

*Storey Park Community
Development District*

Agenda

October 12, 2021

AGENDA

Storey Park

Community Development District

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

October 5, 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, October 12, 2021 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022
 - B. Administration of Oath of Office to Newly Appointment Supervisor
 - C. Consideration of Resolution 2022-04 Electing Assistant Secretaries
4. Approval of Minutes of the August 26, 2021 Meeting
5. Consideration of Resolutions Accepting the Conveyances of Real Property and Improvements
 - A. Resolution 2021-01 – Parcel L Plat
 - B. Resolution 2021-02 – Parcel L Phase 2 Plat
6. Consideration of Resolution 2022-03 Amending the Fiscal Year 2021 Budget
7. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2021
8. Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.
9. Consideration of Extension to Landscape Management Agreement with OmegaScapes, Inc.
10. Discussion of Enhanced Traffic Enforcement for Fiscal Year 2022
11. Discussion of Pending Real Property Conveyances
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
13. Public Comment Period
14. Supervisor's Requests
15. Next Meeting Date – January 11, 2022 at 4:00 PM
16. Adjournment

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

The third order of business is the Organizational Matters. Section A is the appointment of individual to fulfill the Board vacancy with at term ending November 2022. Section B is the administration of the Oath of Office to the newly appointed Supervisor and Section C is the consideration of Resolution 2022-04 electing an Assistant Secretaries. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the August 26, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolutions accepting conveyances of real property and improvements. Section A includes Resolution 2022-01 for Parcel L Plat with supporting exhibits and Section B includes Resolution 2022-02 for Parcel L Phase 2 Plat with supporting exhibits for your review.

The sixth order of business is the consideration of Resolution 2022-03 amending the Fiscal Year 2021 budget. A copy of the Resolution and amended budget are enclosed for your review.

The seventh order of business is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2021. A copy of the agreement is enclosed for your review.

The eighth order of business is the consideration of the aquatic plant management agreement with Applied Aquatic Management. A copy of the agreement is enclosed for your review.

The ninth order of business is the consideration of extension to the landscape management agreement with OmegaScapes. A copy of the extension is enclosed for your review.

The tenth order of business is the discussion of enhanced traffic enforcement for Fiscal Year 2022. Proposed speed enforcement options are enclosed for your review.

The eleventh order of business is the discussion of pending real property conveyances. There is no back-up material.

The twelfth 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. 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,

A handwritten signature in blue ink, appearing to read "J. M. Showe".

Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2022-04

**A RESOLUTION OF THE STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT ELECTING JASON M.
SHOWE AND _____ AS
ASSISTANT SECRETARIES OF THE BOARD OF
SUPERVISORS**

WHEREAS, the Board of Supervisors of the Storey Park Community District desires to elect Jason M. Showe and _____ as Assistant Secretaries.

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

1. Jason M. Showe and _____ are elected Assistant Secretaries of the Board of Supervisors.

Adopted this 12th day of October 2021.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

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, August 26, 2021 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Ben Kraljev	Assistant Secretary
Lane Register	Assistant Secretary

Also present were:

Jill Burns	District Manager
Kristen Trucco	District Counsel
Nicolle Van Valkenburg	District Engineer
Phillip Gildan	Developer's Counsel via Zoom
Alan Scheerer	Field Manager
Valerie D'Ambrosio	Lennar Homes
Resident	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. A quorum was present. Mr. Register was administered the Oath of Office prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns: This is the portion of the agenda where if any members of the public have any public comments on anything that is currently on the agenda, this would be the time. We ask that everybody keep their comments to three minutes, so everyone has an opportunity to be heard. There is also a public comment period at the end for any items that are not on the agenda. No members of the public are present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Andrew Ashby and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024

- **Acceptance of Resignation of Susan Kane (Item D)**

Ms. Burns: We received two letters of resignation. One is from Mr. Andrew Ashby. The term of this seat expires in November 2024. We also received a letter of resignation from Ms. Susan Kane, which you should have a copy of. The term of that seat expires in 2022. First, we need a motion to accept both of those letters of resignation.

On MOTION by Mr. Kraljev seconded by Mr. Register with all in favor the resignations of Mr. Andrew Ashby and Ms. Kane were accepted.

Ms. Burns: That leaves two vacancies on the Board. Does anyone have any nominations to fill those seats?

Mr. Kraljev: We do.

Ms. Burns: Let's do the seat with the longer term first, the one that expires in 2024. Would you like to do that one first?

Mr. Kraljev: Sure.

Ms. Burns: Who would you like to appoint to that seat?

Mr. Kraljev: I would like to appoint Mike McQuarrie.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor appointing Mike McQuarrie to fill the unexpired term of Andrew Ashby expiring in November 2024 was approved.

Ms. Burns: For the record, Mike is not in attendance today. So, he will be sworn in at the next meeting. Do you have anyone for the other seat or do you want to leave that vacant at this time?

Mr. Bonin: Leave it vacant.

Ms. Burns: Okay. That seat will remain vacant. We will leave that on the agenda going forward, until you have someone to fill that seat.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Register was sworn in prior to the meeting.

C. Consideration of Resolution 2021-26 Electing an Assistant Secretary

Ms. Burns: You have an updated copy of Resolution 2021-26 in your agenda. This is to re-elect officers since we had changes in the Board makeup. The current Chair is Rob and Ben is the Vice Chair. If you would like, we can have the remaining Supervisors continue serving as Assistant Secretaries. Does that work for you?

Mr. Register: Yes.

Ms. Burns: So, we need a motion to approve the resolution as outlined.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor appointing Mike McQuarrie as Assistant Secretary and retaining the remaining officers as evidenced by adopting Resolution 2021-26 was approved.

D. Administration of Oaths to Newly Appointed Supervisors

This item was discussed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 22, 2021 Meeting

Ms. Burns: Are there any questions, comments or corrections?

Mr. Register: They look good.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Minutes of the July 22, 2021 Meeting as presented was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolutions Accepting the Conveyance of Real Property and Improvements

A. Resolution 2021-22 – Parcel L Phase 4 Plat

Ms. Burns: You can see all of the documents that are included with the resolution. If anybody has any questions on those, I would be happy to answer them. There is the form of the Engineer’s Certificate saying that the improvements in those areas have been completed as well as the deeds. Exhibit A has the description of all the property.

Ms. Trucco: There is a Special Warranty Deed, which transfers the real property from Lennar to the District. We have a Bill of Sale, which transfers the improvements from Lennar to the District, Owners Affidavit and agreement regarding taxes, which is a promise from the

developer that there are no outstanding taxes or encumbrances on the property or improvements that would hinder the ability of the District to own and maintain those. As required by the Acquisition Agreement in the initial bond documents, there is a District Engineer’s Certificate. Christina is in the process of reviewing these conveyances and signing off, but for right now, we are looking for just approval by the Board of the conveyance of real property and improvements specified in the attachments. Are there any questions?

Ms. Burns: If not, we need a motion to approve.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor Resolution 2021-22 Accepting the Conveyance of Real Property and Improvements for Parcel L, Phase 4 Plat was adopted.

B. Resolution 2021-23 –Phase 5 Plat

Ms. Trucco: The same exact documents are attached to Resolution 2021-23. It is just for real property improvements for the Phase 5 plat.

Ms. Burns: Are there any questions? If not, we need a motion to approve.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor Resolution 2021-23 Accepting the Conveyance of Real Property and Improvements for the Phase 4 Plat was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-24
Declaring the Assessment Area Three
Project (Series 2019 Bonds) Complete**

Ms. Trucco: Attached to the resolution is a Certificate of the District Engineer, certifying that the 2019 project that was constructed using the Series 2019 bond funds is complete. This certification and resolution are required under the bond documents. The District Engineer has already signed off on this and we are just looking for Board approval of the completion of the 2019 project.

Ms. Burns: Are there any questions on that?

Mr. Bonin: No.

Ms. Kraljev: Then we need a motion to approve.

C. Public Comment and Testimony

Ms. Burns: We have one person who just joined the meeting. So, I want to open that up for public comment. Are there any public comments on the levying of assessments for Assessment Area 4?

Ms. Uma Sebi: Hello. Was an agenda sent out so I can follow?

Ms. Burns: Yes. It should be on the District's website. This is just the public hearing on the levying of assessments for Assessment Area 4, which is an area that is current under development or will be under development shortly. There will be another opportunity on other items at the end as well.

Ms. Sebi: Thank you.

Ms. Burns: Are there any other public comments at this time? Hearing none, we need a motion to close the public hearing.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the public hearing for Assessment Area 4 was opened.

D. Consideration of Resolution 2021-25 Levying Assessments

Ms. Burns: Kristen, is there anything that you want on the record, in particular? I'm happy to give a brief overview.

Ms. Trucco: Oh no, that's okay. The Board has already seen a levying resolution. Again, this is just a cleanup resolution to account for an additional parcel or an additional piece on a parcel from the last levying resolution. The Supplemental Assessment Methodology has been updated to reflect that additional piece. It is attached to the resolution as well as a revised Engineer's Report. So, this is approving the levying of assessments to repay the Series 2021 bonds in the amount of \$6,030,000 to construct the Series 2021 project in accordance with the Engineer's Report. If you have any questions, we can take them now. Otherwise, we are just looking for a motion to approve Resolution 2021-25.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor Resolution 2021-25 Authorizing and Confirming the Assessment Area 4 Project; Equalizing, Approving and Levying Special Assessments on Property Specially Benefitted by Such Assessment Area 4 Project to Pay the Costs Thereof; Providing for the Payment and the Collection of Such Special Assessments by the

Method Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District’s Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date was adopted.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Ms. Burns: This was an item that I was told the Board wanted on all agendas going forward. So, if anybody has anything that they would like to discuss, please do so. If not, I think we can move on.

Mr. Kraljev: Only to the extent that we have additional parcels in the pipeline being compared to the same package as we have on L495.

Ms. Trucco: There are additional plats that we are working on conveyances for this District. So those will be forthcoming.

Ms. Burns: Is there anything else on that item? Hearing none,

NINTH ORDER OF BUSINESS

Discussion of Sign Proposals

Ms. Burns: Alan?

