin: Who bid it out? Mattamy?

Mr. Kraljev: Yes, because Mattamy got started before we did.

Mr. Bonin: Did Yellowstone install landscaping there?

Mr. Kraljev: I couldn't tell you. It wasn't under our control.

Mr. Bonin: How long have they maintained that area?

Mr. Kraljev: A year.

Mr. Bonin: Because we are expanding our boundary, we enveloped that into this.

Mr. Scheerer: This is not within our boundary. I guess it would be part of our Interlocal Agreement with the City of Orlando.

On MOTION by Mr. Bonin seconded by Mr. Ashby with all in favor the proposal with Yellowstone for landscape maintenance services in the expanded portion from Story Time Drive to Dowden Road in the amount of \$35,280 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Underwriting Agreement and G-17 Disclosure with FMSBonds, Inc.

Ms. Adams: This is part of the bond issuance. I think you have all sat through these meetings before where an Underwriter indicates there is not a fiduciary duty to the issuer. So, a letter was included in the agenda package. Are there any questions? If not, we would be seeking a motion to approve the agreement.

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor the Underwriting Agreement and G-17 Disclosure with FMSBonds, Inc. was approved.

EIGHTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report – Parcel K Boundary Expansion

Ms. Adams: This is tied to your bond issuance for Assessment Area 4, which is tied to the Parcel K boundary expansion. Christy, did you want to summarize the improvements tied to Assessment Area 4 that are in the Engineer's Report?

Ms. Baxter: The Engineer's Report has been updated to incorporate the lands within Parcel K. The expanded area includes Areas 10 and 11, which are Phases 1 and 2 of Lennar's development. Phase 1 is currently owned by Lennar. In Phase 2, they are about to take down the land from Moss Park Properties. They hold the ownership. The improvements include drainage, roadways, utilities and all of the infrastructure to support neighborhood development. So that has been incorporated into a report. We updated the cost associated with adding those lands into the report in the boundary. So, this is an update to the Engineer's Report to add all of that information specific to Parcel K.

Ms. Adams: There is no particular action required by the Board on this issue, but I will note that it will be attached to some of the resolutions that you approve. When we approve those resolutions, it will be subject to staff verification because there are a couple of areas that we are looking at closely with the engineer and some of the legal descriptions that were brought up to date.

Ms. Trucco: They will be subject to further amendments. They will approve it as part of the resolutions.

B. Consideration of Master Assessment Methodology for Assessment Area Four

Ms. Adams: The Master Assessment Methodology Report was included in the agenda package. The places that we will walk Boards through are the tables. Table 1 on Page 10, identifies 357 total units contemplated as part of this Assessment Area 4, which are Parcels K-1 and K-2. There are five different product types; townhomes and single-family homes in varying lot sizes. The assigned Equivalent Residential Units (ERUs) are equivalent with what has been assigned to other areas in Storey Park. Table 2 on Page 11, identifies the Capital Improvement Plan that is tied back to those qualifying assessments that Christy spoke about in the Engineer's Report. Table 3 on Page 12, identifies the construction funds that are tied to the Engineer's Report, the eligible improvements, conservative amounts for the debt service reserve, capitalized interest (CI) and the varying costs with the underwriter's discount, cost of issuance (COI) and contingency for the bond issue. You can see that these are very conservative assumptions on the interest rate.

Mr. Bonin: That is a high interest rate.

Ms. Adams: Yes. I think Lennar recently issued a bond in another District that was in the high 3%, but again, these numbers are very conservative. The reason that these are very conservative and the maximum eligible funds are presented, is to give the Board flexibility. You can go down from here with the bond issuance, but this basically has a ceiling for everything and gives the Board full flexibility when it comes to the bond issuance. Table 4, identifies the debt service that will be assigned. Table 5 takes the par debt and allocates it to the 357 units. Table 6 is where you start to see a gross annual debt service assessment. Again, these are the maximum amounts that will be eligible, but often you will see these numbers going down based on what is decided that the market will bear as far as the gross annual debt service. The bond issuance is tied into that cap. So, these parameters are high in order to get the maximum flexibility. You are

not approving these terms. You are approving a ceiling or cap. I think all of you have probably been through this discussion numerous times. The last page, Page 16, Christy just spoke about the two property owners for Parcels K-1 and K-2 that comprise Assessment Area 4. What we are looking at as far as a timeline is closing on Moss Park Properties. I think Lennar is planning to close in March, so we suggest setting your assessment hearing in April.

C. Consideration of Resolution 2021-07 Declaring Special Assessments

Ms. Adams: Resolution 2021-07 declares special assessments and will notify landowners that there is an intent to impose assessments. It requires a 30-day mailed notice as well as two legal notices that run in the newspaper 21 and 14 days. We are seeking a motion to adopt Resolution 2021-07 declaring special assessments.

Ms. Trucco: Let me add something, if I may. That totally summarized it. This resolution declares special assessments on Assessment Area 4, in accordance with the Master Assessment Methodology Report in your agenda. I think you are all familiar with Parcel K. That is the same area. In order to construct the infrastructure improvements in accordance with the Engineer's Report that is also in your agenda, the Board would adopt a Preliminary Assessment Roll that is at the end of the Master Assessment Methodology Report. Like Tricia was saying, it provides for a public hearing as well, so any interested or affected parties can come forward and provide comments on the assessments. Is there anything else that I can add on this?

Mr. Bonin: Are there any notice provisions for that public hearing?

Ms. Adams: Yes. It does require a 30-day mailed notice to the landowners as well as a 21 and 14 day newspaper notice.

Mr. Bonin: For what purpose?

Ms. Trucco: To notify the owners. There will also be a public hearing and a resolution will be published.

Ms. Adams: Just to remind the Board, any motion regarding the approval of Resolution 2021-07, declaring special assessments, also contemplates that the Master Assessment Methodology Report and Engineer's Report are subject to staff verification, because we know that there are going to be some changes.

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor Resolution 2021-07 Declaring Special Assessments was adopted.

D. Consideration of Resolution 2021-08 Setting a Public Hearing for Special Assessments

Ms. Adams: As Christy just alluded to, Resolution 2021-08 sets the date, place and time of the public hearing. If we want that to coincide with your April Board meeting, that will fall on April 22nd at 4:00 p.m. If the Board is comfortable with the timing; closing on the property in March and being ready for the assessment hearing in April, a motion to that effect would be in order. If you want to do it sooner, we could set another date.

On MOTION by Mr. Ashby seconded by Mr. Kraljev with all in favor Resolution 2021-08 Setting a Public Hearing for Special Assessments on April 21, 2021 at 4:00 p.m. at this location was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2021-09
Declaring the Series 2015 Project
Complete**

Ms. Adams: This is for Area 1. I think that the Board recently declared another assessment area complete, but as you recall, when this area was developed, there was an Engineer's Report that identifies all of expenses. Once those funds are expended, we need to close that out with the Trustee. So, this action is one the Board is required to take in order to close out the construction account with the Trustee.

Ms. Trucco: Yes. This is according to the Master Trust Indenture. The Supplemental Indenture is for the 2021 bonds. It is just a requirement that is required under this Master Trust Indenture that the District already entered into. The certificate from the District Engineer is attached, certifying that the Assessment Area 1 project is indeed complete in accordance with the report from 2015.

Ms. Adams: Christy, I don't know if you had any comments on this, but this was looked at back in 2020 and there were a couple of things to tie up. So, we are just circling back to the Certificate of Completion.

Ms. Baxter: Correct.

Ms. Adams: We need a motion to adopt Resolution 2021-09.

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor Resolution 2021-09 Declaring the Series 2015 Project Complete was adopted.

Ms. Adams: The consideration of a temporary Access Easement Agreement to allow a resident to install a pool was removed from the agenda. Because of the split rail fence that's being installed in that vicinity, we want to look at that area again once the fence is installed to ensure that we are going to be okay with the pool contractor. After having further conversations with the pool contractor, we pulled this item from the agenda.

TENTH ORDER OF BUSINESS

Discussion of District Staff Work Authorizations

Ms. Adams: This is more of an information item for Board Members regarding District staff work authorizations. We recently had residents directly emailing legal counsel. We wanted to make the Board aware of what legal counsel should be doing in terms of communication with residents, which is to direct them back to District Management Staff. That way the District is not incurring any legal expenses if a resident directly emails Jan or Kristen or any part of our legal staff. I just wanted to make you aware of that. Of course, if there is any direction from the Board to do otherwise, we would be happy to accommodate you.

Ms. Trucco: If there's a legal concern that you think we should look into, let me know.

Ms. Adams: District Management Staff or the Board Members are the one that should be conferring with legal counsel on issues rather than residents confirming directly.

Mr. Bonin: That makes sense.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We are working through the bond issuance and starting that process. I think there was also a question about whether the City of Orlando has new restrictions related to COVID-19 when we were talking about use of the green space by the District. So, after a little digging, we are in Phase 3, according to the Executive Order, which means there are no restrictions on the capacity. There are some recommendations for 6 feet distancing in large venues such as a movie theater. The City of Orlando is also in Phase 3. On their website, I found some information. There is a mandatory mask ordinance currently in effect in Orange County, but otherwise, there are no capacity restrictions currently that we need to adhere to as the

District. We will probably also add that those phases were established by Governor DeSantis' task force back in April. Since then, there have been variants of COVID-19 as you all know. So, it's just something to consider, perhaps at the public hearing for that green space. I just was reporting back to you about certain restrictions that pertain to the District right now with respect to COVID-19. One other thing that I would add, is Tricia confirmed that she contacted the insurance carrier and as far as their recommendations, they just said, "*If we don't have a pool, we don't have an issue.*" Is that correct?

Ms. Adams: The District does not have a pool.

Ms. Trucco: With respect to playgrounds or athletic courts, they are recommending that we post signs about social distancing, hand sanitizing and wearing masks. Otherwise, that's the only update I have and there's nothing else to report to the Board. Thank you.

B. Engineer

Ms. Adams: Christy, do you have any report?

Ms. Baxter: I don't have anything further to report today. Thank you.

C. District Manager's Report

- **Applied Aquatic Agreement** (*Added*)

Ms. Adams: I provided in advance of the meeting, an agreement with Applied Aquatic for Ponds L-2, L-4 and L-5. This agreement is for aquatic maintenance services. Our Operations Manager can speak to the area that this covers. This agreement has been signed by the vendor as well as the Vice Chairman of the Board so we are seeking a motion to ratify it. The annual cost to the District is \$4,800.

