

*Storey Park Community
Development District*

Agenda

January 10, 2023

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

January 3, 2023

**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 **Tuesday, January 10, 2023 at 4:00 PM at the Orange County Library – Southeast Branch, 5575 S. Semoran Blvd., Orlando, Florida. PLEASE NOTE LOCATION OF THE MEETING.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Board Member
 - B. Consideration of Resolution 2023-02 Canvassing and Certifying the Results of the Landowners' Election
 - C. Acceptance of Resignation of Albert Guidice and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024
 - D. Consideration of Resolution 2023-03 Electing Officers
4. Approval of Minutes of the September 13, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 8, 2022 Landowners' Meeting
5. **Consideration of Property Conveyances – Item Revised**
 - A. Resolution 2023-01 Approving the Conveyance of Real Property and Improvements (Parcel I Phase 4)
 - B. Resolution 2023-04 Approving the Conveyance of Real Property and Improvements (Parcel K Phase 3) - Added**
6. Consideration of Landscape Management Agreement with OmegaScapes, Inc. for Phase 4 Maintenance
7. Ratification of Series 2021 Requisition #4
8. Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022
9. Discussion of Pending Real Property Conveyances
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Presentation of Series 2015 Arbitrage Rebate Calculation Report
11. Public Comment Period

12. Supervisor's Requests
13. Next Meeting Date – February 14, 2023 at the Offices of GMS-CF, LLC
14. Adjournment

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION B

RESOLUTION 2023-02

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

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing one (1) supervisor for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on November 8, 2022, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

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

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

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

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
<u>Daniel La Rosa</u>	<u>700</u>	4 Year Term

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

Adopted this 10th day of January, 2023.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

SECTION C

From: Albert Guidice albert.guidice@lennar.com

Subject: Storey Park CDD - Letter of Resignation

Date: January 3, 2023 at 3:19 PM

To: Stacie Vanderbilt svanderbilt@gmscfl.com, jshowe@gmscfl.com, Mark McDonald Mark.McDonald@Lennar.com, Michelle Barr michelle.barr@lennar.com, Daniel La Rosa Daniel.LaRosa@Lennar.com

1/3/2023

[DISTRICT MANAGER]

Storey Park Community Development District
219 E. Livingston Street
Orlando, FL 32801

Dear Board Members:

I hereby resign effective Friday, January 6th, 2023 as a Member of the Board of Supervisors of the Storey Park Community Development District.

Sincerely,

Warm regards,

LENNAR

Albert Guidice
Land Purchasing Manager
Orlando Division

www.LennarOrlando.com

Cell: 321.387.5607

6675 Westwood Boulevard
5th Floor
Orlando, FL 32821

SECTION D

RESOLUTION 2023-03

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 10th day of January, 2023.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, September 13, 2022 at 4:00 p.m. at the Orange County Public Library, Southeast Branch, 5575 S. Semoran Blvd., Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman (Resigned at Meeting)
Ben Kraljev	Vice Chairman
Teresa Diaz	Assistant Secretary
Albert Guidice	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We'll open it up for any members of the audience who would like to provide public comment. We will note for purposes of the recording that we only have members of District Staff and the Board present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation(s) and Appointment of Individual(s) to Fulfill the Board Vacancy(ies)

Mr. Showe: Prior to the Board meeting, we received and we handed out to the Board a resignation for Mr. Lane Register. I think the first thing that we could do is to transition some of the Board seats. We need a motion to accept that resignation.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the resignation of Mr. Lane Register was accepted.

Mr. Showe: That opens up a vacancy in Seat #3. Is there an appointment to fill that vacancy?

Mr. Bonin: Yes.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the appointment of Mr. Albert Guidice to fill Seat #3 was approved.

B. Administration of Oath of Office to Newly Appointed Board Member(s)

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Albert Guidice.

Mr. Showe: Print your name and sign it and I'll notarize it after the meeting. I will go through the package of materials with you after the meeting so we can get through the business. I think there's another resignation.

Mr. Bonin: Yeah. I'm going to resign from my seat.

Mr. Showe: Alright, we need a motion to accept that resignation.

On MOTION by Mr. Kraljev seconded by Mr. Guidice with all in favor the resignation of Mr. Rob Bonin was accepted.

Mr. Showe: That leaves a vacancy in Seat #5. I believe that the developer requested Mr. Daniel LaRosa be appointed to that seat. So, we need a motion to appoint Mr. LaRosa to that seat.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the appointment of Mr. Daniel LaRosa to fill Seat #5 was approved.