Mr. Scheerer: Yes. Thank you. If the Board recalls at a previous meeting, Tricia presented the L2 section that was missing some signs. Supervisor Ashby recommended that we get a quote from Mailbox Solutions, which we did. What’s in your agenda package is a proposal from Fausnight Stripe & Line, Inc. (Fausnight). Mailbox Solutions cost to do the same work was \$10,125. I have copies here. We didn’t include it in the agenda because they were the higher amount. The proposal that you see in the agenda today for consideration, I believe, Tricia mentioned, since we are in developer funding, this would be something that the Board wanted to approve, but they wanted us to look at the Mailbox Solutions quote. So, Fausnight’s price is \$8,975 and Mailbox Solutions is \$10,125.

Mr. Register: Do you have a recommendation? I do. Fausnight. They have done all of the recent work. They do a good job. They are competitive and will stake out each sign location prior to calling locates. This way when locates comes out, they will know exactly. That was the same scope that was provided to Mr. Barrios at Mailbox Solutions.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the proposal from Fausnight Stripe & Line, Inc. for no parking signs in the amount of \$8,975 was approved.

TENTH ORDER OF BUSINESS

Consideration of Engagement Letter for Arbitrage Services for Series 2021 Bonds

Ms. Burns: This is an engagement letter for arbitrage services for the Series 2021 bonds that were just issued. Under the Internal Revenue Code, the District has to demonstrate that it does not earn more interest than it pays. This is a report that is required under the Trust Indenture. There is a proposal from Grau & Associates. The annual cost is \$600. If anybody has any questions, I'd be happy to answer them. Otherwise, we are suggesting that you approve the quote from Grau & Associates.

On MOTION by Mr. Kraljev seconded by Mr. Register with all in favor the Engagement Letter from Grau & Associates for Arbitrage Services for Series 2021 Bonds was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.

Ms. Burns: Alan?

Mr. Scheerer: I believe that Jill handed out to the Supervisors a proposal from Applied Aquatic. At a prior meeting, the Board authorized the CDD to begin the landscape maintenance around Ponds K-2 and K-4. We didn't have at the time the proposal for the aquatic maintenance. So, in your agenda package is the agreement with Applied Aquatic to include Ponds K-2 and K-4 for monthly pond maintenance. These are the same numbers that were included in the budget for 2022. There should be a map, I believe, attached to the proposal that shows the two locations. The developer is working hard on that final pond and at some point, we will bring that back to the Board for approval.

Mr. Register: Our goal is to not let it get away from us.

Mr. Scheerer: If you recall, on the L-61 and L-62 Ponds, we had quite a bit of cattail and a lot of invasives in those ponds because it was let go for a while.

Mr. Register: It cost us more money to take care of it then.

Mr. Scheerer: That is correct. Again, this is the contract that is current doing all of the ponds in Storey Park. This number is included in the budget, but we will get ahead of it starting the month of September, probably.

Mr. Register: We are still digging the back pond, but it should be completed in the next 30 to 45 days. That is the big K-1 pond.

Mr. Scheerer: That is a deep pond.

Ms. Burns: Are there any questions for Alan on that proposal? If not, we need a motion to approve.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Aquatic Plant Management Agreement with Applied Aquatic Management, Inc. for monthly pond maintenance of Ponds K-2 and K-4 was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no new updates for the Board. We are just working on those conveyance.

Mr. Register: It's a lot of work, isn't it?

Ms. Trucco: It is. There is quite a bit to do. So, we are just going to keep bringing resolutions before the Board to finished up the conveyance for the property.

Mr. Register: So, the title work is all done?

Ms. Trucco: I don't think we received them back, but the title has been ordered. They are in the process. Hopefully, I will have them by next week.

Ms. Burns: Are there any other questions for Kristen? Hearing none,

B. Engineer

Ms. Burns: Nicole?

Ms. Van Valkenburg: Yes. Good afternoon. We have no updates for the Board right now.

Ms. Burns: Does anyone have any questions for Nicole? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Ms. Burns: This is through August 19th. The total amount is \$119,358.46. I'm happy to answer any questions. If there are no questions, we are just looking a motion to approve the Check Register.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the July 15, 2021 through August 19, 2021 Check Register in the amount of \$119,358.46 was approved.

ii. Balance Sheet and Income Statement

Ms. Burns: The financial statements are included in your agenda package for review. No action is required by the Board, but I would be happy to answer any questions. Hearing none,

iii. Approval of Fiscal Year 2022 Meeting Schedule

Ms. Burns: We have a tentative schedule in the agenda package for four meetings at Innovation Middle School, which is closer to the site location. There is a cost to hold those meetings there of approximately \$50 an hour, with requirements from the school about everybody having to check in. Public meeting locations are a little tough fright now. Most of the libraries aren't allowing us to rent, so it's been a little tough to find locations. Generally, there are some costs involved with that. The schedule that is in there contemplates holding those meetings in October, January, April and July, just to be cost effective and not advertise all of the meetings separately. The other meetings will be held here.

Mr. Register: When?

Ms. Burns: The second Tuesday at 4:00 p.m. So, it's moving from Thursday to Tuesday. It would be here, except for on that quarterly schedule, it would be at Innovation Middle School.

Mr. Register: What months did we pick?

Ms. Burns: October, January, April and July. I think the reason for that was April and July would be the budget meetings. So that was the proposed schedule. The Board can feel free to suggest any changes or look at changes to the location. Whatever you want.

Mr. Bonin: We got some feedback from the community to have something closer. So, do we feel like quarterly is good?

Mr. Register: I think so.

Ms. Burns: We can always look at it down the road. If we keep getting more feedback and we want to move those locations, we can do that, but this is probably a good place to start. We need a motion to approve the meeting schedule.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Fiscal Year 2022 meeting schedule as presented was approved.

iv. Ratification of Funding Requests #3 - #5

Ms. Burns: These have already been approved. They just need to be ratified by the Board.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor Funding Requests #3 - #5 were ratified.

THIRTEENTH ORDER OF BUSINESS Public Comment Period

Ms. Burns: This is the portion of the agenda. If anyone has any public comments on anything that was not on the agenda, now would be the appropriate time. We ask that you try to keep your comments to three minutes. We have no members of the public present, but anyone on Zoom who has a public comment, can use Zoom’s raised hand feature to be called on. I do not see anyone with a raised hand.

FOURTEENTH ORDER OF BUSINESS Supervisor’s Requests

Ms. Burns: Is there anything else from the Board? Hearing none, Alan, do you have anything else?

Mr. Scheerer: Just a couple of things. We met with Ben earlier today. Just so the Board knows, we looked at that OS tract. We got that cleaned up. What you may not know is we had a mainline break in a sleeve that goes from west to east across Story Time Drive to the median. I have some great pictures of that. I was out a couple of days ago. You probably saw them laying sod today. The reason why they were laying the sod today is they had to excavate the median to cut the pipe out, pull it and reconnect it. The sleeve was left intact, but there was a break inside of the sleeve, so we had water bubbling up on the edge of the curb.

Mr. Register: Who found that, Alan?

Mr. Scheerer: OmegaScapes. They dug it up and called me. I happened to be in the area. I went out there with Shane who you know and their Irrigation Manager. They were still digging, but we did have that mainline break. It wasn't a big deal. It was in a 4 Inch sleeve. It was like a 2 Inch mainline. It's already been corrected and we re-sodded that area. Then OmegaScapes provided some free plants up and down the road and took out some old Juniper and installed some Variegated Liriope. It looks really good. That was done today as well.

Mr. Register: For the rest of the Board and Rob, we had some issues with the landscaper. I know that you were using them on other projects, but basically, they fell down big time. I was ready to release them and have OmegaScapes come in and clean up. They are supposed to come back and clean things up on Monday. It has been a little tough because it in rough shape on Story Time Drive. That should be cleaned up. We are also having challenges with Moss Park Properties (MPP) maintaining that strip between us and school. We continue to get letters from the City of Orlando. If they don't get it cleaned up, they are looking at some pretty substantial fines. So, Alan and I met this morning to make sure that our portion is cleaned up.

Mr. Scheerer: It is clean.

Mr. Register: It is clean. Dave will get rid of the Palm trees and any other degree out there tomorrow, but MPP has to be responsible to take care of their strip of land, which they have not been maintaining.

Mr. Scheerer: Other than that, I think the place looks good. Just a quick note for the Board, we have Bahia on Story Time Drive and Storey Park Boulevard. We have been having challenges with the grass filling in. So, what we are doing now is we are going to alternate weeks for mowing. You will see some seed heads. We want to see the seed heads pop up. So, if you drive out there and you see the seed heads, that's intentional. What we are going to do is re-germinate that Bahia using Mother Nature. So, we are going to let it grow for two weeks and then we will cut it. We are going to alternate Storey Park Boulevard and Story Time Drive. Those are the only two areas we have in the community on the boulevard that is Bahia grass. Everything else is St. Augustine. St. Augustine looks great, but the Bahia grass is struggling a little bit, even with all of the water that we have been getting. So, if you see the seed heads, don't panic. We are on it. Shane and I are working in concert and I think it will prove to be beneficial for everybody in the long run.

Mr. Kraljev: Perfect.

Mr. Scheerer: That's all I have.

Ms. Bruns: Does anybody have anything else? If not, we need a motion to adjourn.