Mr. Scheerer: It is in the budget for this year.

Mr. Bonin: How long have these ponds been online?

Mr. Scheerer: There was a lot of construction going on back there where we couldn't get access to it now that everything has opened up.

Mr. Kraljev: We just finished L-4 in the last eight months and L-5 just recently finished.

Mr. Scheerer: These are the L-2, L-4 and L-5 ponds.

Mr. Bonin: Is this just monthly?

Mr. Scheerer: Yes, sir. Monthly spraying like the Board approved for the two L-6 ponds last month.

Ms. Adams: Same contractor.

Mr. Bonin: Good.

Ms. Adams: We need a motion to ratify the agreement.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the approval of the agreement with Applied Aquatic for Ponds L-2, L-4 and L-5 in the amount of \$4,800 was ratified.

i. Approval of Check Register

Ms. Adams: You have the Check Register from January 22, 2021 through February 18, 2021 in the amount of \$97,437.58. The detail 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. Ashby with all in favor the January 22, 2021 through February 18, 2021 Check Run Summary in the amount of \$97,437.58 was approved.

ii. Balance Sheet and Income Statement

Ms. Adams: You also have the unaudited financials through January 31, 2021. It was provided for informational purposes and no Board action is required. I'm happy to answer any questions.

• Field Management Report *(Added)*

Ms. Adams: Would this Board be interested in any field management updates or follow up on any of the items that were brought up during public comments last month?

Mr. Bonin: Are there any noteworthy items?

Mr. Scheerer: At the last meeting, there were several items that were brought up before the Board. Most of it was speed enforcement and some landscape concerns by one resident. I spoke and met with the resident. Their concerns are with tracts that are currently being improvement. We have a column and split row fencing going in along I-5 and OSL-9 and 10 area as well as the connector road between Dowden Road and Story Park Drive. I explained to them that it's happening. They are putting in the hardscape first and then they will put in the landscaping and irrigate later. We did get pricing for 2022 budget purposes. You were here when we presented information about the digital speed displays. So, we obtained up to date and accurate pricing. I also got a price from Fausnight to paint the 25 mile-per-hour speed limit on

the roads, if the Board ever chose to do it; however, nothing has been said since. We have the numbers and will add that to the 2022 budget if that is the desire of the Board.

Ms. Adams: What about raising the sidewalk, which was pending installation?

Mr. Scheerer: The District Engineer sent out a diagram of the raised sidewalks. I think there are probably three of them that they are looking to do at some point. One of them is on Satire Street in front of the park.

Ms. Adams: Those function like a speed table.

Mr. Scheerer: Yes. Once they get those in, that will be a good addition at that location. We will maintain the silt fence on the back of the L-6 pond at the end of Satire Street.

Mr. Kraljev: I talked with the vendor this morning to fix the outlet. I told them that we would be reaching out to them because that same method goes all the way down to the bridge. So, I will connect you guys and you can get a quote.

Mr. Scheerer: Thank you. People are complaining about dirt bikes. One of the requests that I received from a homeowner was that we need to do something to secure that. So, the only thing I could think of is we will just continue with the split rail fence, depending on the price and how much of an increase they want in their assessments for next year. We are getting them that information because it was requested from us. So, no action needs to be taken at this time. We have been having some challenges with the Bahia sod at the dog park on Philosophy Way. The Bahia is not growing so we have some bald spots. On April 1st, we are going to be closing that park and will coordinate that with on-site HOA staff as well for about three weeks. So, we have some sod replacements. We are also going to treat for flea and ticks, do some general maintenance and make sure it gets all watered in properly. We don't want any pets involved and we will cable lock everything up and put notices up in each location for access to the dog park and make sure that a message gets out to the residents. That is on our calendar for April 1st. It is just preventative maintenance. We don't want to do it, but we have some challenges with Bahia not growing in the winter months. The park is seriously being used. It is suddenly an active park.

Mr. Bonin: It is. I was there today and there were five folks in there.

Ms. Adams: Wow. That's great.

Mr. Scheerer: It is a great park that has a great design and there are a lot of good features in there for pets. It's an amazing park.

Ms. Adams: Just to piggyback on traffic calming, the City of Orlando has been active in the community. At the beginning of last month's meeting, you learned that they were installing a speed radar trailer. The data from that is not yet available, but they indicated that they would share that data when it becomes available. They also assigned a Liaison Officer to Storey Park. That officer has been provided with addresses as residents reported seeing problems with dirt bikes originating at these addresses. They were also provided with the addresses of residents who reported frequent visitation from dirt bids. In each case, they have been responsive and indicated that they added these addresses on their routine traffic patrol and are making efforts to be out there between after school hours to dark to be visible with patrols. We continue to partner with the HOA on messaging. The key message is if you feel like your life is threatened or there is a public safety issue, call the police.

Mr. Kraljev: Today a dump truck pulling out onto Dowden Road, collided with a small vehicle.

Ms. Adams: Huh. Dump trucks don't pull out quickly, usually.

Mr. Scheerer: We have a hole that developed in the median just east of the 417 exit onto Dowden Road. We think it is stormwater related. Ben, I appreciate all of your help. You hooked me up with Oscar at Orange County who in turn hooked me up with Joe with the City of Orlando. There are three inlets open on the other side of Dowden Road. For one inlet, I popped the cover with a toothpick to get to a pipe that runs directly underneath one of the holes. So, there is possibly a void in the pipe. We are waiting for the City of Orlando. Hats off to OmegaScapes who turned it in to us. They sent me pictures. I left where I was at and got there in about 30 minutes. They state that it was off of its own and flagged off. I was there this morning about 7:00 a.m. and I didn't see any increase in the hole. Ben has been there off and on most of the day and I believe that's stabilized at this point. We will see. Hopefully, Joe gets his guys out there. I'm expecting a call from him. If not, I will be onsite again tomorrow and will reach back out to them. I appreciate everyone's help on that.

TWELFTH ORDER OF BUSINESS

Supervisor's Request

Ms. Adams: Are there any Supervisor's Requests or other items? If not, we need a motion to adjourn.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

**PRELIMINARY SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FOUR**

FOR

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: March 25, 2021

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Storey Park Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Storey Park Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Storey Park Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$5,785,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain Assessment Area Four infrastructure improvements ("Assessment Area Four Capital Improvement Plan") within a designated assessment area (herein the "Assessment Area Four") within the District more specifically described in the Engineer's Report Revision 7 – Parcel K Boundary Expansion dated February 22, 2021 prepared by Poulos & Bennett, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates that the construction and/or acquisition of all or a portion of the Assessment Area Four Capital Improvement Plan shall provide special benefit to property owners within the Assessment Area Four. Assessment Area Four is identified as Parcel K Phase 1 and Parcel K Phase 2 in Exhibit 17 of the Engineer's Report.

1.1 Purpose

This Supplemental Assessment Methodology for Assessment Area Four (the "Supplemental Report") which supplements the certain Master Assessment Methodology for Assessment Area Four dated February 25, 2021 (the "Master Report") and together with the Supplemental Report (the "Assessment Report"), provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Four. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area Four Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Assessment Area Four Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the Assessment Area Four based on the Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 993.3 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Four represents approximately 101 acres. The development program for Assessment Area Four currently envisions approximately 357 residential units. The proposed development program is depicted in Table 1. It is

identified in the Engineer's Report as Parcel K. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Assessment Area Four Capital Improvement Plan will provide facilities that benefit certain property within the Assessment Area Four. Specifically, the District will construct and/or acquire certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, offsite improvements, master signage, trails, differential cost of electrical undergrounding and landscaping and hardscaping. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property within Assessment Area Four, different in kind and degree than general benefits, for properties within its borders outside of Assessment Area Four as well as general benefits to the public at large.

However, as discussed within the Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Four. The implementation of the Assessment Area Four Capital Improvement Plan enables properties within the boundaries of the Assessment Area Four to be developed. Without the District's Assessment Area Four Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Four. Without these improvements, development of the property within Assessment Area Four would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Four and outside of the District will benefit from the provision of the Assessment

Area Four Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Assessment Area Four Capital Improvement Plan, which is designed solely to meet the needs of property within the Assessment Area Four. Properties outside of Assessment Area Four of the District boundaries do not depend upon the District's Assessment Area Four Capital Improvement Plan. The property owners within Assessment Area Four are therefore receiving special benefits not received by those outside the District's boundaries and outside of the Assessment Area Four.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Four will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Four Capital Improvement Plan that is necessary to support full development of property within Assessment Area Four will cost approximately \$13,630,190. The District's Underwriter projects that financing costs required to fund a portion of the Assessment Area Four Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$5,785,000. Additional funding required to complete the Assessment Area Four Capital Improvement Plan is anticipated to be funded by Developer. Without the Assessment Area Four Capital Improvement Plan, the property within Assessment Area Four would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$5,785,000 in Bonds in one or more series to fund a portion of the District's entire Assessment Area Four Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$5,785,000 in debt to the properties within Assessment Area Four benefiting from the

Assessment Area Four Capital Improvement Plan. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Four Capital Improvement Plan, and this report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Four. The District has commissioned an Engineer's Report that includes estimated construction costs for the Assessment Area Four Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$13,630,190. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Assessment Area Four Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$5,785,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the Assessment Area Four is completed. Until the platting process occurs, the Assessment Area Four Capital Improvement Plan funded by District bonds benefits all acres within Assessment Area Four.