Mr. Showe: We'll get his Oath prior to the next meeting.

C. Consideration of Resolution 2022-21 Electing Officers

Mr. Showe: The next step is every time there is a new slate of officers, we do an election of officers. What we would typically do is appoint one of the Board Members as Chair, one as Vice Chair and the rest of the Board Members would serve as Assistant Secretaries. Is there direction from the Board on who you would like to appoint as Chair? Rob was the prior Chair.

Mr. Kraljev: Should we make Dan Chair since he's the Project Manager.

Mr. Showe: Dan? Okay. We'll put him as Chair. Ben is Vice Chair. Would you want to keep that office?

Mr. Kraljev: It's up to the Board.

Ms. Diaz: Yes.

Mr. Showe: Okay. For Resolution 2022-21, electing officers, Mr. Daniel LaRosa would serve as Chair; Mr. Ben Kraljev as Vice Chair; Mr. George Flint as Secretary; Mr. McQuarrie, Ms. Diaz, Mr. Guidice and Mr. Showe as Assistant Secretary, Ms. Jill Burns as Treasurer and Ms. Teresa Viscarra as Assistant Treasurer. We need a motion accepting that resolution as read.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor electing the officers as stated as evidenced by the adoption of Resolution 2022-21 was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 12, 2022 Meeting

Mr. Showe: The minutes of the July 12, 2022 meeting were provided as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Minutes of the July 12, 2022 Meeting were approved as presented.

Mr. Bonin left the meeting at this time.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-18 Finalizing the Series 2022 Bonds

Mr. Showe stated next is the formalization and finalization of our bond process that was started earlier this year. Resolution 2022-18 finalizes the Series 2022 bonds. We can let District Counsel go through the mechanics of that.

Mr. Lazarovich: Resolution 2022-18 finalizes the Assessment Area 5 Project. The final number for that bond was \$3,105,000. This resolution just sets those assessments on that assessment area. Do you have any questions? If not, we're just looking for a motion to approve.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2022-18 Finalizing the Series 2022 Bonds was approved.

Mr. Showe: You wanted a separate motion on the Supplemental Assessment Methodology Report?

Mr. Lazarovich: Yes.

Mr. Showe: Okay. As part of that, we would like a motion from the Board to ratify the Supplemental Assessment Methodology Report, which was used to finalize those bonds. It was included as part of that prior motion, so if we could just have a formal motion to approve the Supplemental Assessment Methodology Report.

Mr. Kraljev: Was there a change?

Mr. Showe: No. It's just kind of wrapping it up, as the Supplemental Assessment Methodology Report is used for the bond process.

Mr. Kraljev: Okay.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Supplemental Assessment Methodology Report was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-19 Approving the Conveyance of Real Property and Improvements (Parcel K Phase 2)

Mr. Showe stated next is Resolution 2022-19, approving the conveyance of real property and improvements related to Parcel K, Phase 2. We can let District Counsel go through what that resolution does.

Mr. Lazarovich: This resolution transfers the infrastructure improvements on Parcel K, Phase 2. In front of you, you have a Bill of Sale transferring the improvements from Lennar to the District. Then we have another Bill of Sale transferring from the District to Orange County. Also included is an Owners Affidavit and agreement regarding taxes. These are contracts between Lennar and the District, promising that there are no outstanding liens or taxes on the property that would hinder the District's ability to transfer the improvements to the county. Lastly, is a certificate of the District Engineer, signing off that everything is in line with the original plan for the District. We're just looking for a motion to approve.

Mr. Kraljev: Has this been inspected by the CDD, Alan?

Mr. Scheerer: Well, if you're talking about the landscaping itself that Teresa I just did, then yes.

Ms. Diaz: I think its K-1.

Mr. Scheerer: Is it K-1, the Dowden Road improvements along Dowden Road?

Ms. Diaz: Yes.

Mr. Kraljev: I'm just asking if you're okay with it, Alan.

Mr. Scheerer: Yeah.

Mr. Kraljev: Okay.

Mr. Lazarovich: Is that included in this one?

Mr. Showe: I don't think that's included in this one. I think this is the property that's going to be transferred.

Mr. Kraljev: As long as Alan is good, we're good.