FIFTEENTH ORDER OF BUSINESS

**Next Meeting Date – September 23, 2021
at 4:00 PM**

The next meeting is September 23, 2021 at 4:00 P.M.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LENNAR HOMES, LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Lennar, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

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

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from Lennar to the District, and approves and accepts the documents evidencing such conveyances in Exhibit "A."
3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.
4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.
5. 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.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Park Community Development District, this _____ day of October, 2021.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2021 by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, to **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____

Print: Ericka Pace

Title: Vice President

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of September, 2021, by Ericka Pace, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Tract R-3, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract AT-19, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

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Tract OS-L2, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L3, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L4, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

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Tract SW-2, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract SW-3, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Storey Park Community Development District – Parcel L

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2021, by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Print: Ericka Pace

Printed Name

Title: Vice President

Witness

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by Ericka Pace as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Park Community Development District – Parcel L

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Rob Bonin

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of September, 2021, by Rob Bonin, as Chairman of the Board of Supervisors of the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements
3. Landscape and Hardscape
4. Master Signage, Trails and Street Trees
5. Professional Fees – Surveys, Plats and Plans

The foregoing Improvements are located on the following real property tracts:

Tract R-3, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract AT-19, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract AT-20, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

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Tract OS-L5, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L6, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L7, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L8, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

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Tract SW-2, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract SW-3, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Storey Park Community Development District – Parcel L

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared Ericka Pace (“Affiant”) as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Park – Parcel L, as recorded in Plat Book 95, Page 73, of the Official Records of Orange County, Florida (the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Storey Park Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2021**

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Print: Ericka Pace

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of September, 2021, by Ericka Pace, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-3, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract AT-19, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

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IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements
3. Landscape and Hardscape
4. Master Signage, Trails and Street Trees
5. Professional Fees – Surveys, Plats and Plans

AGREEMENT REGARDING TAXES
Storey Park Community Development District – Parcel L

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2021, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the “Developer”), and **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

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

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Park Community Development District – Parcel L

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Ericka Pace

X _____

Title: Vice President

Print: _____

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Rob Bonin

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

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IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements
3. Landscape and Hardscape
4. Master Signage, Trails and Street Trees
5. Professional Fees – Surveys, Plats and Plans

CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Parcel L

I, **Christina Baxter, P.E. of Poulos & Bennett, LLC**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 67547, with offices located at 2602 E. Livingston Street, Orlando, Florida 32803 (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Poulos, currently serve as District Engineer to the Storey Park Community Development District (the “District”).
2. That the District proposes to accept from **LENNAR HOMES, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.
3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.
4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.
5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Poulos are being held by Poulos as records of the District on its behalf.
6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Storey Park Community Development District – Parcel L

DATED: _____, 2021

Witness: _____
Print: _____

Witness: _____
Print: _____

Christina Baxter, P.E.
State of Florida License No.: **67547**
on behalf of the company,
Poulos & Bennett, LLC

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2021 by **CHRISTINA BAXTER** of Poulos & Bennett, LLC, a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-3, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract AT-19, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract AT-20, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract AT-21, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract AT-22, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L1, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L2, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L3, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L4, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L5, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L6, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L7, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract OS-L8, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract P-L1, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract SW-1, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract SW-2, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

Tract SW-3, according to the STOREY PARK – PARCEL L plat, as recorded in Plat Book 95, Page 73, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements
3. Landscape and Hardscape
4. Master Signage, Trails and Street Trees
5. Professional Fees – Surveys, Plats and Plans

SECTION B

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LENNAR HOMES, LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Lennar, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

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

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from Lennar to the District, and approves and accepts the documents evidencing such conveyances in Exhibit "A."

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. 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.

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Park Community Development District, this ____ day of October, 2021.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2021 by **LENNAR HOMES, LLC**, a Florida limited liability company (the "Grantor"), whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, to **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows (the "Property").

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

By: _____

Print: Ericka Pace

Title: Vice President

(Signature)

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of September, 2021, by Ericka Pace, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Tract R-4, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract R-5, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-23, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-24, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-25, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-26, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L7A, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L9A, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L9, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L10, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract P-L2, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract P-L3, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Storey Park Community Development District – Parcel L Phase 2

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2021, by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Print: Ericka Pace

Printed Name

Title: Vice President

Witness

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2021, by Ericka Pace as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Park Community Development District – Parcel L Phase 2

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Rob Bonin

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of September, 2021, by Rob Bonin, as Chairman of the Board of Supervisors of the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements
3. Landscape and Hardscape
4. Master Signage, Trails and Street Trees
5. Professional Fees – Surveys, Plats and Plans

The foregoing Improvements are located on the following real property tracts:

Tract R-4, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract R-5, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-23, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-24, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-25, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-26, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L7A, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L9A, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L9, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L10, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract P-L2, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract P-L3, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Storey Park Community Development District – Parcel L Phase 2

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared Ericka Pace (“Affiant”) as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Park – Parcel L, as recorded in Plat Book 95, Page 73, of the Official Records of Orange County, Florida (the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Storey Park Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2021

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Print: Ericka Pace

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of September, 2021, by Ericka Pace, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-4, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract R-5, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-23, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

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Tract OS-L7A, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L9A, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L9, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

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Tract P-L3, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements

3. Landscape and Hardscape
4. Master Signage, Trails and Street Trees
5. Professional Fees – Surveys, Plats and Plans

AGREEMENT REGARDING TAXES

Storey Park Community Development District – Parcel L Phase 2

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2021, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the “Developer”), and **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

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

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Park Community Development District – Parcel L Phase 2

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Ericka Pace

X _____

Title: Vice President

Print: _____

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Rob Bonin

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-4, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract R-5, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-23, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-24, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-25, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract AT-26, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L7A, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L9A, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L9, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract OS-L10, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract P-L2, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

Tract P-L3, according to the STOREY PARK – PARCEL L PHASE 2 plat, as recorded in Plat Book 97, Page 13, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements

3. Landscape and Hardscape
4. Master Signage, Trails and Street Trees
5. Professional Fees – Surveys, Plats and Plans

CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Parcel L Phase 2

I, **Christina Baxter, P.E.** of **Poulos & Bennett, LLC**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 67547, with offices located at 2602 E. Livingston Street, Orlando, Florida 32803 (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Poulos, currently serve as District Engineer to the Storey Park Community Development District (the “District”).

2. That the District proposes to accept from **LENNAR HOMES, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Poulos are being held by Poulos as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Parcel L Phase 2

DATED: _____, 2021

Witness: _____

Print: _____

Christina Baxter, P.E.

State of Florida License No.: **67547**

on behalf of the company,

Poulos & Bennett, LLC

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2021 by **CHRISTINA BAXTER** of Poulos & Bennett, LLC, a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

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SECTION VI

RESOLUTION 2022-03

**A RESOLUTION AMENDING THE STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT BUDGET FOR
FISCAL YEAR 2021**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Storey Park Community Development District, hereinafter referred to as the “District”, adopted the General Fund Budget for the Fiscal Year 2021, and

WHEREAS, the Board desires to amend the budget to reflect the General Fund for Fiscal Year 2021.

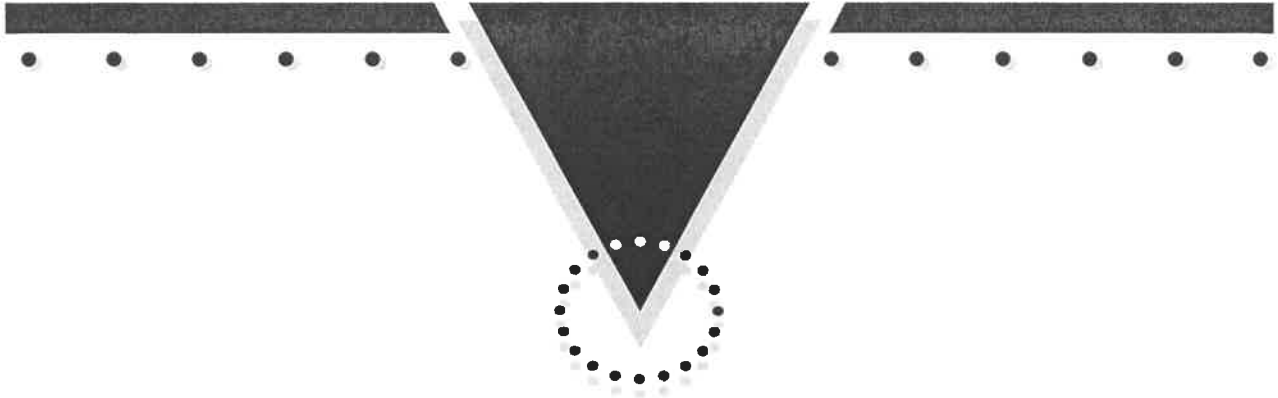
**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT THE FOLLOWING;**

1. The General Fund Budget for Fiscal Year 2021 is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 12th day of October, 2021 and be reflected in the monthly and Fiscal Year End 9/30/2021 Financial Statements and Audit Report of the District.

Adopted this 12th day of October, 2021.

Chairman/Vice Chairman

Secretary/Assistant Secretary



**Storey Park
Community Development District**

**Amended Budget
FY 2021**



Table of Contents

1-2

General Fund

Storey Park

Community Development District

Fiscal Year 2021 General Fund

<u>Description</u>	Adopted Budget FY2020	Increase/ (Decrease)	Amended Budget FY2021	Actuals Thru 9/30/21
<u>Revenues</u>				
O&M Assessments	\$593,471	\$0	\$593,471	\$606,505
Developer Contribution	\$179,368	\$120,015	\$299,383	\$320,468
Interest	\$0	\$0	\$0	\$23
Total Revenues	\$772,838	\$120,015	\$892,853	\$926,995
<u>Expenditures</u>				
<u>Administrative</u>				
Supervisor Fees	\$12,000	\$0	\$12,000	\$2,600
FICA Expense	\$918	\$0	\$918	\$199
Engineering	\$12,000	\$0	\$12,000	\$8,742
Attorney	\$25,000	\$15,000	\$40,000	\$35,217
Arbitrage	\$600	\$0	\$600	\$0
Dissemination Agent	\$10,500	\$500	\$11,000	\$11,000
Annual Audit	\$6,200	\$0	\$6,200	\$6,200
Trustee Fees	\$10,500	\$7,000	\$17,500	\$17,500
Assessment Administration	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$36,050	\$0	\$36,050	\$36,051
Information Technology	\$1,200	\$0	\$1,200	\$1,200
Telephone	\$300	\$0	\$300	\$0
Postage	\$500	\$2,000	\$2,500	\$2,148
Insurance	\$6,100	\$0	\$6,100	\$5,810
Printing & Binding	\$1,000	\$0	\$1,000	\$958
Legal Advertising	\$1,925	\$16,075	\$18,000	\$15,603
Other Current Charges	\$500	\$150	\$650	\$616
Property Appraiser	\$950	\$190	\$1,140	\$1,140
Office Supplies	\$400	\$0	\$400	\$47
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
Administrative Expenses	\$131,818	\$40,915	\$172,733	\$150,204