The initial assessments will be levied on an equal basis to all platted lots first, then gross acreage within remaining properties of Assessment Area Four. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Four are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of Assessment Area Four into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the Assessment Area Four, which are the beneficiaries of the Assessment Area Four Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Supplemental Report sets forth the process by which debt is apportioned. As mentioned herein, this Supplemental Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Assessment Area Four Capital Improvement Plan consists of stormwater management system, master roadway, water, sewer, reuse and undergrounding of dry utilities improvements, parks and recreational facilities, landscaping and certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, differential cost of undergrounding of electrical undergrounding, and landscaping and hardscaping and professional fees along with related incidental costs. There are currently five product types within the planned development within Assessment Area Four. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Assessment Area Four Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, electrical undergrounding and landscaping and hardscaping. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Assessment Area Four Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Assessment Area Four Capital Improvement Plan have been apportioned to the property within Assessment Area Four according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Four will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation described for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the portion of Assessment Area Four Capital Improvement Plan is constructed as planned.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Supplemental Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Assessment Area Four, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking

into account the full development plan of Assessment Area Four. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area Four boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	Total Assessable		ERUs per Unit (1)	Total ERUs
	Units			
Townhome - 25'	86		0.50	43
Single Family 32'	76		0.64	49
Single Family 40'	77		0.80	62
Single Family 50'	69		1.00	69
Single Family 60'	49		1.20	59
Total Units	357			281

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT PLAN COST ESTIMATES SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR	
Capital Improvement Plan ("CIP") (1)	Cost Estimate
CDD Roadways and Alleys	\$2,840,015
Stormwater Improvements	\$2,025,789
Earthwork	\$1,828,934
Potable Water	\$873,145
Reclaimed Water Distribution	\$586,190
Sanitary Sewer System	\$1,395,063
Offsite Improvements	\$442,842
Master Signage, Trails and Street Trees	\$430,120
Electrical Undergrounding	\$770,476
Landscape and Hardscape	\$358,434
Contingencies	\$2,079,182
	\$13,630,190

(1) A detailed description of these improvements is provided in the revised Engineer's Report dated February 22, 2021.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Description	Total
Construction Funds	\$ 5,186,382
Debt Service Reserve	\$ 167,218
Capitalized Interest	\$ 115,700
Underwriters Discount	\$ 115,700
Cost of Issuance	\$ 200,000
Contingency	\$ -
Par Amount*	\$ 5,785,000

Bond Assumptions:	
Interest Rate	4.00%
Amortization	30 years
Capitalized Interest	6 months
Debt Service Reserve	50% Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome - 25'	86	0.5	43	15.30%	\$ 2,085,462	\$24,250
Single Family 32'	76	0.64	49	17.31%	\$ 2,358,997	\$31,039
Single Family 40'	77	0.8	62	21.92%	\$ 2,987,545	\$38,799
Single Family 50'	69	1	69	24.55%	\$ 3,346,439	\$48,499
Single Family 60'	49	1.2	59	20.92%	\$ 2,851,748	\$58,199
Totals	357		281	100.00%	\$ 13,630,190	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome - 25'	86	\$ 2,085,462	\$	885,123		\$10,292
Single Family 32'	76	\$ 2,358,997	\$	1,001,218		\$13,174
Single Family 40'	77	\$ 2,987,545	\$	1,267,990		\$16,467
Single Family 50'	69	\$ 3,346,439	\$	1,420,314		\$20,584
Single Family 60'	49	\$ 2,851,748	\$	1,210,354		\$24,701
Totals	357	\$ 13,630,190	\$	5,785,000		

* Unit mix is subject to change based on marketing and other factors

TABLE 6
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt		Gross Annual Debt	
					Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit (1)
Townhome - 25'	86	\$ 885,123	\$10,292	\$ 51,170	\$ 595	\$ 595	\$ 633	\$ 633
Single Family 32'	76	\$ 1,001,218	\$13,174	\$ 57,881	\$ 762	\$ 762	\$ 810	\$ 810
Single Family 40'	77	\$ 1,267,990	\$16,467	\$ 73,304	\$ 952	\$ 952	\$ 1,013	\$ 1,013
Single Family 50'	69	\$ 1,420,314	\$20,584	\$ 82,110	\$ 1,190	\$ 1,190	\$ 1,266	\$ 1,266
Single Family 60'	49	\$ 1,210,354	\$24,701	\$ 69,972	\$ 1,428	\$ 1,428	\$ 1,519	\$ 1,519
Totals	357	\$ 5,785,000		\$ 334,436				

(1) This amount includes collection fees and early payment discounts when collected on the Orange County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-010	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-020	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-030	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-040	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-050	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-060	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-070	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-080	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-090	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-100	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-110	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-120	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-130	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-140	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-150	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-160	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-170	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-180	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-190	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-200	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-210	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-220	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-230	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-240	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-250	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-260	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-270	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-280	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-290	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-300	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-310	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-680	TH	TBD BOLDFAE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-690	TH	TBD BOLDFAE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-700	TH	TBD BOLDFAE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-710	TH	TBD BOLDFAE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-720	TH	TBD BOLDFAE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-730	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-740	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-750	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-760	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-770	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-780	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-790	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-800	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-810	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-820	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-830	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-840	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-850	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-860	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-870	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-880	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-890	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-900	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-910	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-920	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-930	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-940	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-950	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-960	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-970	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-980	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-990	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-000	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-010	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-020	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-030	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt		Gross Annual Debt Assessment Allocation (1)
					Assessment Allocation		
Lennar Homes LLC	04-24-31-8970-01-040	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-050	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-060	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-070	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-080	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-090	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-100	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-110	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-120	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-130	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-140	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-150	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-160	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-170	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-180	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-190	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-200	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-210	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-220	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-230	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-240	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-250	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-260	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-270	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-280	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-290	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-300	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-310	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-320	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-330	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-340	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-350	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-360	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-370	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-380	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$	810
Lennar Homes LLC	04-24-31-8970-01-390	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$	810

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-01-400	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-410	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-420	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-430	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-440	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-450	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-460	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-470	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-480	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-490	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-500	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-510	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-520	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-530	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-540	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-550	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-560	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-570	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-580	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-590	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-600	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Total Platted Lots				\$ 2,663,191	\$ 153,961	\$ 163,789

Owner	Property ID #'s	Acres	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Moss Park Properties, LLP	See legal - Parcel K - Phase :	54.13	\$ 3,121,809	\$ 180,475	\$ 191,994
Totals			\$ 5,785,000	\$ 334,436	\$ 355,783

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.
 * - See attached legal description

Annual Assessment Periods	30
Projected Bond Rate (%)	4.00%
Maximum Annual Debt Service	\$334,436

Prepared by: Governmental Management Services - Central Florida, LLC

SKETCH OF DESCRIPTION

SHEET 1 OF 5

LEGAL DESCRIPTION PHASE 2.

A parcel of land lying in Section 33, Township 23 South, Range 31 East and in Section 4, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of aforesaid Section 4; thence run North 89°59'44" West along the North line of the Northeast 1/4 of said Section 4 for a distance of 2340.27 feet to the POINT OF BEGINNING; thence departing said North line run South 69° 24' 06" West for a distance of 33.14 feet to the point of curvature of a curve, concave Northerly having a radius of 10.00 feet, with a chord bearing of North 60° 17' 24" West, and a chord distance of 15.39 feet; thence run Westerly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 52.00 feet; thence run South 09° 58' 54" East for a distance of 13.50 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 29° 42' 36" West, and a chord distance of 12.77 feet; thence run Southwesterly along the arc of said curve through a central angle of 79° 22' 59" for a distance of 13.85 feet to a point of tangency; thence run South 69° 24' 06" West for a distance of 14.06 feet; thence run South 20° 35' 54" East for a distance of 55.00 feet to a point on a non tangent curve, concave Southerly having a radius of 10.00 feet, with a chord bearing of South 60° 17' 24" East, and a chord distance of 15.39 feet; thence run Southeasterly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point of tangency; thence run South 09° 58' 54" East for a distance of 482.13 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point of tangency; thence run South 72° 17' 06" West for a distance of 242.20 feet to the point of curvature of a curve, concave Northeasterly having a radius of 10.00 feet, with a chord bearing of North 58° 50' 54" West, and a chord distance of 15.06 feet; thence run Northwesterly along the arc of said curve through a central angle of 97° 44' 00" for a distance of 17.06 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 60.00 feet; thence run South 09° 58' 54" East for a distance of 10.86 feet to the point of curvature of a curve, concave Westerly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point on a non tangent line; thence run South 17° 42' 54" East for a distance of 55.00 feet; thence run North 72° 17' 06" East for a distance of 136.54 feet; thence run South 17° 42' 54" East

CONTINUED ON SHEET 2



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4-24-31 BEING N89°47'47"W FOR ANGULAR DESIGNATION ONLY.

SKB

REV 4-30-20
REV 5-12-20
REV 7-23-20
REV 8-18-20

JOB NO. 20200129

DATE: 3-3-2020

SCALE: 1" = 250 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 5

CONTINUED FROM SHEET 1

for a distance of 130.00 feet; thence run South 72° 17' 06" West for a distance of 365.00 feet to the point of curvature of a curve, concave Northerly having a radius of 207.64 feet, with a chord bearing of North 82° 05' 26" West, and a chord distance of 179.60 feet; thence run Westerly along the arc of said curve through a central angle of 51° 14' 56" for a distance of 185.73 feet to a point on a non tangent line; thence run North 90° 00' 00" West for a distance of 92.46 feet to a point on the Westerly line of a parcel of land described in Document Number 20200355298 of the Public Records of Orange County, Florida; thence run the following courses along said Westerly line: North 18° 52' 05" West for a distance of 147.80 feet; thence run North 20° 07' 53" West for a distance of 146.55 feet; thence run North 13° 03' 16" West for a distance of 149.20 feet; thence run North 27° 20' 15" West for a distance of 159.90 feet; thence run North 21° 09' 32" East for a distance of 112.59 feet; thence run North 05° 47' 23" West for a distance of 162.38 feet; thence run North 00° 19' 09" West for a distance of 150.81 feet; thence run North 16° 44' 41" West for a distance of 152.03 feet; thence run North 07° 06' 25" East for a distance of 89.96 feet; thence run North 13° 57' 50" West for a distance of 124.65 feet; thence run North 24° 30' 16" West for a distance of 144.90 feet; thence run North 04° 19' 33" East for a distance of 152.59 feet; thence run North 03° 16' 49" East for a distance of 130.72 feet; thence run North 22° 31' 47" East for a distance of 102.70 feet; thence run North 12° 32' 22" East for a distance of 111.23 feet; thence run North 18° 47' 13" West for a distance of 145.20 feet; thence run North 41° 58' 09" West for a distance of 146.44 feet; thence run North 35° 36' 32" West for a distance of 105.69 feet; thence run North 13° 46' 22" West for a distance of 138.15 feet; thence run North 37° 39' 32" West for a distance of 206.53 feet; thence run North 64° 22' 09" West for a distance of 90.23 feet; thence run North 15° 32' 43" West for a distance of 158.95 feet; thence run North 29° 19' 04" West for a distance of 68.91 feet; thence run North 14° 22' 57" East for a distance of 102.14 feet; thence run North 28° 42' 40" East for a distance of 50.53 feet to a point on the Northerly line of aforesaid Parcel of land described in Document Number 20200355298; thence run South 61° 17' 20" East along said Northerly line for a distance of 1478.56 feet; thence departing said Northerly line run the following courses: South 13° 33' 45" East for a distance of 94.14 feet; thence run South 35° 31' 19" West for a distance of 48.41 feet; thence run South 07° 05' 00" East for a distance of 70.02 feet; thence run South 25° 26' 06" East for a distance of 148.37 feet; thence run South 46° 47' 56" East for a distance of 56.18 feet; thence run South 50° 28' 22" East for a distance of 27.15 feet; thence run South 00° 13' 23" West for a distance of 104.20 feet; thence run North 89° 46' 37" West for a distance of 530.13 feet; thence run South 00° 13' 23" West for a distance of 138.00 feet; thence run South 89° 46' 37" East for a distance of 502.13 feet; thence run South 00° 13' 23" West for a distance of 55.00 feet; thence run South 09° 58' 54" East for a distance of 660.01 feet; thence run South 69° 24' 06" West a distance of 76.90 feet to the POINT OF BEGINNING.