Mr. Showe: He's always good.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2022-19 Approving the Conveyance of Real Property and Improvements for Parcel K, Phase 2 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-20 Declaring Vacancies in Certain Seats on the Board of Supervisors

Mr. Showe: Next is Resolution 2022-20. This District has started its transition process to General Election. No one qualified for those seats, so we need the Board to declare those two seats as vacant, which are Seats #4 and #5. This resolution declares those seats vacant and allows the incumbents in those current seats to continue service until such time as a qualified elector would be appointed to those seats. It would have to be somebody that lives in the District and is registered to vote.

Mr. Kraljev: Can that be done in a cycle?

Mr. Showe: The incumbents of those seats will continue serving in those seats until somebody else is appointed.

Mr. Kraljev: Can someone be appointed at any time?

Mr. Showe: Yes, they can be appointed at any time.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2022-20 Declaring Vacancies in Certain Board of Supervisors Seats was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Agreements****A. Landscape Management Agreement with OmegaScapes**

Mr. Showe: Next are some service agreements. We can let Alan go through them o. One is with OmegaScapes and one is with Applied Aquatics.

Mr. Scheerer: Yes, as I mentioned earlier, Teresa and I and the install contractor for Lennar as well as the folks for OmegaScapes, did a walk-through of the landscape and irrigation installation. There was a minor punch list that was drafted based on that, that everything with the exception of the relocation of the reclaimed meter, which is on private property and not on our property, is acceptable to the CDD. I know Teresa is working on getting that meter out of that guy's backyard because it's fenced in and we can't get to it. We're going to either have to jump the fence or go through his gate, should we need to.

Mr. Kraljev: Is that a common area meter?

Mr. Scheerer: It's a common area meter for all of the Dowden Road improvements along Dowden Road east and west of Stanza Way. So, that's something that really needs to happen, but we went ahead. It looks really good. We reached out to OmegaScapes.

Mr. Kraljev: Is that a K-1 install?

Ms. Diaz: Yes. That's Dowden Road.

Mr. Scheerer: That's where Stanza Way and Dowden Road meet, at the entrance, across from the new sign that went in. I think I may have a map. We were already maintaining two of the ponds within Parcel K. The common area tracks and a few of the entry features were added to this. This is well within our budget for the current fiscal year budget as well as the 2023 budget. The only thing that we're missing out of this agreement, when it becomes complete, will be the K-1 pond. That's the only thing that's not been turned over.

Mr. Kraljev: The big one?

Mr. Scheerer: The large pond. Yes, sir. That's the only one that's not included in this, but it's accounted for in the budget as well as the numbers that are included here. I think whoever did your install did a great job.

Ms. Diaz: The Project Manager was behind it.

Mr. Scheerer: The Project Manager was behind the work. Yes. Ma'am, that's correct. We also accepted the passive park, the tot lot. I noticed the fence was installed. All of the park benches and the trash receptacles are in there. We'll be sending a document with numbers on it to our insurance company to make sure it's covered.

Ms. Diaz: What about the area around the amenity?

Mr. Scheerer: The amenity is not us.

Mr. Kraljev: That's an extension of the Club Plan.

Mr. Scheerer: The HOA or the club manages that as well as where the CBUs are going that we were talking about earlier, the cluster mailboxes.

Mr. Kraljev: So, in Storey Park, the amenity stands alone in its own entity?

Ms. Diaz: Yes.

Mr. Scheerer: Yes.

Mr. Kraljev: I believe they are capturing the one in Parcel K. It will be in the Club Plan.

Ms. Diaz: Okay.

Mr. Scheerer: There's a map, I believe that was included in here. What's not included is where the club goes. Right? That's where that's at. Then they just highlighted everything. There's the passive park right here, and again, the big K-1 pond. The little green space around the wetland, was not included. When K-1's done and everything's ready to go and that gets all mowed and cleaned up, we'll do another quick walk-through of that because I know there is supposed to be a Boardwalk to get over to the outfall structure. Right?

Ms. Diaz: Yes. There's one here.

Mr. Scheerer: Yes, ma'am.

Ms. Diaz: And one here.

Mr. Scheerer: Okay. This one's a walking one, but these are just observation ones, where you can just walk out and take a look. It's not connected to anything. Anyway, the K-1 pond is the only one that's not captured. We will bring that back whenever Lennar tells us that it's ready for us to review, inspect and accept.

Mr. Kraljev: It worked a lot better for you to take on the maintenance of those banks and everything.

Mr. Scheerer: Yeah. We would've loved to get K-1, but that was a monster. You guys have been moving serious dirt. Anyway, OmegaScapes is doing a great job. I think they're doing very well and we would recommend approval of the agreement by this Board.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Landscape Management Agreement with OmegaScapes was approved.