Storey Park

Community Development District

Fiscal Year 2021 General Fund

<u>Description</u>	Adopted Budget FY2020	Increase/ (Decrease)	Amended Budget FY2021	Actuals Thru 9/30/21
<i>Operation & Maintenance</i>				
Contract Services				
Field Management	\$15,450	\$0	\$15,450	\$15,450
Landscape Maintenance - Contract	\$335,000	\$3,000	\$338,000	\$337,906
Lake Maintenance	\$17,820	\$0	\$17,820	\$7,765
Mitigation Monitoring & Maintenance	\$13,750	\$4,100	\$17,850	\$17,850
Repairs & Maintenance				
Repairs - General	\$5,000	\$0	\$5,000	\$2,952
Operating Supplies	\$5,000	\$0	\$5,000	\$0
Landscape Contingency	\$10,000	\$0	\$10,000	\$5,793
Irrigation Repairs	\$20,000	\$0	\$20,000	\$16,820
Roadways & Sidewalks	\$10,000	\$5,000	\$15,000	\$14,805
Trail Maintenance	\$2,500	\$0	\$2,500	\$117
Dog Park Maintenance	\$2,500	\$2,000	\$4,500	\$4,488
Signage	\$5,000	\$25,000	\$30,000	\$28,014
Utility				
Electric	\$3,000	\$0	\$3,000	\$932
Water & Sewer	\$30,000	\$0	\$30,000	\$18,593
Streetlights	\$160,000	\$40,000	\$200,000	\$189,158
Other				
Property Insurance	\$6,000	\$0	\$6,000	\$4,405
Operation & Maintenance Expenses	\$641,020	\$79,100	\$720,120	\$665,048
Total Expenditures	\$772,838	\$120,015	\$892,853	\$815,252
Excess Revenues/(Expenditures)	\$0	\$0	\$0	\$111,744

(1) Assessments are imposed on the platted and unplatted lots in Assessment Area One ("AA1"). The assessments on platted lots will be certified for collection on the tax bill and the assessments on the unplatted lots will be direct billed. The Developer Contribution consists of a prorated portion of the administrative costs attributable to areas outside of AA1 but within the CDD boundaries.

Net Assessments	\$593,470
Add: Discounts & Collection	\$37,881
Gross Assessments	\$631,351

SECTION VII



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

September 22, 2021

Board of Supervisors
Storey Park Community Development District
c/o GMS - CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Storey Park Community Development District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2021. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Storey Park Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2021 audit.

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

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

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

Audit Objectives

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

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

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

Examination Objective

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

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

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

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

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

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

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSOFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$8,300 for the September 30, 2021 audit. The fee for each annual renewal will be agreed upon separately.

This agreement provides for a contract period of one year. This agreement may be renewed for one additional one-year term subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately. If the District agrees to subsequent renewals, the fee for fiscal year 2022 will not exceed \$8,400, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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


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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

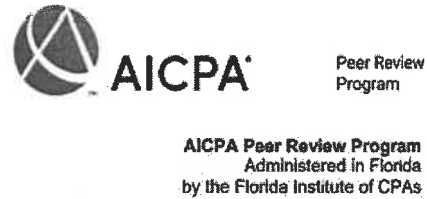
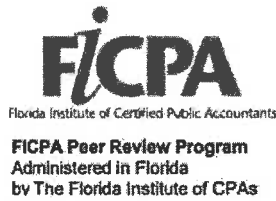
RESPONSE:

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

By: _____

Title: _____

Date: _____



February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VIII



Renewal

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



FILE COPY

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2021

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

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

The parties hereto agree as follows

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

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

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

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

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

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

The terms of this agreement shall be: 10/01/2021 thru 09/30/2022.
Agreement will automatically renew as per Term & Condition 14.

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

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

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 9/1/2021

Accepted

Date:

AAM

Customer

SECTION IX

**SECOND EXTENSION AND AMENDMENT TO THE
LANDSCAPE MANAGEMENT AGREEMENT**

(Storey Park CDD and OmegaScapes, Inc.)

This **SECOND EXTENSION AND AMENDMENT TO THE LANDSCAPE MANAGEMENT AGREEMENT**, dated October 1, 2021 (the "Extension"), is made by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "District"), and **OMEGASCAPES, INC.**, a Florida corporation (the "Contractor").

WHEREAS, District and Contractor are parties to the Landscape Management Agreement, dated October 1, 2020, and the following addendums, collectively attached hereto as Exhibit "A": (1) the Landscape Management Agreement, effective January 18, 2021; and (2) the Landscape Management Agreements, effective June 28, 2021, (collectively, the "Agreement"), relating to the maintenance of District's landscaping within the boundaries of the District in the City of Orlando, Florida, as is more particularly described therein; and

WHEREAS, District and Contractor desire to extend the Agreement for one additional year and to amend the Agreement pursuant to the terms herein.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. The District and Contractor hereby agree to extend the Agreement for an additional year, specifically from October 1, 2021 to September 30, 2022.
4. The District and Contractor hereby agree that after the Contractor's services are completed, the District shall have the right to inspect and/or review the services to accept or deny the sufficiency of the Contractor's services before final payment is required to be made by the District.
5. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
6. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
7. The Agreement is hereby amended to include the following:

COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

8. The District and Contractor hereby agree to amend District Counsel's address in paragraph 19 of the Agreement to the following:

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

9. All of the provisions contained herein shall become effective upon the execution of this Extension and Amendment.

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

[Signatures provided on following page.]

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

WITNESS:

X _____

Print: _____

OMEGASCAPES, INC., a Florida corporation

By: _____

Print: _____

Title: _____

Exhibit “A”

[See attached.]

- (1) Landscape Management Agreement, effective January 18, 2021;
- (2) Landscape Management Agreement, effective June 28, 2021; and
- (3) Landscape Management Agreement, effective June 28, 2021



OMEGASCAPES

Landscape Management Agreement

Client Name/Billing Address:

Government Management Services
219 East Livingston St
Orlando, FL 32801

Property Name/Address:

Storey Park CDD
Orlando, FL

Property Contact:

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

Contractor:

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

Branch Office Contact:

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

Effective Date: 01/18/2021

Initial Term: 12-month Term

Scope of Services:

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

Compensation Schedule:

Services:

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

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

PRESENTED BY:
BY: OmegaScapes, Inc.

By/Date: KEVIN J CARMEAN 1/13/21

Kevin Carmean
OmegaScapes, Inc.

ACCEPTED
By: Client

By/Date: DocuSigned by: Benjamin Kraljev 1/15/2021

30D29B16D8D7454...
Ben Kraljev, Assistant Secretary
Storey Park CDD
Printed Name/Title

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

Core Services:

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

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

Additional Services:

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

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

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

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

Core Services:

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

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

Additional Services:

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

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

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



OMEGASCAPES

Landscape Management Agreement

Client Name/Billing Address:

Government Management Services
219 East Livingston St
Orlando, FL 32801

Property Name/Address:

Storey Park CDD
Orlando, FL

Property Contact:

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

Contractor:

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

Branch Office Contact:

Fallon Jordan - VP of HR
Tel: 407.930.6010
Email: Fallon@OmegaScapes.com

Effective Date: 06/28/2021

Initial Term: 12-month Term

Scope of Services:

The Client agrees to the addendum added to the current contract for OmegaScapes, Inc. to provide the services and work circled on the map provided.

Compensation Schedule:

Services:

Grounds Maintenance:

Partial Phase K: \$ 11,500 per year \$ 958.34 per month

Total \$ 11,500 per year \$ 958.34 per month

PRESENTED BY:

BY: OmegaScapes, Inc.

By/Date:

6/23/21

Kevin Carmean
OmegaScapes, Inc.

ACCEPTED

By: Client

By/Date:

6-24-21

Printed Name/Title

ROB BONIN Chair

25'	151	26%	41
32'	134	23%	37
40'	120	20%	17
50'	121	21%	23
60'	60	10%	28
Totals	586	100%	146

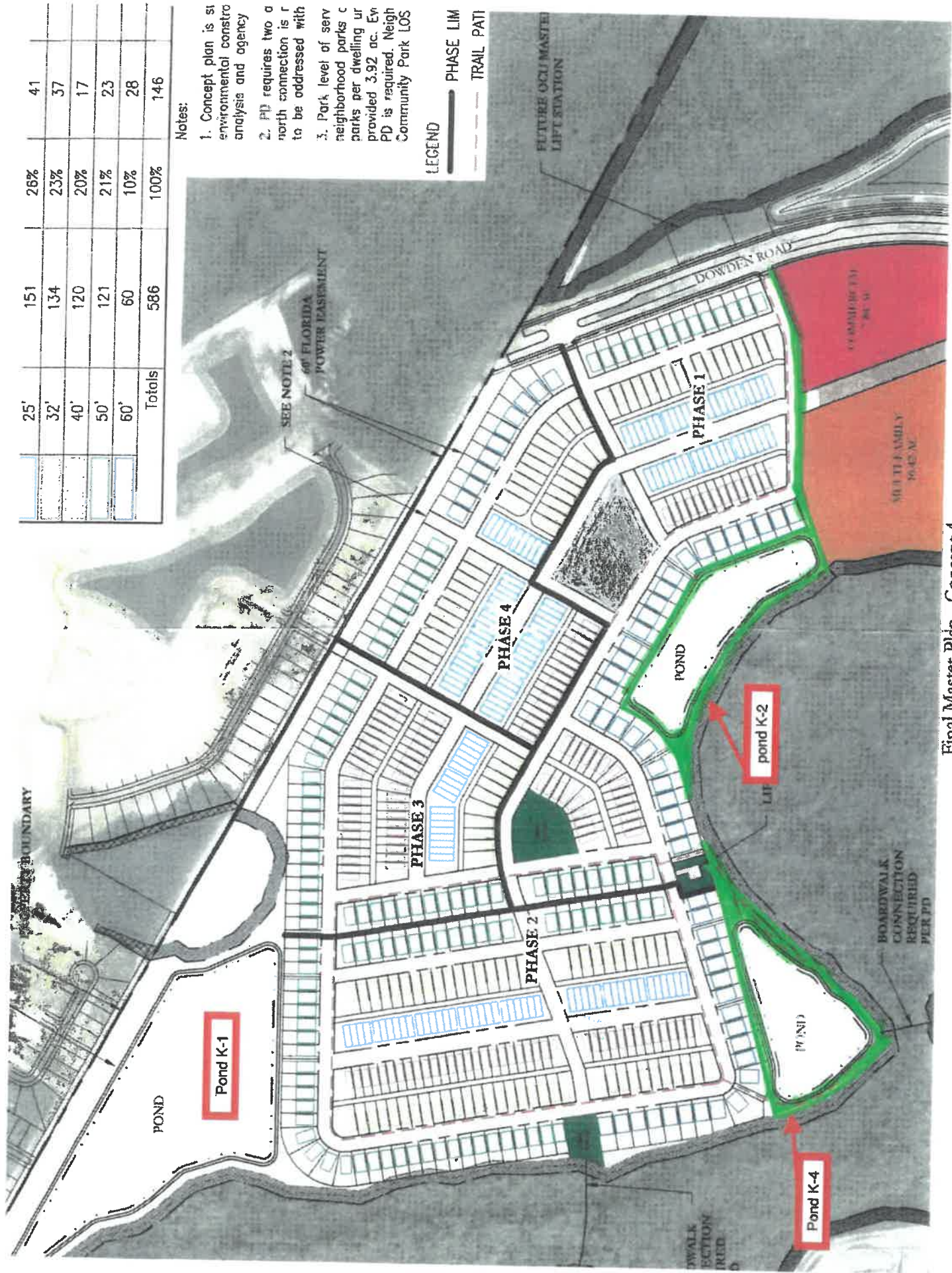
Notes:

1. Concept plan is subject to environmental constraints analysis and agency approval.
2. PD requires two additional ponds for north connection is required to be addressed with PD.
3. Park level of service to be provided for neighborhood parks is 3.92 ac. per 100 units. Environmental PD is required. Neigh Community Park LOS

LEGEND

— PHASE LIM

- - - TRAIL PATI



Final Master Plan - Concept 4



OMEGASCAPES

Landscape Management Agreement

Client Name/Billing Address:

Government Management Services
219 East Livingston St
Orlando, FL 32801

Property Name/Address:

Storcy Park CDD
Orlando, FL

Property Contact:

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

Contractor:

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

Branch Office Contact:

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

Effective Date: 06/28/2021

Initial Term: 12-month Term

Scope of Services:

The Client agrees to the addendum added to the current contract for OmegaScapes, Inc. to provide the services and work circled on the map provided.

Compensation Schedule:

Services:

Grounds Maintenance,
Irrigation Maintenance, Fertilization, Pest control, Mulch, and Palms:
Partial Phase 15: \$ 3,498 per year \$ 291.50 per month

Total \$ 3,498 per year \$ 291.50 per month

PRESENTED BY:
BY: OmegaScapes, Inc.

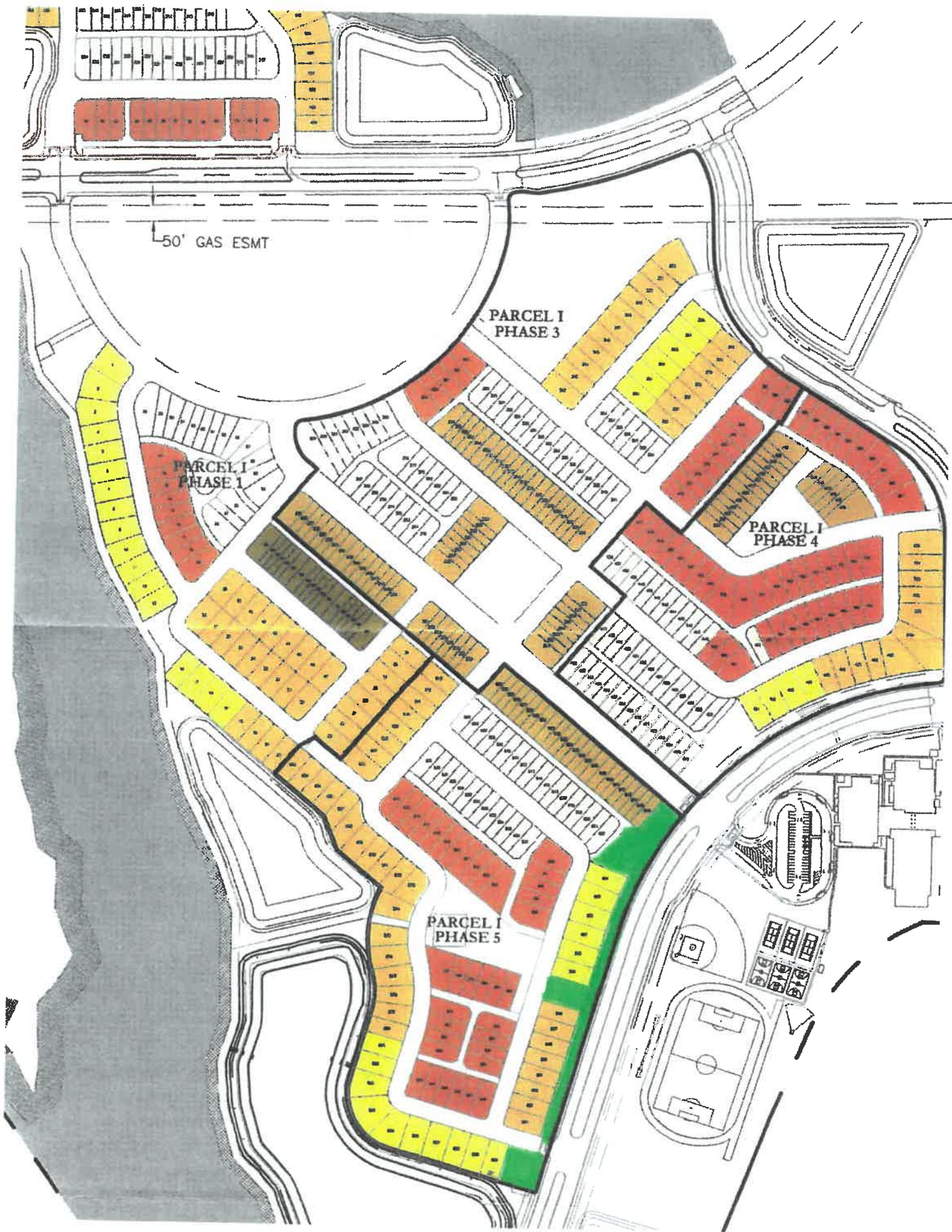
By/Date: 6/23/21

Kevin Carmean
OmegaScapes, Inc. [Signature]

ACCEPTED
By: Client

By/Date: [Signature] 6-24-21

Printed Name/Title Rob Bowin Chair



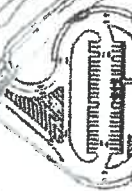
50' GAS ESMT

PARCEL 1
PHASE 3

PARCEL 1
PHASE 1

PARCEL 1
PHASE 4

PARCEL 1
PHASE 5



SECTION X

Enhanced Speed Enforcement - FY 2022

FY 22 Budget **\$39,500**

Spending Plan

2 Solar Radar Signs \$7,000
Remining \$32,500

Weeks of Service for City Off Duty - 3
days a week, 4 hours each shift **43**

[Logix on Cloud](#)



866.915.6449



[MARKETS](#)

[PRODUCTS & SERVICES](#)

[GET A QUOTE](#)

[EXPLORE](#)

[NEWS](#)

[SUPPORT](#)

11" RADAR SIGNS





3001 Orange Avenue
Fort Pierce, FL 34947

Quote

EST-004189

Bill To
Storey Park Community Development District
9145 Narcoossee Rd
Orlando, FL 32827

Ship To
9145 Narcoossee Rd
Orlando, FL 32827

Estimate Date : 02.08.21
Primary Contact : Alan Scheerer
Freight Terms : Destination Prepaid
Payment Method : To Be Paid by Credit Card
Delivery Preference : None

#	Item & Description	BIN #	Qty	Rate	Amount
1	SP1004SOL Safe Pace 100 Driver Radar Feedback Sign 11" White Display SKU : NSP1004SOL W **Yellow**		2.00 EA	3,419.38	6,838.76
2	Pole Package, 13' x 4.5" OD, To Include: Pole, Base, Four J-Bolts and Hardware SKU : DP00004	N/A	2.00 EA	0.00	0.00
3	Cap, 4.5" OD Pole, 4C Cap Signal SKU : N203-00010		2.00 EA	0.00	0.00
4	Universal Bracket (Full Set) Sku: NSP1BK2		2.00	0.00	0.00

Sub Total	6,838.76
FL STATE TAX (6%)	410.33
FL COUNTY TAX (0.5%)	25.00
Total	\$7,274.09

Notes

** Estimated completion is +/- 4 weeks
 ** No bid foundation, installation, and additional items not listed above.
 ** Full freight included
 **Data collection included free for 12 months then \$400/ year
 We are looking forward to your business. If you have any questions, please do not hesitate to contact us by phone at 1-800-432-0331 or by

email at office@universalsignsfl.com

For issues with orders, please forward concerns to support@universalsignsfl.com. For further pricing requests and inquiries, please route your questions to sales@universalsignsfl.com

Terms & Conditions

** Remit payment to:

FEl: 59-1053866

Universal Signs & Accessories

A Division of McCain Sales of Florida, Inc.

3001 Orange Avenue

Fort Pierce, FL 34947

** All COD accounts must be paid in full prior to processing a sales order.

** All credit accounts must be paid in 30 days from date of invoice.

** All returned items will be subject to a restocking fee, which may equal the items' cost

** Past due invoices will accrue interest at 1.5% per month.

** If it becomes necessary to effect collection, all costs incurred to administrate collection, including attorney fees, court costs, or collection fees will be the responsibility of the customers.