Contains 54.13 acres more or less.



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

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Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

SK8

N.T. DENOTES NON TANGENT
P.B. DENOTES PLAT BOOK
PGS. DENOTES PAGES

© DENOTES CHANGE IN DIRECTION
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

JOB NO. 20200129
DATE: 3-3-2020
SCALE: 1" = 250 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: JLR

SECTION B

RESOLUTION NO. 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$7,000,000 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 (ASSESSMENT AREA FOUR PROJECT) (THE “BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN ASSESSMENT AREA FOUR WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE USE OF THE MASTER TRUST INDENTURE DATED AS OF AUGUST 1, 2015 IN CONNECTION WITH THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A COMPLETION AGREEMENT, A TRUE-UP AGREEMENT, AN ACQUISITION AGREEMENT, AND A COLLATERAL ASSIGNMENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 2015-7, duly enacted by the City Council of the City of Orlando, Florida (the “City”), becoming effective on March 9, 2015 (the “Original Ordinance”); and

WHEREAS, the Original Ordinance was amended by Ordinance No. 2019-50 enacted by the City on October 17, 2019 and by Ordinance No. 2020-53 enacted by the City on November 9,

2020, whereby the boundaries of the District were contracted and expanded for a total acreage after such contraction and expansion being approximately 993.26 acres; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2015-18 on March 26, 2015 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$51,000,000 of its Special Assessment Bonds to be issued in one or more series to finance all or a portion of the District’s capital improvement program; and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

WHEREAS, based on the current development plans of the Developer, the Board finds it necessary to finance a portion of the necessary public infrastructure necessary for the development within the District; and

WHEREAS, the District has, pursuant to the Initial Bond Resolution, approved the form of and authorized the execution and delivery of a Master Trust Indenture and First Supplemental Trust Indenture with Regions Bank, as the appointed trustee (the “Trustee”) ; and

WHEREAS, pursuant to the executed Master Trust Indenture (the “Master Indenture”) and First Supplemental Trust Indenture, each dated as of August 1, 2015, and each by and between the District and the Trustee, the District issued its Special Assessment Bonds, Series 2015 (Assessment Area One Project) (the “2015 Bonds”); and

WHEREAS, pursuant to the Master Indenture and that certain Second Supplemental Trust Indenture dated April 1, 2018, by and between the District and the Trustee, the District issued its Special Assessment Bonds, Series 2017 (Assessment Area Two Project); and

WHEREAS, pursuant to the Master Indenture and that certain Third Supplemental Trust Indenture dated May 1, 2019, by and between the District and the Trustee, the District issued its Special Assessment Bonds, Series 2019 (Assessment Area Three Project); and

WHEREAS, the Board hereby determines to issue its Storey Park Community Development District Special Assessment Bonds, Series 2021 (Assessment Area Four Project) (the “Bonds”) in the principal amount of not exceeding \$7,000,000 for the purpose of providing funds to finance a portion of the public infrastructure within Assessment Area Four (as herein defined) of the District – specifically, the “Assessment Area Four Project” as described in the District’s *Engineer’s Report* dated February 22, 2021, as may be further revised from time to time (“Engineer’s Report”); and

WHEREAS, the Assessment Area Four Project is hereby determined to be necessary to coincide with the Developer’s plan of development; and

WHEREAS, in light of certain required changes from the form used to issue the 2015 Bonds, the Board hereby finds it necessary to approve the form of and authorize the execution and delivery of a Fourth Supplemental Trust Indenture (the “Fourth Supplemental” and, together with the Master Indenture, the “Indenture”); and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Bonds and submitted to the Board forms of:

- (i) a Bond Purchase Contract with respect to the Bonds by and between FMSbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the “Bond Purchase Contract”);
- (ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the “Preliminary Limited Offering Memorandum”);
- (iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C (the “Continuing Disclosure Agreement”);
- (iv) the Fourth Supplemental between the District and the Trustee, substantially in the form attached hereto as Exhibit D; and
- (v) certain ancillary documents with the Developer, including a Completion Agreement, True-Up Agreement, Acquisition Agreement, and Collateral Assignment, each with the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively.

WHEREAS, in connection with the sale of the Bonds, it may be necessary that certain modifications be made to the *Master Assessment Methodology for Assessment Area Four* dated February 25, 2021 and that certain *Supplemental Assessment Methodology for Assessment Area Four* (collectively, “Assessment Methodology Report”) and the Engineer’s Report to conform such reports to the final terms of the Bonds; and

WHEREAS, the proceeds of the Bonds shall also fund a debt service reserve account, provide for capitalized interest on the Bonds and pay the costs of the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Storey Park Community Development District (the “Board”), as follows:

Section 1. Negotiated Limited Offering of Bonds. The District hereby finds that because of the complex nature of assessment bond financings and the volatile conditions prevailing in the market for special assessment bonds makes it necessary and in the best interest of the District that the Bonds, in the aggregate principal amount of not exceeding \$7,000,000 be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the Bonds are not sold pursuant to competitive sales.

Section 2. Purpose; Assessment Area Designation. The District has authorized its capital improvement plan for [Parcel K – Phase 1 and Parcel K – Phase 2] as set forth in the Engineer’s Report, and hereby authorizes the financing of a portion of the acquisition and construction of certain public infrastructure benefiting the assessable lands within an area hereby designated as “Assessment Area Four” within the District by issuing the Bonds to finance a portion of the Assessment Area Four Project. The Assessment Area Four Project includes, but is not limited to, stormwater drainage facilities including related earthwork, water and sewer facilities, undergrounding differential cost of electric utilities, reclaimed water facilities, public roadway improvements, entrance features, landscaping in public rights-of-way and related costs, all as more particularly described in the Engineer’s Report.

Section 3. Sale of the Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the Seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District, may be executed by the District without further action provided that (i) the Bonds mature not later than the statutory permitted period; (ii) the principal amount of the Bonds issued does not exceed \$7,000,000; (iii) the bond yield on the Bonds shall not exceed 4.50% per annum; (iv) if the Bonds are subject to optional redemption which determination will be made on or before the sale date of the Bonds, the first optional call date and the redemption price shall be determined prior to the execution of the Bond Purchase Contract; and (v) the purchase price to be paid by the Underwriter for the Bonds is not less than 98% of the par amount of the Bonds issued (exclusive of any original issuance discount).

Section 4. The Limited Offering Memorandum. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (as herein defined and subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the Limited Offering of the Bonds (the “Preliminary Limited Offering Memorandum”). The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Bonds as shall be deemed advisable by the Bond Counsel and counsel to the District.

The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem “final” the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. Details of the Bonds. The proceeds of the Bonds shall be applied in accordance with the provisions of the Indenture. The Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Indenture. The execution of the Indenture shall constitute approval of such terms as set forth in the Indenture and this Resolution. The maximum aggregate principal amount of the Bonds authorized to be issued pursuant to this Resolution and the Indenture shall not exceed \$7,000,000.

Section 6. Continuing Disclosure; Dissemination Agent. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Governmental Management Services - Central Florida, LLC is hereby appointed the initial dissemination agent.

Section 7. Authorization of Execution and Delivery of the Fourth Supplemental Trust Indenture and Application of Master Indenture. The Master Indenture shall be applicable to the Bonds. The District does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary and the delivery of the Fourth Supplemental between the District and the Trustee. The Fourth Supplemental and Master Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of the Bonds. The Fourth Supplemental shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of the Fourth Supplemental attached hereto as Exhibit D.

Section 8. Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the Bonds are hereby authorized, ratified and confirmed.

Section 9. Appointment of Underwriter. The Board hereby formally appoints FMSbonds, Inc. as the Underwriter for the Bonds.

Section 10. Book-Entry Only Registration System. The registration of the Bonds shall initially be by the book-entry only system established with The Depository Trust Company (“DTC”).

Section 11. Assessment Methodology Report. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Governmental Management Services - Central Florida, LLC in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds.

Section 12. Engineer’s Report. The Board hereby authorizes any modifications to the Engineer’s Report prepared by Poulos & Bennett in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds or modifications to the Assessment Area Four Project.