B. Aquatic Plant Management Agreement with Applied Aquatic Management

Mr. Scheerer: The next one is an agreement with Applied Aquatic. It has a slight increase, which we've captured. There's some discretionary funding in the 2023 budget for the original four ponds. I didn't print out a map in advance. The original four ponds are the two on either side of Parcel J, this G-2 pond and this I-1 pond at the end of History Avenue. That's the only thing this agreement covers. They're doing all of the other ponds with the exception of K-1. They are turned over at different cycles, which means they renew at a different time. In talking with the District Manager, as soon as we get K-1 on line, we're going to come back to this Board with one agreement. We'll take this map with everything that's in it, and we'll attach it to the agreement. But for right now, the way the aquatic company works is, whenever they serve us, is when that agreement will expire and be renewed. These are the original four ponds that started way back many moons ago. There is a slight increase, which is all due to chemical costs. Like I said, there are discretionary funds within the budget this year as well as in the budget for 2023. They're doing a really good job. The place is really coming along nice. That's my opinion, of course, I'm a little biased. Again, we would seek approval.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Aquatic Plant Management Agreement with Applied Aquatic Management was approved.

NINTH ORDER OF BUSINESS**Discussion of Pending Real Property Conveyances**

Mr. Showe: I don't know that we have any other discussions for property conveyance, but we can open it up to the Board.

Ms. Diaz: We are already working on Parcel I-4.

Mr. Scheerer: Yes, I was there today. I saw United was there today. They sprayed a bunch of grasses. Hopefully, they get all the way down to Storytime Drive.

Ms. Diaz: Yes, they will.

Mr. Scheerer: Well, they should be able to do that whole track and then there's that piece of OSL-9, I think.

Ms. Diaz: The median.

Mr. Scheerer: Yeah. The Sonic median. That's all sprayed. They were out there doing some stuff today.

Ms. Diaz: Probably in two weeks it will be done?

Mr. Scheerer: Yeah.

Ms. Diaz: And we can do the turnover.

Mr. Scheerer: We'll see.

Mr. Kraljev: Have you started the deed transfers on Parcel K?

Mr. Lazarovich: No, not on Parcel K. If that's ready, we can get started on that.

Mr. Kraljev: We need to transfer the CDD tracks to the CDD by deed. We went back and did all of Parcel L. So, we should have on our radar to do Parcel K.

Mr. Scheerer: Okay. Did we do OSL-8, where the cell tower track was? I know that we kept that out.

Mr. Kraljev: We did. Is the cell tower tract finished?

Mr. Scheerer: No. The easement that goes with that OSL-8 track that's between the cell tower and Storey Park Boulevard, that's done, but the cell tower tract is not.

Mr. Kraljev: They were doing that at the same time.

Mr. Scheerer: Yeah.

Mr. Kraljev: Because those utilities go to the cell tower tract.

Mr. Scheerer: Yeah. Okay.

Mr. Kraljev: Do you have a guestimate?

Ms. Diaz: On the cell tower tract? Chad was the one working with us. The grading of the land is done. Everything is done. The hardscaping is done.

Mr. Kraljev: Okay. So, its 69 days?

Ms. Diaz: Probably.

Mr. Scheerer: They can clean up all of the weeds.

Mr. Kraljev: Okay. So as long as we have that on the radar, that's fine. We don't want to lose sight of it.

Mr. Scheerer: No. We're getting close.

Mr. Kraljev: Especially if it becomes active.

Mr. Scheerer: Oh, it's going to be active. These people are everywhere. Its quieted down here. As you realize, some of those that's been here for a while, we've had a lot of local personnel over the last couple of years, but that's subsided now.

Mr. Kraljev: You've seen the action moving forward?

Mr. Scheerer: Well, I mean, there's a lot of good things happening out there, but it's a lot of putting out fires. In summertime, the kids were all over Epic Park, the quad park, however you want to call it, they were everywhere out there. The capstones on some of the knee walls were damaged, but other than that, I haven't heard anything.

Mr. Showe: No, we haven't.

Mr. Scheerer: We closed the dog park on Philosophy Way. That's going to be an ongoing thing annually every year for about three weeks because we replaced all of the Bahia sod because of the dogs and people. That thing looks like carpet out there right now. It's some of the nicest Bahia. It looks really good. We did it with Tricia a year ago. We did it for about three weeks, closed it down and treated it for fleas, ticks, and any other animal, unfriendly pests. But it looks really good. We're moving along.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: We can go to Staff Reports. Do you have anything, Counsel?