Authorized Signature _____

SECTION XII

SECTION C

SECTION 1

Storey Park Community Development District

Summary of Checks

August 20, 2021 to September 30, 2021

Bank	Date	Check #	Amount
General Fund	9/3/21	709-710	\$ 7,346.56
	9/7/21	711	\$ 250.00
	9/8/21	712	\$ 790.00
	9/9/21	713	\$ 6,270.58
	9/16/21	714-715	\$ 35,668.40
	9/21/21	716	\$ 5,000.00
	9/23/21	717-720	\$ 2,870.06
	9/29/21	721-725	\$ 35,101.85
			\$ 93,297.45
Payroll	<u>August 2021</u>		
	Patrick Bonin Jr.	50012	\$ 184.70
			\$ 184.70
			\$ 93,482.15

*** CHECK DATES 08/20/2021 - 09/30/2021 *** STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
9/03/21	00012	8/31/21	196796	202108	320-53800-47000			AQUATIC PLANT MGMT AUG21	*	285.00		
		8/31/21	196797	202108	320-53800-47000			L-6 POND MANAGEMENT AUG21	*	295.00		
		8/31/21	196798	202108	320-53800-47000			POND L2/L4/L5 MGMT AUG21	*	300.00		
								APPLIED AQUATIC MANAGEMENT, INC.			880.00	000709
9/03/21	00001	8/04/21	40491196	202108	310-51300-48000			PUB.HEAR ASMT/ROLL/MTG	*	3,233.28		
		8/11/21	40811764	202108	310-51300-48000			PUB.HEAR ASMT/ROLL/MTG	*	3,233.28		
								ORLANDO SENTINEL			6,466.56	000710
9/07/21	00006	7/30/21	15-060(7	202106	300-13100-10000			SIGN BOND CERTIFICATIONS	*	250.00		
								FOULOS & BENNETT			250.00	000711
9/08/21	00006	8/31/21	15-060(8	202107	310-51300-31100			SGN REQ/ENG.CERT/SITE VST	*	790.00		
								FOULOS & BENNETT			790.00	000712
9/09/21	00002	9/01/21	170	202109	310-51300-34000			MANAGEMENT FEES SEP21	*	3,004.17		
		9/01/21	170	202109	310-51300-35100			INFORMATION TECH SEP21	*	100.00		
		9/01/21	170	202109	310-51300-31300			DISSEMIANTION FEE SEP21	*	1,041.67		
		9/01/21	170	202109	310-51300-51000			OFFICE SUPPLIES	*	13.75		
		9/01/21	170	202109	310-51300-42000			POSTAGE	*	80.25		
		9/01/21	170	202109	310-51300-42500			COPIES	*	200.00		
		9/01/21	170A	202107	310-51300-49000			ROOM RENT 7/22/21 DEPOSIT	*	362.50		
		9/01/21	170B	202108	310-51300-49000			ROOM RENTAL FEE 07/22/21	*	1,287.50		
		9/01/21	171	202109	320-53800-12000			FIELD MANAGEMENT SEP21	*	180.47		
		9/01/21	171A	202108	320-53800-47400			HOME DEPOT-ORNG PVC INJCT	*			
								GOVERNMENTAL MANAGEMENT SERVICES			6,270.58	000713
9/16/21	00028	8/30/21	5545	202108	320-53800-46300			BUSHHOG L2 PROP.MAINTAIN	*	945.00		

STOR -STOREY PARK- TWISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
8/31/21	5552	202108	320	53800	47300	RPR MAINLINE/PIPE/FITTING		*	2,956.56	
8/31/21	5554	202108	320	53800	46300	RPLC BAHIA CENTER MEDIAN		*	1,130.00	
9/01/21	5567	202109	320	53800	46200	LAWN MAINTENANCE SEP21		*	24,990.00	
9/01/21	5567	202109	320	53800	46200	LAWN MNT PH L1 SEP21		*	583.00	
9/01/21	5567	202109	320	53800	46200	LAWN MNT PH L2 SEP21		*	874.00	
9/01/21	5567	202109	320	53800	46200	LAWN MNT PH I5 SEP21		*	291.50	
9/01/21	5567	202109	320	53800	46200	LAWN MNT PH K SEP21		*	958.34	
9/16/21	00031	9/15/21	ON	26238	202109	320-53800-46200	OMEGASCAPES INC	*	32,728.40	000714
9/21/21	00002	9/17/21	172	FY22	ASSESSMENT ROLL CERT		YELLOWSTONE LANDSCAPE	*	2,940.00	000715
9/23/21	00005	9/16/21	99202	CONVEY	PARCEL L/MTG/ASMT		GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00	000716
9/23/21	00015	9/22/21	09222021	FY21	DEBT SERV SER2015		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	2,852.81	000717
9/23/21	00015	9/22/21	09222021	FY21	DEBT SERV SER2018		STOREY PARK CDD C/O REGIONS BANK	*	9.64	000718
9/23/21	00015	9/22/21	09222021	FY21	DEBT SERV SER2019		STOREY PARK CDD C/O REGIONS BANK	*	3.88	000719
9/29/21	00020	9/27/21	4939	RPLC	TWO AREAS OF ASPHALT		STOREY PARK CDD C/O REGIONS BANK	*	3.73	000720
9/29/21	00004	9/28/21	14766	FY22	PROPERTY INSURANCE		BERRY CONSTRUCTION INC.	*	5,200.00	000721

STOR -STOREY PARK- TWISCARRA

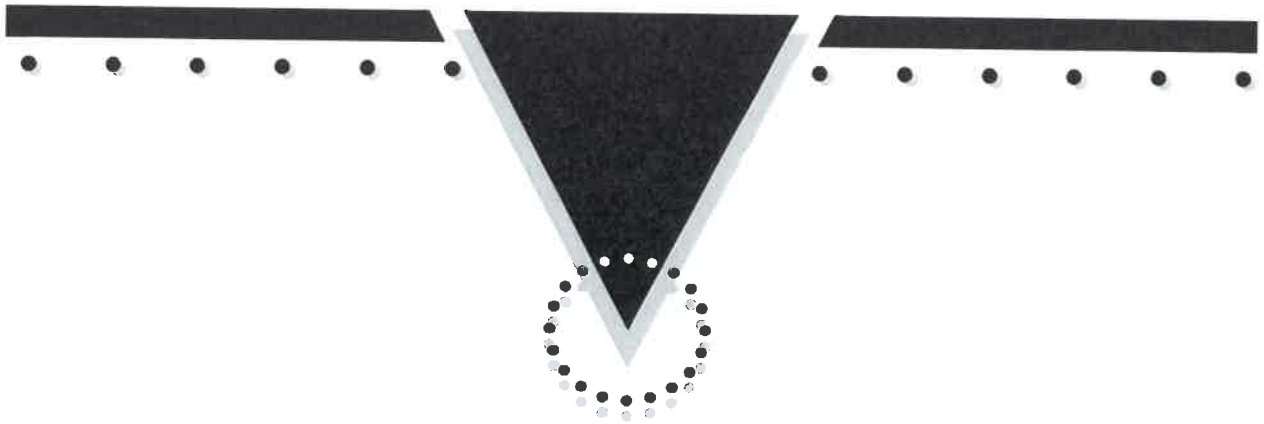
*** CHECK DATES 08/20/2021 - 09/30/2021 *** STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
9/28/21	14766	202109	300-15500-10000						EGIS INSURANCE & RISK ADVISORS	*	6,013.00	15,974.00
			FY22 GEN.LIAB/PUBLIC OFFC									
9/24/21	32977	202109	320-53800-47700						PAINT CURB YELLOW/NO PARK	*	8,775.00	
			45 NO PARKING SIGNS									
9/24/21	32977	202109	320-53800-47700						FAUSNIGHT STRIPE & LINE INC.	*	200.00	8,975.00
9/02/21	33932	202108	320-53800-47100						MITIGATION RPT AUG21	*	2,000.00	
9/02/21	33932	202108	320-53800-47100						MAINTENANCE AUG21	*	2,500.00	
									MODICA & ASSOCIATES, INC.	*	452.85	4,500.00
9/23/21	5584	202109	320-53800-47300						RPR NODE/SPRAY HD/NOZ/BAT	*		
									OMEGASCAPES INC			452.85

TOTAL FOR BANK A 93,297.45
 TOTAL FOR REGISTER 93,297.45

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
September 30, 2021**



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Series 2015</u>
4	<u>Debt Service Fund Series 2018</u>
5	<u>Debt Service Fund Series 2019</u>
6	<u>Debt Service Fund Series 2021</u>
7	<u>Capital Projects Series 2015</u>
8	<u>Capital Projects Series 2019</u>
9	<u>Capital Projects Series 2021</u>
10	<u>Month to Month</u>
11	<u>Developer Contributions Schedule</u>
12	<u>Long Term Debt Summary</u>
13	<u>FY21 Assessment Receipt Schedule</u>
14	<u>Construction Schedule Series 2015</u>
15	<u>Construction Schedule Series 2019</u>
16	<u>Construction Schedule Series 2021</u>

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<u>ASSETS:</u>				
CASH	\$73,995	---	---	\$73,995
DUE FROM DEVELOPER	\$92,599	---	---	\$92,599
PREPAID EXPENSES	\$20,974	---	---	\$20,974
SERIES 2015				
RESERVE	---	\$308,622	---	\$308,622
REVENUE	---	\$436,728	---	\$436,728
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$1	---	\$1
GENERAL REDEMPTION	---	\$11,362	---	\$11,362
SERIES 2018				
RESERVE	---	\$64,477	---	\$64,477
REVENUE	---	\$107,592	---	\$107,592
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$121,484	---	\$121,484
REVENUE	---	\$101,134	---	\$101,134
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
PREPAYMENT	---	\$1	---	\$1
SERIES 2021				
RESERVE	---	\$167,154	---	\$167,154
REVENUE	---	---	---	\$0
CAPITALIZED INTEREST	---	\$104,452	---	\$104,452
CONSTRUCTION	---	---	\$5,567,001	\$5,567,001
TOTAL ASSETS	\$187,569	\$1,423,071	\$5,567,001	\$7,177,641
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	---	---	---	\$0
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$756,714	---	\$756,714
RESTRICTED FOR DEBT SERVICE 2018	---	\$172,132	---	\$172,132
RESTRICTED FOR DEBT SERVICE 2019	---	\$222,619	---	\$222,619
RESTRICTED FOR DEBT SERVICE 2021	---	\$271,606	---	\$271,606
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$5,567,001	\$5,567,001
UNASSIGNED	\$187,569	---	---	\$187,569
TOTAL LIABILITIES & FUND EQUITY	\$187,569	\$1,423,071	\$5,567,001	\$7,177,641