Section 13. Further Official Action. The Chairperson, the Vice Chairperson, the Secretary and each member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. Such documents include, but are not limited to, a completion agreement, true-up agreement, acquisition agreement and collateral assignment, each between the landowner and/or Lennar and the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively and together with any other agreements relating to the Bonds or the 2019 Project (the “Ancillary Documents”). In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 15. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Storey Park Community Development District, this 25th day of March, 2021.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____
Name: George Flint
Title: Secretary, Board of Supervisors

By: _____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

EXHIBIT A

FORM OF BOND PURCHASE CONTRACT

EXHIBIT B

DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

FORM OF FOURTH SUPPLEMENTAL TRUST INDENTURE

EXHIBIT E

FORM OF COMPLETION AGREEMENT

EXHIBIT F

FORM OF TRUE-UP AGREEMENT

EXHIBIT G
FORM OF ACQUISITION AGREEMENT

EXHIBIT H
FORM OF COLLATERAL ASSIGNMENT

55467673v4/147251.010400

SECTION V

SECTION A

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING DAMAGE DEPOSIT FEES AND CHARGES FOR THE RESERVATION OF QUAD PARK AND HAMMOCK PARK; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Storey Park Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, installing, operating, and maintaining certain infrastructure within the boundaries of the District; and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District developed a park reservation policy which allows residents to reserve the park picnic tables and pavilions at Storey Park Community Development District properties and facilities; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution a rate and fee schedule relative to the park reservations, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Fee Schedule”); and

WHEREAS, the Board finds that the Fee Schedule outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

SECTION 1. The fees set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Fee Schedule shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*. Notwithstanding the foregoing, all rates previously adopted by the District not modified by this Resolution remain in full force and effect.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of March, 2021.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fee Schedule

EXHIBIT A

FEE SCHEDULE

Term	Fee
REFUNDABLE DAMAGE DEPOSIT FOR RESERVATION AT QUAD PARK OR HAMMOCK BEACH PARK	\$250 PER RESERVATION

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

District Facility Use Agreement

NAME: _____

ADDRESS: _____

PHONE NUMBER(S): _____

E-MAIL ADDRESS: _____

LOCATION (QUAD PARK OR HAMMOCK BEACH PARK): _____

DATE OF RESERVATION: _____ TIME TO BE RESERVED: _____ TO _____

NUMBER OF STOREY PARK RESIDENTS: _____

NUMBER OF NON-RESIDENT GUESTS: _____

REASON FOR RENTING: _____

WAIVER:

I, on behalf of myself and my guests, agents, licensees, employees, vendors, contractors and invitees (collectively, "Guests"), for whom I have the capacity to contract, hereby acknowledge and agree to the terms set forth herein. I, on behalf of myself and my Guests, understand that the Storey Park Community Development District (the "District") assumes no responsibility for injuries or illness that myself and/or my Guests may sustain resulting from our participation in any social event, recreational activity, sport, use of equipment, or any other activities on the District's property. I expressly acknowledge on behalf of myself, my heirs and my Guests that we assume the risk for any and all injuries and illness that may result from our participation in these activities. I hereby waive and release all claims against the District, its officers, supervisors, agents, employees, contractors and servants, and agree that they shall not be liable for any claims of injury, illness, death, loss or damage related to my use or my Guests' use of the Quad Park, Hammock Beach Park and/or any other appurtenant District facilities. I agree to defend, indemnify, and hold harmless the District, its supervisors, agents, employees, officers, directors, successors, assigns, representatives and affiliates, against and from any and all demands, actions, causes of action, suits, damages, claims and liabilities, and against and from any and all liability for loss, damage or injury to any person or property, incurred or sustained by the District arising from, growing out of, or resulting from my activities within, or use of, the Quad Park, Hammock Beach Park and/or other appurtenant District facilities where my activities may be held, including costs, attorney's fees, and other expenses incurred by District in defending any such claim. I understand that District is not responsible for personal property lost or stolen while participating at any event in Quad Park, Hammock Beach Park and/or any appurtenant District facilities. Nothing in this District Facility Use Agreement (the "Agreement") shall be deemed as a waiver of District's sovereign immunity or a waiver of any limitation of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other Florida statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Assumption of Risk of COVID-19. By entering the District's premises, I acknowledge and understand, for myself and my Guests, that my Guests and I have the potential to be exposed to others with COVID-19 and/or to contract the virus as a result of our presence on the District's premises. To that end, I agree and understand that there are dangers inherent to being in a public setting caused by the COVID-19 pandemic and I expressly understand that our presence on the District's premises may expose us to the risk of acquiring COVID-19. By entering the District's premises, my guests and I hereby assume the risk of any exposure to COVID-19 in the District's premises, including but not limited to the risk of illness and death that has been associated with COVID-19, and I (for myself and my Guests) agree to waive and hold the District harmless for any claims of injury, illness or death stemming from the COVID-19 pandemic.

Signature of Resident

Date

POLICIES AND PROCEDURES:

I agree to promptly repair any damage to Quad Park and/or Hammock Beach Park, or any improvements located thereon, directly or indirectly caused by myself or my Guests. In addition, I agree that I shall be solely responsible for thoroughly cleaning and restoring Quad Park and/or Hammock Beach Park (including landscape and sod) to substantially the same condition as existed prior to my use thereof. (**Note:** any garbage **MUST** be taken with you at the end of the event, the District does not provide trash removal for events). I understand and acknowledge that my Refundable Damage Deposit of \$250.00 will be used to cover the costs of cleaning, repairing and/or otherwise restoring the District's

premises to substantially the same condition as existed before my use in the event I fail or refuse to do so. In the event that the costs of cleaning, repairing and/or otherwise restoring the District's premises to substantially the same condition as existed before my use exceeds \$250.00, I understand and agree to compensate the District for such additional cost upon written notice by the District. The Refundable Security Deposit will be promptly returned to me after the District's Staff confirms that the premises are in substantially the same condition as existed before my use. If I notice any problems with the facility while setting up for the event, I understand that I need to notify HOA Office Staff (407-867-5902) **before** the event. I understand that if any commercial vendor is hired for the purpose of providing any equipment or entertainment, that I must supply a Certificate of Insurance naming District as an additional insured for the amount of \$1,000,000 to the District Managment Office at least seven days in advance of the reservation date. I am aware that I may be penalized for any guests over the amount stated above on this registration form. I understand that I MAY NOT deny access to any member of the public that wants to use any of the appurtenant facilities and areas while Quad Park and/or Hammock Beach Park is in use. I must return the "RESERVATION/RENTAL" SIGNS to the HOA management office the following business day after my reservation or I must make arrangements with the onsite HOA Manager to return signage at a different time. **I acknowledge that Quad Park and/or Hammock Beach Park is located within a residential community and I should use extraordinary courtesy to the community in regards to any noise and/or guest behavior.** Further, I agree, on behalf of my guests and myself, that the use of the District's property shall be subject to all rules, policies and procedures of the District, as applicable, as may be amended from time to time. I also agree, on behalf of my Guests and myself, to abide by all laws, ordinances, regulations or other authority, as applicable, of any governing body or agency exercising jurisdiction over District's property. Any violation of laws, regulations, policies and procedures applicable to my use may result in permanent expulsion from any future use of the Storey Park Amenity Facilities. **WE DO NOT PERMIT SOLICITATION AT DISTRICT AMENITY FACILITIES OR COMMERICAL USE OF THE DISTRICT AMENITY FACILITIES AT ANY TIME.**

Signature of Resident

Date

FOR STAFF USE ONLY

REFUNDABLE DAMAGE DEPOSIT: \$250.00

Refundable damage deposit paid on _____ via Money Order or Check No.: _____

Confirmed by Staff Member _____

Refundable damage deposit returned on _____

Confirmed by Staff Member _____

Confirmed by User _____

SECTION B

RESOLUTION 2021-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES; ADOPTING SUSPENSION AND TERMINATION RULES; PROVIDING FOR SEVERABILITY AND 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*, which owns and operates certain recreational amenity facilities (collectively “Recreational Facilities”); and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“Board”) finds that it is in the best interest of the District to provide for efficient and effective District operations and to maintain compliance with Florida law to adopt by resolution rules relating to the suspension or termination of patrons’ rights to utilize the Recreational Facilities;

WHEREAS, the Board desires to adopt the Amenity Policies to provide Recreational Facilities use policies, and the Amenity Policies is attached hereto as **Exhibit A**; and;

WHEREAS, the Board has determined that it is in the District’s best interest to adopt the Amenity Policies as proposed for immediate use and application; and

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

Section 1. The Amenity Policies set forth in Exhibit A are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The policies shall stay in full force and effect until such time as the Board of Supervisors may amend these policies in accordance with Chapter 190, Florida Statutes.

Section 2. The Suspension and Termination Rules set forth in Exhibit B are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, Florida Statutes.

SECTION 3. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, enforceability and effectiveness 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.

SECTION 4. This Resolution shall take effect upon the passage and adoption of this Resolution.

PASSED AND ADOPTED this 25 day of March, 2021.

ATTEST: **STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Amenity Policies dated March 25, 2021

Exhibit B: Suspension and Termination Rules

Exhibit A

Storey Park
Community Development District
Amenity Policies

Adopted (PROPOSED) March 25, 2021

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524 extension 138 Tadams@gmscfl.com

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Definitions

“Amenity Facilities” or “Amenity” shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, multi-purpose paths and dog parks, together with their appurtenant facilities and areas.

“Amenity Facilities Policies” or “Policies” shall mean these Amenity Facilities Policies of the Storey Park Community Development District, as amended from time to time.

“Amenity Manager” shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisor.

“Annual User Fee” shall mean the fee established by the District or any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” shall mean the Storey Park Community Development District’s Board of Supervisors.

“Guest” shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

“District” shall mean the Storey park Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“Non-Resident User” shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

“Property Owner” shall mean that person or persons having fee simple ownership of land within the Storey Park Community Development District.

“Renter” shall mean any tenant residing in a Property Owner’s home pursuant to a valid rental or lease agreement.

“Resident” shall mean any person or persons residing in a home within the Storey Park Community Development District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.

Introduction & Welcome

We are pleased to welcome you to the Storey park community, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing amenities maintained to high standards of excellence and an atmosphere that is always welcoming and friendly.

This Amenity Policies Document has been designed to provide the information needed to begin utilizing the Storey Park Community Development District's facilities. The usage guidelines provided in this document have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

Our community provides residents with the following amenities:

- Quad Park
- Hammock Beach Park
- Dog Park
- Multi-Use Recreational Path

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524 extension 138 or through tadams@gmscfl.com

Sincerely,

Tricia L. Adams, District Manager
Storey Park Community Development District

Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone or in writing (as per Florida Statute 119).

Field Management

Storey Park CDD has contracted for Field Management Services to maintain certain amenities (ponds, paths and parks) owned by the Storey Park Community Development District. Please contact the Field Operations Manager with any maintenance concerns on District property.

Phone: (407) 841-5524

Alan Scheerer, Field Operations Manager, ascheerer@gmscfl.com

District Management Offices

Other questions regarding Storey Park Community Development District should be directed to the District Manager.

Storey Park Community Development District
219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524 extension 138
Fax: (407) 839-1526
www.storeyparkcdd.com

Tricia L. Adams, District Manager, tadams@gmscfl.com

Orlando Police Department

Dial 911 in an emergency or to report any criminal activity
Orlando Police Department Non-Emergency Number 321.235.5300

1. Non-Resident Annual User Fee

1. The Annual User Fee for any Non-Resident is \$3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

2. Guest Policies

1. Guests under the age of 18 must be accompanied by an adult aged 18 or older. Guests must be accompanied by a Resident, Non Resident Member or Renter.
2. Patrons who have a Guest using the District amenities are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
3. Each household/dwelling unit will be permitted to bring up to six (6) guests per day to the facilities. The number of guests per household/dwelling unit cannot exceed six (6) per day unless approved in advance or by reserving Quad Park or Hammock Beach Park using the forms provided by the District.

3. Renter's Privileges

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

4. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
 - a. The District Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the Suspension and Termination Rules.
3. All residents and guests may be required to present a government issued photo identification in order to use to the Amenity Facilities.
4. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District Manager.
5. Vehicles must be parked in designated areas. Please refer to Rules for Street Parking (posted on storeyparkcdd.org) for guidelines regarding parking on District roadways.

6. Motorized vehicles, including off-road motorbikes, ATVs, golf carts, or any other engine-powered mode of transportation are not allowed on any paths, sidewalks, or trails at any time. Any such motorized vehicle will be reported to the Orlando Police Department and subject to progressive discipline per the Suspension and Termination Rules adopted by the District. Pedestrians, pets, and people-powered equipment such as bicycles, scooters, skateboards, big wheels are allowed on paths and trails.
7. Golf cart operation on public roads must conform to §316.212 of Florida Statutes. All illegal vehicles on District public roads will be reported to Orlando Police Department.
8. Motorized vehicles, including off-road motorbikes, ATVs, golf carts, or any engine-powered mode of transportation are prohibited on or at all Recreational Facilities maintained and operated by the District. Any such illegal motorized vehicle being operated at Amenity Facilities will be reported to the Orlando Police Department and subject to progressive discipline per the Suspension and Termination Rules adopted by the District.
9. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
10. Only District employees or contracted vendors are allowed in service areas of the Amenity Facilities.
11. Patrons and Guests must present their government issued photo identification card upon request by staff or Security Guards at any Amenity Facility.
12. The Board of Supervisors (as an entity) and its staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time he or she sees fit.
13. Smoking is not permitted at any of the recreational areas.
14. No alcohol may be sold or served on any District Property at any time.
15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Children must be attended to at all times while utilizing Amenity Facilities.
17. The District Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance using the reservation guidelines provided in the Reservation Form available on the District website or from District staff.
18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property.
19. The Amenity Facilities shall not be used for commercial purposes without written permission from the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
20. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
21. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the policies established by the Board. The District Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facilities for said events (if the schedule permits).
22. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
23. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same.

5. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron and each Guest assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).
3. Any Patron, Guests or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

6. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Field Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries on District property must be reported to the District Manager Tricia Adams by phone: (407) 841-5524 extension 138.

***Please note that certain Amenity Facilities are unattended facilities.
Persons using the Amenity Facilities do so at their own risk.***

7. Shared-Use Paths

Storey Park CDD offers shared-use paved paths used by a range of non-motorized travelers. Generally, these paths are most frequently used by pedestrians but are also used by runners, joggers, strollers, pet-walkers, or by people-powered equipment such as bicyclists, big wheels, scooters, skateboarders, roller skaters or roller bladers.

1. No vehicles, other than maintenance vehicles, nor any motorized equipment such as off-road motorbikes, dirt bikes, motorized scooters, ATVs, golf carts nor any other motorized equipment can be used on District Paths, Trails or Sidewalks.
2. Illegal motorized vehicles on paths, trails, or sidewalks will be reported to Orlando Police Department and Disregard for rules or policies may result in expulsion from the Amenity

Facilities and/or loss of Amenity Facility privileges in accordance with the Suspension and Termination Rules.

3. Hours of Use: Paths and Trails are open Dawn to Dusk.
4. Users should stay on paths; trespassing on private residential property is illegal.
5. Users should keep to the right, unless passing.
6. Users should yield to oncoming traffic.
7. Bicycle users should yield to pedestrians and use proper path etiquette such as using bells to warn pedestrians when passing on the left.
8. Users should not travel more than two abreast.
9. Users should not stand or stop in middle of the trail.

8. Quad Park, Hammock Beach Park and Other Outdoor Areas

The outdoor areas of Storey Park Community Development District are maintained for the use of residents of the community. The policies below adhere to any and all outdoor spaces.

Quad Park and Hammock Beach Park are available for use by residents and their guests only on a first come, first serve basis.

1. Parks are open from Dawn to Dusk.
2. Private rentals may be reserved through the District Manager's office. Private rentals are subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager. Please see Section 15 and 16 for additional details.
3. A schedule of reservations will be posted in each area and updated by the Amenity Staff.
4. Residents on a first-come, first-served basis may utilize the furniture and pavilions.
5. No alcohol may be sold or served at any District amenity including outdoor spaces unless approved by the District Manager as a part of contracted catering services.
6. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to drop off their children/grandchildren without specific supervision from a person 18 years or older.
7. Bikes, rollerblades, skateboards and equipment with wheels are prohibited for use within the parks.
8. No chalking or marking any outdoor areas.
9. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog park.
10. Profanity, fighting or disruptive behavior will not be tolerated.
11. Smoking is not permitted in public spaces.
12. Residents are responsible for bringing their own equipment.
13. All instructors must be approved, certified and employed by the District Manager.
14. All programs and services including but not limited to personal training, group exercise, and instructional programs must be conducted by an approved and certified employee of the District Manager.
15. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental.
16. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
17. Removal of furniture or equipment is prohibited.
18. All other general facility rules apply.

9. Dog Park(s)

Dog parks are available within Storey Park, for the enjoyment of residents and their four-legged friends.

1. Dog Parks are open Dawn to Dusk
2. Use of Dog Park is at your own risk.
3. Owners are legally responsible for the behavior of their dogs at all times.
4. Dogs must be leashed while entering and exiting the park.
5. Dog waste must be cleaned up by their owners immediately.
6. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
7. Owners must be within the dog park and supervising their dog with leash readily available.
8. Dog handlers must be at least 16 years of age.
9. Children must be accompanied by an adult aged 18 or older and must be supervised at all times.
10. Aggressive dogs must be removed immediately.
11. Dogs should be under voice control.
12. Dog handlers must not allow their dog to dig holes nor otherwise destroy or damage any equipment or landscaping .
13. Human food is prohibited at the dog park.
14. Dog food and treats are prohibited at the dog park.
15. Glass containers are prohibited at the dog park.
16. Female dogs in heat are prohibited at the dog park.
17. Puppies under four months are prohibited at the dog park
18. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
19. All other general facility rules apply.

10. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the health of the stormwater management system and for the enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Residents shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those nearby District waterbodies are there at their own risk.

No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Orange County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Orange County and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Orange County and/or SWFWMD. Permitted trimming and/or

removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

11. Wildlife and Contacts

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Orange County Animal Services for assistance.

12. Amenity Rental Procedures

Reservations are on a first-come, first-served basis by contacting the District Management office and filling out a reservation form. Reservations should be made at least thirty (30) days in advance. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District/District's designee. Please speak to the District Office for further information regarding rental procedures and to file an application for rental.

There are no personal recurring reservations allowed for the District amenities.

Fees associated with renting of Amenity Facilities shall be decided upon by the District Manager with approval of the Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities.

Rentals may only occur during open hours of amenity, unless otherwise approved by District Manager.

All Reservations shall be confined to the Site reserved for such event. If proposed Reservation will impact properties beyond the Site, the District Manager shall deny the Application. Upon such denial, the Applicant may resubmit its Application with required revisions or appeal the District Manager's decision to the Board.

No advertising or distribution of flyers, brochures, or posters regarding the Reservation as it pertains to the District Property is allowed.

No alcohol may be sold or served by an Amenity Renter on any District Property at any time. Alcohol service can be provided as part of catering service arranged with the District Manager.

Special Events may not include the sales of any goods or services on any District Property.

Amenity renters may not charge an entrance fee or other fee for access to, or for use of, the District Property.

The District Manager has the authority to approve, deny or restrict rentals within District-owned or leased property, for the best interest of Residents and their Guests. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

13. Rental Fees for Amenity Facilities

Area and Location	Description	Fees
Quad Park	<ul style="list-style-type: none">Maximum attendees determined by District Manager	A refundable damage deposit will be charged to reserve the park.
Hammock Beach Park	<ul style="list-style-type: none">Maximum attendees determined by District Manager.	A refundable damage deposit will be charged to reserve the park.

Refundable damage deposit fees do not include additional fees that may be charged as direct result of additional damages, other expenses related to clean up or repair of damaged facilities, or security fees required by District Manager.

DRAFT

Exhibit B

Storey Park Community Development District
Disciplinary & Enforcement Rule
Law Implemented: ss. 120.69, 190.011, 190.0121 Fla; Stat.
Effective date: March 25, 2021

In accordance with Chapters 190 and 120 of the Florida Statutes; and on March 25, 2021 at a duly noticed public meeting, the Board of Supervisors of the Storey Park Community Development District adopted the following rules to govern disciplinary and enforcement matters.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Policies for the Recreational Facilities, as such may change from time to time.

2. **General Rule.** All persons using the Recreational Facilities and entering District properties are responsible for compliance with, and shall comply with, the Amenity Policies and Recreational Facilities Rules established for the safe operations of the District's Amenities and Recreational Facilities.

3. **Suspension of Rights.** The District, through its Board and District Manager or the District Manager's designee, shall have the right to restrict, suspend, or terminate the Amenity privileges of any person to use the Amenities or Recreational Facilities for any of the following behavior:

- a. Exhibits unsatisfactory behavior, conduct or appearance;
- b. Fails to pay fees owed to the District in a proper and timely manner;
- c. Fails to abide by any District rules or policies (e.g., Amenity Rules);
- d. Treats the District's supervisors, staff, management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- e. Damages or destroys District property;
- g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, management, contractors, or other representatives, or other residents or Guests; or
- h. Commits or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe endangers District residents, staff, and guests.

4. **Authority of District Manager.** The District Manager or his/her designee has the ability to remove any person from one or all Amenities or Recreational Facilities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her discretion it is the District's best interests to do so. The District Manager or his/her designee may at any time restrict or suspend for cause or causes, including but not limited to those described above; any person's privileges to use any or all of the Amenities or Recreational Facilities until the next regularly scheduled meeting of the Board of Supervisors. Notice of same shall be provided by certified mail.

5. **Process for Termination or Suspension of Amenity Privileges.**

- a. Offenses:

i. First Offense: Verbal warning by staff and suspension from the Amenities and Recreational Facilities for up to one week from the commencement of the suspension. Violations that result in any suspension period shall be recorded by staff, signed by the individual offender(s), and held on file.

ii. Second Offense: Automatic suspension of all amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by Amenity staff of a written report to be signed by the offender(s) and filed.

iii. Third Offense: Suspension of all Amenity privileges for up to one year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one year, depending on the nature of the violation.

b. Each offense shall expire one year after such offense was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one year, or longer as provided for herein, the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire, and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.

Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Manager or his/her designee upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the first offense, equal to or exceed one year. In particular situations that pose a long term or continuous threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be considered and warranted.

Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

6. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

SECTION VI

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE STOREY PARK COMMUNITY DEVELOPMENT
DISTRICT AND GABRIEL GONZALEZ**

This **Temporary Access Easement Agreement** ("Easement Agreement") is made and entered into this 5 day of March, 2021, 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 the City of Orlando, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

Gabriel Gonzalez, whose mailing address is 11368 Satire Street, Orlando, Florida 32832 (the "Homeowners").

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 Ordinance No. 2015-7 of the Orlando City Council (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 Orange County, Florida more particularly described as TRACT SW-8, of STOREY PARK - PARCEL L PHASE 4, according to the Plat thereof, as recorded in Plat Book 101, at Page 114, of the Public Records of Orange, County, Florida (Orange County Parcel ID: 03-24-31-8975-19-008) (the "District's Property"); and

WHEREAS, Homeowners are the owners of property within the District having the address of 11368 Satire Street, Orlando, Florida 32832, with a legal description of Lot 490, of STOREY PARK - PARCEL L PHASE 4, according to the Plat thereof, as recorded in Plat Book 101, at Page 114, of the Public Records of Orange County, Florida (Orange County Parcel ID: 03-24-31-8975-04-900) (the "Homeowners' Property"); and

WHEREAS, Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District's 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's 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, utility approvals, if any, and permits from the City of Orlando 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 Agreement, at which time the Easement shall automatically terminate.

4. INDEMNIFICATION.

a. Homeowners agree to indemnify and hold the District (which shall, for the purpose of this section include the District's agents, employees, contractors, managers, etc.) 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 (or any adjacent or neighboring 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. In the event the Homeowners do not fully repair damages under this Easement Agreement within the thirty (30) day period specified herein, the Homeowners hereby consent to the District repairing such damage at the sole cost of the Homeowners, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Homeowner's Property enforceable by the District.

6. INSURANCE. The Homeowners agree that they have current property and liability insurance and they shall insure all contractors retained for construction of the swimming pool and related work are insured and licensed, as applicable.

7. 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.

8. 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.

9. 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 Easement 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:	Gabriel Gonzalez
	11368 Satire St.
	Orlando, Florida 32832

To the District: Storey Park Community Development District
c/o Governmental Management Services – Central
Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: District Manager

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

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.

10. 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 Agreement 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.

11. 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.

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

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

[Signatures Provided on Following Page.]

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: March _____, 2021

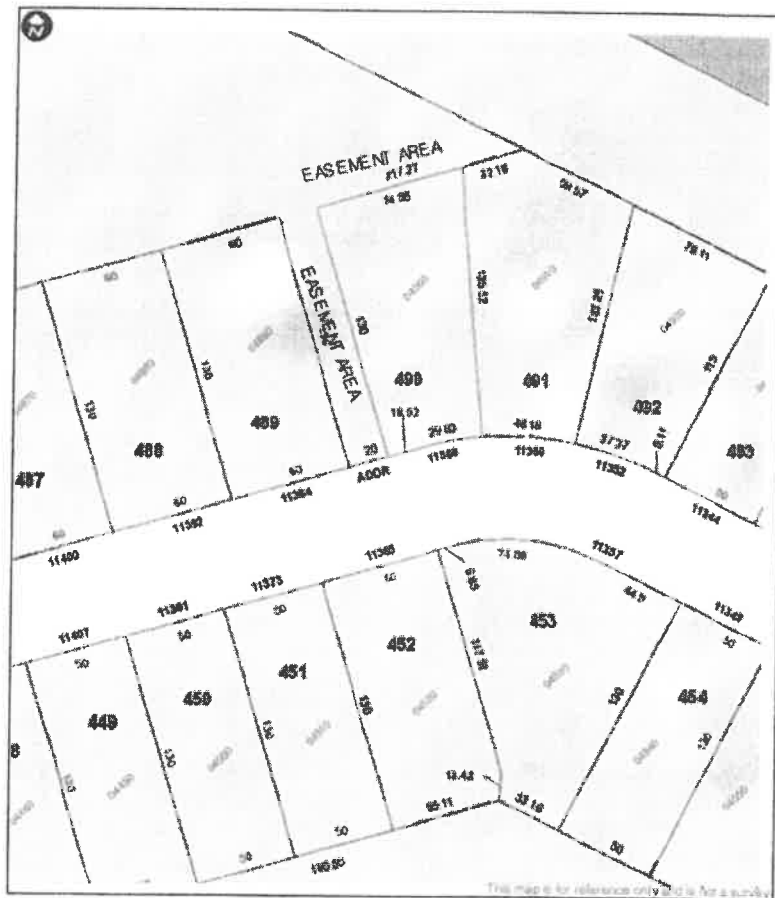
HOMEOWNERS:

Gabriel L. Gonzalez Ramos

Gabriel Gonzalez

Date: 03/12/2021

EXHIBIT "A"
Easement Property



SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

February 19, 2021 to March 18, 2021

Bank	Date	Check #	Amount
General Fund	2/25/21	625-627	\$ 8,834.37
	3/4/21	628-631	\$ 7,804.08
	3/9/21	632	\$ 6,399.44
	3/11/21	633-635	\$ 27,309.75
	3/16/21	636-638	\$ 24,737.80
			<hr/> \$ 75,085.44
Payroll	<u>February 2021</u>		
	Andrew Ashby	50003	\$ 184.70
	Patrick Bonin Jr.	50004	\$ 184.70
			<hr/> \$ 369.40
			<hr/> \$ 75,454.84

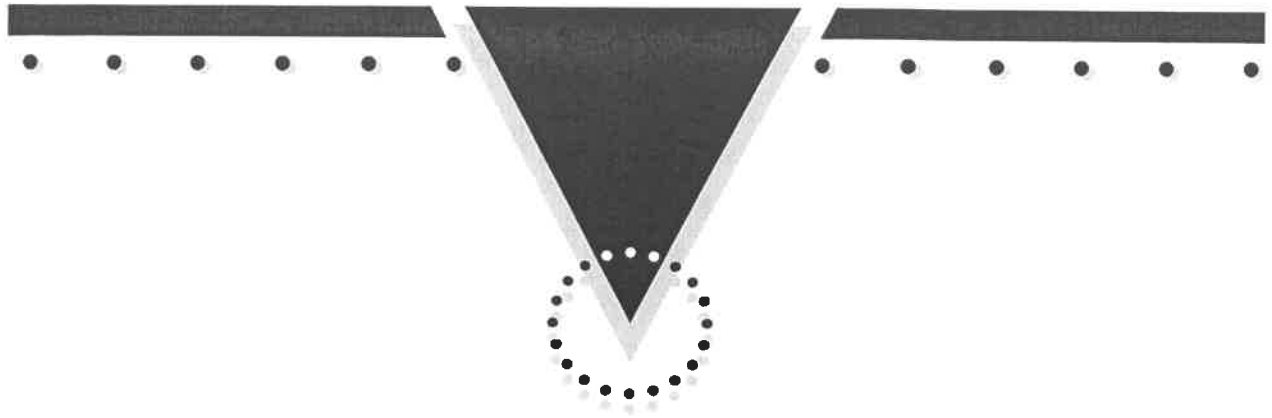
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DFT	ACC#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
2/25/21	00024	2/18/21	32161	202102	320-53800-47700				*	2,755.00	
			29-NO PRK SGN-PH1 PCL.L								
2/18/21	32162	202102	320-53800-47700						*	760.00	
			4 NO MOTOR VEHICLES SIGNS								
2/18/21	32162	202102	320-53800-47700						*	380.00	
			2 RED 9-BUTTON DELINEATOR								
2/25/21	00005	2/24/21	97165	202101	310-51300-31500			FAUSNIGHT STRIPE & LINE INC.	*	1,698.00	3,895.00 000625
			BRD MTG/FACILITY USE/NEMO								
2/25/21	00028	2/18/21	5300	202102	320-53800-47300			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	275.68	1,698.00 000626
			RPR NOZZLE/SPRAY HD/ROTOR								
2/18/21	5302	202102	320-53800-47300						*	503.19	
			RPR MAIN LEAK MEDIUM								
2/18/21	5303	202102	320-53800-46300						*	2,462.50	
			RPLC BULBINE/INST. PLT BED								
3/04/21	00012	2/28/21	192364	202102	320-53800-47000			OMEGASCAPES INC	*	285.00	3,241.37 000627
			AQUATIC PLANT MGMT FEB21								
2/28/21	192365	202102	320-53800-47000						*	295.00	
			L-6 PONDS MANAGEMENT FEB21								
3/04/21	00009	12/03/20	20308	202011	310-51300-32200			APPLIED AQUATIC MANAGEMENT, INC.	*	6,200.00	580.00 000628
			FY20 AUDIT FINAL PAYMENT								
3/04/21	00028	2/26/21	5316	202102	320-53800-47300			GRAU & ASSOCIATES	*	503.18	6,200.00 000629
			MAINLINE RPR-SLIPFIX/COUP								
3/04/21	00006	2/26/21	15-060(7	202101	310-51300-31100			OMEGASCAPES INC	*	520.90	503.18 000630
			MTG/REV.BOND CERT/XWALK								
3/09/21	00002	3/01/21	155	202103	310-51300-34000			POULOS & BENNETT	*	3,004.17	520.90 000631
			MANAGEMENT FEES MAR21								
3/01/21	155	202103	310-51300-35100						*	100.00	
			INFORMATION TECH MAR21								
3/01/21	155	202103	310-51300-31300						*	875.00	
			DISSEMINATION FEES MAR21								
3/01/21	155	202103	310-51300-51000						*	.24	
			OFFICE SUPPLIES MAR21								