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$593,470	\$593,470	\$606,505	\$13,035
DEVELOPER CONTRIBUTIONS	\$179,368	\$179,368	\$320,468	\$141,100
INTEREST	\$0	\$0	\$23	\$23
TOTAL REVENUES	\$772,838	\$772,838	\$926,995	\$154,157
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$12,000	\$2,600	\$9,400
FICA EXPENSE	\$918	\$918	\$199	\$719
ENGINEERING	\$12,000	\$12,000	\$8,742	\$3,258
ATTORNEY	\$25,000	\$25,000	\$35,217	(\$10,217)
ARBITRAGE	\$600	\$600	\$0	\$600
DISSEMINATION AGENT	\$10,500	\$10,500	\$11,000	(\$500)
ANNUAL AUDIT	\$6,200	\$6,200	\$6,200	\$0
TRUSTEE FEES	\$10,500	\$10,500	\$17,500	(\$7,000)
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,050	\$36,050	\$36,051	(\$1)
INFORMATION TECHNOLOGY	\$1,200	\$1,200	\$1,200	\$0
TELEPHONE	\$300	\$300	\$0	\$300
POSTAGE	\$500	\$500	\$2,148	(\$1,648)
INSURANCE	\$6,100	\$6,100	\$5,810	\$290
PRINTING & BINDING	\$1,000	\$1,000	\$958	\$42
LEGAL ADVERTISING	\$1,925	\$1,925	\$15,603	(\$13,678)
OTHER CURRENT CHARGES	\$500	\$500	\$616	(\$116)
PROPERTY APPRAISER	\$950	\$950	\$1,140	(\$190)
OFFICE SUPPLIES	\$400	\$400	\$47	\$353
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,450	\$15,450	\$15,450	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$335,000	\$335,000	\$337,906	(\$2,906)
LAKE MAINTENANCE	\$17,820	\$17,820	\$7,765	\$10,055
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$13,750	\$17,850	(\$4,100)
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$5,000	\$2,952	\$2,048
OPERATING SUPPLIES	\$5,000	\$5,000	\$0	\$5,000
LANDSCAPE CONTINGENCY	\$10,000	\$10,000	\$5,793	\$4,208
IRRIGATION REPAIRS	\$20,000	\$20,000	\$16,820	\$3,180
ROADWAYS & SIDEWALKS	\$10,000	\$10,000	\$14,805	(\$4,805)
TRAIL MAINTENANCE	\$2,500	\$2,500	\$117	\$2,383
DOG PARK MAINTENANCE	\$2,500	\$2,500	\$4,488	(\$1,988)
SIGNAGE	\$5,000	\$5,000	\$28,014	(\$23,014)
UTILITY				
ELECTRIC	\$3,000	\$3,000	\$932	\$2,068
STREETLIGHTS	\$160,000	\$160,000	\$189,158	(\$29,158)
WATER & SEWER	\$30,000	\$30,000	\$18,593	\$11,407
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$4,405	\$1,595
TOTAL EXPENDITURES	\$772,838	\$772,838	\$815,252	(\$42,414)
EXCESS REVENUES (EXPENDITURES)	\$0		\$111,744	
FUND BALANCE - Beginning	\$0		\$75,825	
FUND BALANCE - Ending	\$0		\$187,569	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$616,298	\$616,298	\$630,518	\$14,220
ASSESSMENTS - PREPAYMENT	\$0	\$0	\$8,115	\$8,115
INTEREST	\$500	\$500	\$68	(\$432)
TRANSFER IN	\$0	\$0	\$3,247	\$3,247
TOTAL REVENUES	\$616,798	\$616,798	\$641,948	\$25,150
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	\$211,359	\$211,359	(\$0)
TOTAL EXPENDITURES	\$601,218	\$601,218	\$601,219	(\$1)
EXCESS REVENUES (EXPENDITURES)	\$15,580		\$40,729	
FUND BALANCE - Beginning	\$401,268		\$715,984	
FUND BALANCE - Ending	\$416,848		\$756,714	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$248,827	\$248,827	\$253,647	\$4,820
INTEREST	\$250	\$250	\$21	(\$229)
TOTAL REVENUES	\$249,077	\$249,077	\$253,668	\$4,591
EXPENDITURES:				
INTEREST - 12/15	\$90,072	\$90,072	\$90,072	\$0
PRINCIPAL - 6/15	\$65,000	\$65,000	\$65,000	\$0
INTEREST - 6/15	\$90,072	\$90,072	\$90,072	\$0
TOTAL EXPENDITURES	\$245,144	\$245,144	\$245,144	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,933		\$8,524	
FUND BALANCE - Beginning	\$98,730		\$163,608	
FUND BALANCE - Ending	\$102,663		\$172,132	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$238,964	\$238,964	\$244,176	\$5,212
INTEREST	\$500	\$500	\$26	(\$474)
TRANSFER IN	\$0	\$0	\$6,825	\$6,825
TOTAL REVENUES	\$239,464	\$239,464	\$251,027	\$11,563
EXPENDITURES:				
INTEREST - 12/15	\$82,294	\$82,294	\$82,294	\$0
PRINCIPAL - 6/15	\$75,000	\$75,000	\$75,000	\$0
INTEREST - 6/15	\$82,294	\$82,294	\$82,294	\$0
TOTAL EXPENDITURES	\$239,588	\$239,588	\$239,588	\$0
EXCESS REVENUES (EXPENDITURES)	(\$124)		\$11,440	
FUND BALANCE - Beginning	\$98,623		\$211,179	
FUND BALANCE - Ending	\$98,499		\$222,619	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$271,600	\$271,600	\$271,600	\$0
INTEREST	\$0	\$0	\$6	\$6
TOTAL REVENUES	\$271,600	\$271,600	\$271,606	\$6
<u>EXPENDITURES:</u>				
PRINCIPAL - 6/15	\$0	\$0	\$0	\$0
INTEREST - 6/15	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$271,600		\$271,606	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$271,600		\$271,606	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$3,500	(\$3,500)
TRANSFER OUT	\$0	\$0	\$3,247	(\$3,247)
TOTAL EXPENDITURES	\$0	\$0	\$6,747	(\$6,747)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$6,747)	
FUND BALANCE - Beginning	\$0		\$6,747	
FUND BALANCE - Ending	\$0		\$0	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
REVENUES:				
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
EXPENDITURES:				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$13,735	(\$13,735)
TRANSFER OUT	\$0	\$0	\$6,825	(\$6,825)
TOTAL EXPENDITURES	\$0	\$0	\$20,560	(\$20,560)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$20,559)	
FUND BALANCE - Beginning	\$0		\$20,559	
FUND BALANCE - Ending	\$0		\$0	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$5,758,400	\$5,758,400
INTEREST	\$0	\$0	\$119	\$119
TOTAL REVENUES	\$0	\$0	\$5,758,519	\$5,758,519
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$120,600	(\$120,600)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$185,250	(\$185,250)
TOTAL EXPENDITURES	\$0	\$0	\$305,850	(\$305,850)
<u>OTHER SOURCES/(USES)</u>				
PREMIUM	\$0	\$0	\$114,332	(\$114,332)
TOTAL EXPENDITURES	\$0	\$0	\$114,332	(\$114,332)
EXCESS REVENUES (EXPENDITURES)	\$0		\$5,567,001	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$5,567,001	