STOR -STOREY PARK- TVISCARFA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
3/01/21	155	202103	310-51300-42000							*	26.73	
3/01/21	155	202103	310-51300-42500							*	46.80	
3/01/21	156	202103	320-53800-12000							*	1,287.50	
3/01/21	156	202103	320-53800-47800							*	1,059.00	
GOVERNMENTAL MANAGEMENT SERVICES												
3/11/21	00004	3/04/21	12851			202102	320-53800-45000			*	339.00	6,399.44 000632
COVERAGE-BEACH HAMMOCK PK												
3/11/21	00001	2/28/21	32984568			202102	310-51300-48000			*	188.75	339.00 000633
EGIS INSURANCE & RISK ADVISORS												
2/28/21	32984568	202102	310-51300-48000							*	335.00	
NOT.OF RULE MAKE 03/25/21												
NOT.OF RULE DEVELOP 03/25												
ORLANDO SENTINEL												
3/11/21	00028	3/01/21	5336			202103	320-53800-46200			*	24,990.00	523.75 000634
LAWN MAINTENANCE MAR21												
3/01/21	5336	202103	320-53800-46200							*	583.00	
LAWN MAINT PH L1 MAR21												
3/01/21	5336	202103	320-53800-46200							*	874.00	
LAWN MAINT PH L2 MAR21												
OMEGASCAPES INC												
3/16/21	00015	3/16/21	03162021			202103	300-20700-10000			*	13,823.51	26,447.00 000635
FY21 DEBT SERV SER2015												
3/16/21	00015	3/16/21	03162021			202103	300-20700-10100			*	5,560.96	13,823.51 000636
FY21 DEBT SERV SER2018												
3/16/21	00015	3/16/21	03162021			202103	300-20700-10200			*	5,353.33	5,560.96 000637
FY21 DEBT SERV SER2019												
3/16/21	00015	3/16/21	03162021			202103	300-20700-10200			*	5,353.33	5,353.33 000638
FY21 DEBT SERV SER2019												
TOTAL FOR BANK A											75,085.44	
TOTAL FOR REGISTER											75,085.44	

STOR -STOREY PARK- TVISCARRA

SECTION 2



Storey Park Community Development District

**Unaudited Financial Reporting
February 28, 2021**



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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 28, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<u>ASSETS:</u>				
CASH	\$341,274	---	---	\$341,274
SERIES 2015				
RESERVE	---	\$308,956	---	\$308,956
REVENUE	---	\$561,029	---	\$561,029
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$1	---	\$1
CONSTRUCTION	---	---	\$3,247	\$3,247
SERIES 2018				
RESERVE	---	\$64,474	---	\$64,474
REVENUE	---	\$227,784	---	\$227,784
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$121,477	---	\$121,477
REVENUE	---	\$218,026	---	\$218,026
INTEREST	---	\$6,824	---	\$6,824
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$10,235	\$10,235
TOTAL ASSETS	\$341,274	\$1,508,635	\$13,482	\$1,863,391
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$8,728	---	---	\$8,728
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$869,987	---	\$869,987
RESTRICTED FOR DEBT SERVICE 2018	---	\$292,320	---	\$292,320
RESTRICTED FOR DEBT SERVICE 2019	---	\$346,327	---	\$346,327
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$3,247	\$3,247
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$10,235	\$10,235
UNASSIGNED	\$332,546	---	---	\$332,546
TOTAL LIABILITIES & FUND EQUITY	\$341,274	\$1,508,635	\$13,482	\$1,863,391

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/21	ACTUAL THRU 2/28/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$593,470	\$523,128	\$523,128	\$0
DEVELOPER CONTRIBUTIONS	\$179,368	\$74,737	\$36,600	(\$38,137)
INTEREST	\$0	\$0	\$11	\$11
TOTAL REVENUES	\$772,838	\$597,864	\$559,739	(\$38,125)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$5,000	\$1,000	\$4,000
FICA EXPENSE	\$918	\$383	\$77	\$306
ENGINEERING	\$12,000	\$5,000	\$880	\$4,120
ATTORNEY	\$25,000	\$10,417	\$9,088	\$1,329
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$10,500	\$4,375	\$4,375	\$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	\$15,021	\$15,021	(\$1)
INFORMATION TECHNOLOGY	\$1,200	\$500	\$500	\$0
TELEPHONE	\$300	\$125	\$0	\$125
POSTAGE	\$500	\$208	\$1,374	(\$1,166)
INSURANCE	\$6,100	\$6,100	\$5,810	\$290
PRINTING & BINDING	\$1,000	\$417	\$86	\$330
LEGAL ADVERTISING	\$1,925	\$802	\$1,888	(\$1,085)
OTHER CURRENT CHARGES	\$500	\$208	\$0	\$208
PROPERTY APPRAISER	\$950	\$950	\$1,140	(\$190)
OFFICE SUPPLIES	\$400	\$167	\$1	\$165
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,450	\$6,438	\$6,438	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$335,000	\$139,583	\$127,136	\$12,448
LAKE MAINTENANCE	\$17,820	\$7,425	\$1,720	\$5,705
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$7,500	\$7,500	\$0
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$2,083	\$1,664	\$419
OPERATING SUPPLIES	\$5,000	\$2,083	\$0	\$2,083
LANDSCAPE CONTINGENCY	\$10,000	\$4,167	\$3,153	\$1,014
IRRIGATION REPAIRS	\$20,000	\$8,333	\$6,669	\$1,665
ROADWAYS & SIDEWALKS	\$10,000	\$4,167	\$865	\$3,302
TRAIL MAINTENANCE	\$2,500	\$1,042	\$0	\$1,042
DOG PARK MAINTENANCE	\$2,500	\$1,042	\$229	\$813
SIGNAGE	\$5,000	\$2,083	\$4,309	(\$2,225)
UTILITY				
ELECTRIC	\$3,000	\$1,250	\$374	\$876
STREETLIGHTS	\$160,000	\$66,667	\$75,976	(\$9,309)
WATER & SEWER	\$30,000	\$12,500	\$6,468	\$6,032
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$4,405	\$1,595
TOTAL EXPENDITURES	\$772,838	\$336,910	\$303,018	\$33,891
EXCESS REVENUES (EXPENDITURES)	\$0		\$256,721	
FUND BALANCE - Beginning	\$0		\$75,825	
FUND BALANCE - Ending	\$0		\$332,546	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending February 28, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/21	ACTUAL THRU 2/28/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$616,298	\$543,840	\$543,840	\$0
INTEREST	\$500	\$208	\$22	(\$186)
TOTAL REVENUES	\$616,798	\$544,048	\$543,862	(\$186)

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		\$154,003	
FUND BALANCE - Beginning	\$401,268		\$715,984	
FUND BALANCE - Ending	\$416,848		\$869,987	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending February 28, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/21	ACTUAL THRU 2/28/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$218,778	\$218,778	\$0
INTEREST	\$250	\$104	\$7	(\$98)
TOTAL REVENUES	\$249,077	\$218,882	\$218,784	(\$98)

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		\$128,712	
FUND BALANCE - Beginning	\$98,730		\$163,608	
FUND BALANCE - Ending	\$102,663		\$292,320	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending February 28, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/21	ACTUAL THRU 2/28/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$238,964	\$210,609	\$210,609	\$0
INTEREST	\$500	\$208	\$9	(\$200)
TRANSFER IN	\$0	\$0	\$6,824	\$6,824
TOTAL REVENUES	\$239,464	\$210,817	\$217,442	\$6,624

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) \$135,148

FUND BALANCE - Beginning

\$98,623 \$211,179

FUND BALANCE - Ending

\$98,499 \$346,327

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending February 28, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/21	ACTUAL THRU 2/28/21	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 February 28, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/21	ACTUAL THRU 2/28/21	VARIANCE
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$3,500	(\$3,500)
TRANSFER OUT	\$0	\$0	\$6,824	(\$6,824)
TOTAL EXPENDITURES	\$0	\$0	\$10,324	(\$10,324)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$10,323)	
FUND BALANCE - Beginning	\$0		\$20,559	
FUND BALANCE - Ending	\$0		\$10,235	

Storey Park Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$24,369	\$159,817	\$305,246	\$33,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$523,128
DEVELOPER CONTRIBUTIONS	\$36,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,600
INTEREST	\$1	\$1	\$2	\$5	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
TOTAL REVENUES	\$36,601	24,370	159,819	305,251	33,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$559,739
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$200	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA EXPENSE	\$15	\$0	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
ENGINEERING	\$100	\$0	\$260	\$521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$880
ATTORNEY	\$3,894	\$3,346	\$150	\$1,698	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,088
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,375
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	\$3,005	\$3,004	\$3,004	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,021
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1,314	\$14	\$18	\$13	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,374
INSURANCE	\$5,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,810
PRINTING & BINDING	\$28	\$21	\$9	\$4	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86
LEGAL ADVERTISING	\$1,364	\$0	\$0	\$0	\$524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,888
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	\$1
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	\$1,288	\$1,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,438
LANDSCAPE MAINTENANCE	\$24,990	\$24,990	\$24,990	\$25,719	\$26,447	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,136
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,720
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	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,664
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$0	\$0	\$0	\$0	\$3,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,153
IRRIGATION REPAIRS	\$0	\$1,970	\$2,907	\$413	\$1,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,669
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
DOG PARK MAINTENANCE	\$0	\$0	\$229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229
SIGNAGE	\$174	\$100	\$90	\$50	\$1,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,309
UTILITY													
ELECTRIC	\$64	\$50	\$81	\$84	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374
STREETLIGHTS	\$13,127	\$18,245	\$14,726	\$14,694	\$15,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,976
WATER & SEWER	\$1,064	\$1,124	\$1,314	\$1,674	\$1,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,468
OTHER													
PROPERTY INSURANCE	\$4,066	\$0	\$0	\$0	\$339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,405
TOTAL EXPENDITURES	\$80,041	\$61,622	\$51,714	\$50,596	\$59,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,018
EXCESS REVENUES (EXPENDITURES)	(\$43,441)	(\$37,253)	\$108,104	\$254,655	(\$25,346)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256,721

**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	\$308,956
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	\$64,474
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	\$121,477
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
CURRENT BONDS OUTSTANDING	\$3,925,000

**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
1/4/21		Interest		\$ 0.04
2/1/21		Interest		\$ 0.03
TOTAL				\$ 0.25
Acquisition/Construction Fund at 9/30/20				\$ 6,746.51
Interest Earned thru 2/28/21				\$ 0.25
Requisitions Paid thru 2/28/21				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ 3,246.76

**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
1/4/21		Interest		\$ 0.10
2/1/21		Interest		\$ 0.09
TOTAL				\$ 0.53
Acquisition/Construction Fund at 9/30/20				\$ 13,734.73
Interest Earned thru 2/28/21				\$ 0.53
Requisitions Paid thru 2/28/21				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ 10,235.26