**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	\$33,695	\$13,297	\$39,130	\$4,724	\$11,639	\$10,078	\$4,500	\$0	\$605,905
DEVELOPER CONTRIBUTIONS	\$36,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,682	\$44,026	\$91,560	\$92,599	\$320,488
INTEREST	\$1	\$1	\$2	\$5	\$3	\$3	\$2	\$2	\$1	\$1	\$1	\$1	\$23
TOTAL REVENUES	\$36,601	\$24,370	\$159,819	\$305,251	\$33,699	\$13,300	\$39,132	\$4,726	\$57,322	\$54,106	\$96,061	\$97,610	\$936,995
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$100	\$0	\$0	\$0	\$800	\$400	\$400	\$0	\$400	\$200	\$200	\$0	\$2,600
FICA EXPENSE	\$15	\$0	\$0	\$0	\$61	\$31	\$31	\$0	\$31	\$15	\$15	\$0	\$109
ENGINEERING	\$100	\$0	\$260	\$521	\$641	\$970	\$765	\$170	\$4,526	\$790	\$0	\$0	\$8,742
ATTORNEY	\$3,894	\$3,346	\$1,950	\$1,698	\$3,788	\$6,596	\$3,960	\$466	\$5,037	\$3,858	\$2,853	\$0	\$35,217
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$1,042	\$1,042	\$1,042	\$11,000
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,200
TRUSTEE FEES	\$10,500	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$17,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,005	\$1,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$36,051
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,000
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1,214	\$14	\$18	\$13	\$15	\$95	\$20	\$34	\$614	\$5	\$31	\$14	\$2,148
INSURANCE	\$5,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,810
PRINTING & BINDING	\$28	\$21	\$9	\$4	\$24	\$47	\$73	\$24	\$451	\$167	\$80	\$80	\$958
LEGAL ADVERTISING	\$1,364	\$0	\$0	\$0	\$524	\$0	\$4,220	\$0	\$0	\$3,030	\$6,467	\$0	\$15,603
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8	\$208	\$371	\$79	\$616
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	\$43	\$0	\$1	\$0	\$47
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	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$15,460
LANDSCAPE MAINTENANCE	\$24,990	\$24,990	\$24,990	\$25,719	\$26,447	\$29,533	\$29,679	\$29,679	\$29,679	\$30,938	\$30,637	\$30,637	\$337,905
LAKE MAINTENANCE	\$385	\$385	\$385	\$385	\$380	\$380	\$380	\$380	\$380	\$1,645	\$380	\$0	\$7,765
MITIGATION MONITORING & MAINTENANCE	\$7,500	\$0	\$0	\$0	\$0	\$1,900	\$2,000	\$950	\$0	\$0	\$4,500	\$0	\$17,950
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$1,139	\$0	\$250	\$175	\$0	\$0	\$1,018	\$170	\$0	\$0	\$0	\$0	\$2,952
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$3,153	\$0	\$0	\$0	\$0	\$565	\$2,075	\$0	\$5,793
IRRIGATION REPAIRS	\$0	\$1,970	\$2,907	\$413	\$3,008	\$303	\$503	\$2,317	\$0	\$0	\$4,505	\$453	\$16,820
ROADWAYS & SIDEWALKS	\$865	\$0	\$0	\$0	\$0	\$0	\$7,760	\$0	\$0	\$800	\$180	\$5,200	\$14,905
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$117
DOG PARK MAINTENANCE	\$0	\$0	\$229	\$0	\$0	\$1,059	\$1,200	\$2,000	\$0	\$0	\$0	\$0	\$4,488
SIGNAGE	\$174	\$100	\$90	\$50	\$3,895	\$110	\$6,845	\$5,776	\$0	\$0	\$0	\$8,975	\$28,014
UTILITY													
ELECTRIC	\$64	\$60	\$81	\$84	\$85	\$78	\$87	\$85	\$83	\$85	\$55	\$66	\$632
STREETLIGHTS	\$13,127	\$13,245	\$14,726	\$14,894	\$15,183	\$17,451	\$15,946	\$13,954	\$17,945	\$15,949	\$15,953	\$15,994	\$169,158
WATER & SEWER	\$1,064	\$1,124	\$1,314	\$1,674	\$1,293	\$924	\$1,115	\$1,759	\$2,148	\$1,919	\$2,173	\$2,086	\$18,593
OTHER	\$4,086	\$0	\$0	\$0	\$339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,405
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$87,041	\$61,622	\$51,714	\$50,596	\$65,103	\$66,922	\$61,748	\$70,800	\$67,711	\$65,462	\$76,335	\$68,977	\$835,352
EXCESS REVENUES (EXPENDITURES)	(\$50,441)	(\$37,252)	(\$108,104)	(\$254,655)	(\$31,404)	(\$53,622)	(\$43,616)	(\$66,075)	(\$89)	(\$11,357)	(\$19,527)	\$23,633	(\$11,744)

**Storey Park
Community Development District
Developer Contributions/Due from Developer**

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	General Fund Portion (21)	Over and (short) Balance Due
1	10/28/20	1/13/21	\$ 36,600.13	\$ 36,600.13	\$ -	\$ 36,600.13	\$ -
2	11/23/20	1/13/21	\$ 7,248.75	\$ 7,248.75	\$ 7,248.75	\$ -	\$ -
3	6/24/21	7/19/21	\$ 55,681.60	\$ 55,681.60	\$ -	\$ 55,681.60	\$ -
4	7/16/21	8/12/21	\$ 44,026.42	\$ 44,026.42	\$ -	\$ 44,026.42	\$ -
5	8/19/21	9/7/21	\$ 91,560.00	\$ 91,560.00	\$ -	\$ 91,560.00	\$ -
6	9/30/21		\$ -	\$ 92,599.49	\$ -	\$ 92,599.49	\$ 92,599.49
Due from Developer				\$ 327,716.39	\$ 7,248.75	\$ 320,467.64	\$ 92,599.49

Total Developer Contributions FY21
\$ 320,467.64

**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	\$308,622
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	\$64,477
BONDS OUTSTANDING - 5/22/18	\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$65,000)
CURRENT BONDS OUTSTANDING	\$3,670,000

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	\$121,484
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,850,000

SERIES 2021, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FOUR PROJECT)	
INTEREST RATES:	2.375%, 2.875%, 3.300%, 4.400%
MATURITY DATE:	6/15/2051
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$167,150
RESERVE FUND BALANCE	\$167,154
BONDS OUTSTANDING - 6/15/21	\$6,030,000
CURRENT BONDS OUTSTANDING	\$6,030,000

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015			2018			2019			TOTAL 100%		
							GENERAL FUND 34.96%	DEBT SERVICE 36.34%	DEBT SERVICE 14.62%	GENERAL FUND 34.96%	DEBT SERVICE 14.62%	DEBT SERVICE 14.07%	GENERAL FUND 34.96%	DEBT SERVICE 14.07%	DEBT SERVICE 14.07%			
11/5/20	1	\$ 3,723.12	\$ 195.46	\$ -	\$ -	\$ 3,527.66	\$ 1,233.28	\$ 1,282.10	\$ 515.77	\$ 631,445	\$ 264,077	\$ 254,217	\$ 1,806,185	\$ 656,446	\$ 264,077	\$ 254,217	\$ 3,527.66	
11/12/20	2	\$ 28,364.88	\$ 1,134.60	\$ -	\$ -	\$ 27,230.28	\$ 9,519.75	\$ 9,896.67	\$ 3,981.26	\$ 593,558	\$ 248,232	\$ 238,964	\$ 1,697,814	\$ 617,059	\$ 248,232	\$ 238,964	\$ 27,230.28	
11/19/20	3	\$ 40,571.12	\$ 1,622.84	\$ -	\$ -	\$ 38,948.28	\$ 13,616.38	\$ 14,155.49	\$ 5,694.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,948.28
12/3/20	4	\$ 92,329.00	\$ 3,693.16	\$ -	\$ -	\$ 88,635.84	\$ 30,987.22	\$ 32,214.11	\$ 12,959.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,635.84
12/10/20	5	\$ 117,945.00	\$ 4,717.80	\$ -	\$ -	\$ 113,227.20	\$ 39,584.40	\$ 41,151.68	\$ 16,554.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,227.20
12/17/20	6	\$ 265,857.00	\$ 10,634.28	\$ -	\$ 54.94	\$ 255,277.66	\$ 89,245.45	\$ 92,778.98	\$ 37,323.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,277.66
1/7/21	7	\$ 909,505.00	\$ 36,380.20	\$ -	\$ -	\$ 873,124.80	\$ 305,245.75	\$ 317,331.44	\$ 127,657.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 873,124.80
2/1/21	8	\$ 101,286.00	\$ 4,051.44	\$ 852.38	\$ -	\$ 96,382.18	\$ 33,695.36	\$ 35,029.47	\$ 14,091.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,382.18
3/1/21	9	\$ 39,405.94	\$ 1,515.97	\$ -	\$ 144.86	\$ 38,034.83	\$ 13,297.03	\$ 13,823.51	\$ 5,560.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,034.83
4/15/21	10	\$ 115,298.47	\$ 3,371.73	\$ -	\$ -	\$ 111,926.74	\$ 39,129.76	\$ 40,679.03	\$ 16,364.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,926.74
5/13/21	11	\$ 13,664.00	\$ 152.21	\$ -	\$ -	\$ 13,511.79	\$ 4,723.74	\$ 4,910.77	\$ 1,975.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,511.79
6/10/21	12	\$ 33,282.47	\$ 38.92	\$ -	\$ 48.32	\$ 33,291.87	\$ 11,638.89	\$ 12,099.71	\$ 4,867.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,291.87
7/15/21	13	\$ 28,827.64	\$ -	\$ -	\$ -	\$ 28,827.64	\$ 10,078.19	\$ 10,477.22	\$ 4,214.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,827.64
8/12/21	15	\$ 12,872.64	\$ -	\$ -	\$ -	\$ 12,872.64	\$ 4,500.29	\$ 4,678.48	\$ 1,882.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,872.64
9/9/21	16	\$ -	\$ -	\$ -	\$ 26.52	\$ 26.52	\$ 9.27	\$ 9.64	\$ 3.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26.52
TOTALS		\$ 1,802,932.28	\$ 67,508.61	\$ 852.38	\$ 274.64	\$ 1,734,845.93	\$ 606,504.75	\$ 630,518.29	\$ 253,646.72	\$ 244,176.17	\$ 1,734,845.93	\$ 606,504.75	\$ 630,518.29	\$ 253,646.72	\$ 244,176.17	\$ 1,734,845.93	\$ 1,734,845.93	

**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
3/1/21		Interest		\$ 0.02
3/19/21		Transfer to General Redemption		\$ (3,246.78)
TOTAL				\$ (3,246.51)
Acquisition/Construction Fund at 9/30/20				\$ 6,746.51
Interest Earned thru 3/31/21				\$ (3,246.51)
Requisitions Paid thru 3/31/21				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ -

**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
5/21/21	4	Fausnight Stripe & Line	Inv# 32470 - Qty.52 No Parking 12" x 18" Signs	\$ 9,386.00
7/15/21	5	Fausnight Stripe & Line	Inv# 32574 - Qty.4 No Parking in Alley Double/Qty.12 Paint Arrows	\$ 849.00
TOTAL				\$ 13,735.00
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
3/1/21		Interest		\$ 0.08
4/1/21		Interest		\$ 0.09
5/1/21		Interest		\$ 0.08
6/1/21		Interest		\$ 0.06
7/1/21		Interest		\$ 0.01
8/1/21		Interest		\$ -
9/29/21		Transfer to Prepayment		\$ (0.58)
TOTAL				\$ 0.27
Acquisition/Construction Fund at 9/30/20				\$ 13,734.73
Interest Earned thru 9/30/21				\$ 0.27
Requisitions Paid thru 9/30/21				\$ (13,735.00)
Remaining Acquisition/Construction Fund				\$ (0.00)

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2021
(Assessment Area Four Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
TOTAL				\$ -
Fiscal Year 2021				
7/1/21		Interest		\$ 24.41
8/1/21		Interest		\$ 47.29
9/1/21		Interest		\$ 47.29
TOTAL				\$ 118.99
Acquisition/Construction Fund at 6/15/21				\$ 5,566,882.40
Interest Earned thru 9/30/21				\$ 118.99
Requisitions Paid thru 9/30/21				\$ -
Remaining Acquisition/Construction Fund				\$ 5,567,001.39