Mr. Lazarovich: No major updates, except we have the Assessment Area 5 bonds set to close on Thursday.

B. Engineer

Mr. Showe: Is the District Engineer on the call? I don't have any updates specifically from them.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: We can go to the District Manager's Report. The first item is the approval of the Check Register in your General Fund. We have Checks 875 through 905 in the amount of \$148,298.64. We also have July payroll for \$1,419.26, for a total of \$149,717.90. Both Alan and I can answer any questions on those invoices or a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. Guidice with all in favor the July 1, 2022 through August 31, 2022 Check Register in the amount of \$149,717.90 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: The next item is your Balance Sheet and Income Statement. No action is required by the Board. I will note that your General Fund is doing better than budget to actuals. We're in great shape on the General Fund. We're also 100% collected on our assessments, so great shape there as well.

iii. Field Manager's Report

Mr. Showe: Alan, are there any other field updates from you?

Mr. Scheerer: No. I covered the dog park. If you're out onsite and you see that the Bahia grass gets a little long and it's going to seed, that's intentional. We're cycling between Storytime Drive, the Bahia and a little bit on Dowden Road, because that first island at Storytime Drive and Dowden Road for reason, was not St. Augustine. So, we're letting it go to seed. It's filling in nicely. We did the same thing for Storey Park Boulevard. So that's intentional. The stormwater ponds are looking good. Like I said, the parks are being used. Everything is being used. We installed a double gate on the dog park on Folklore Lane because the guys couldn't get their mower in there. They had to bring a push mower in. So, we went ahead and installed just a double chain link fence gate back there. This way they can get their 50-ton mower in there and mow it at a decent time. The streetlights, I guess, is probably one of the few things that we're still dealing with out there that we'd like to get resolved and get down the road.

Ms. Diaz: By October 15th.

Mr. Scheerer: Halloween, right?

Ms. Diaz: Yes. We are on schedule.

Mr. Scheerer: Good. Other than that, I really don't have anything else to report. It's moving along. We are going to be gearing up for the new budget. We'll be out there doing some pressure washing at the beginning of the fiscal year and end of the annual year calendar. We are getting ready for the holidays. Everybody likes to have it clean so we'll be doing a lot of pressure washing and cleaning up out there. That's all I have.

iv. Presentation of Series 2021 Arbitrage Rebate Calculation Report

Mr. Showe: The last thing that I have is the presentation of the Series 2021 Arbitrage Rebate Calculation Report. This is a required calculation as part of the bond documents. Every year we have to perform a test that shows we don't earn more in interest than we're legally allowed. On the first page, three paragraphs down, it says that the results indicate no amount

must be on deposit in the Rebate Fund, which means we're in compliance. There's a lot of other math and everything after that if you're interested, but that's the meat and potatoes of it. It'd really be difficult anyway, at this stage, for us to make more in interest than legally allowed. But we are required as part of the bonds to test that.

ELEVENTH ORDER OF BUSINESS**Public Comment Period**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Showe: Other than that, we can take any Supervisor Requests. Hearing none.

THIRTEENTH ORDER OF BUSINESS**Next Meeting Date – October 4, 2022 at
4:00 PM at the Orange County Library –
Southeast Branch**

Mr. Showe: The next scheduled meeting is scheduled for October 4, 2022 at 4:00 p.m. at the Orange County Library. If we don't have any agenda items, we'll look to cancel it.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' Meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, November 8, 2022 at 4:00 p.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present were:

Daniel La Rosa
Jason Showe

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Showe: I received a landowner proxy from Lennar Homes, LLC, which was signed by Mr. Mark McDonald, naming Mr. Dan La Rosa as the proxyholder representing 232 individually platted lots and 1 unplatted parcel which constitutes 772 votes. No other landowners are represented.

SECOND ORDER OF BUSINESS

Call to Order

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

THIRD ORDER OF BUSINESS

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

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

Mr. La Rosa: Yes, absolutely.

FOURTH ORDER OF BUSINESS

**Nominations for the Position of
Supervisor**

Mr. Showe: Mr. La Rosa provided me with his ballot, nominating himself. Are there any other nominations?

Mr. La Rosa: No.

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

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Showe: Mr. La Rosa's ballot reflects 700 votes for himself. No other ballots were submitted.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Mr. Showe: Mr. La Rosa will serve a four-year term.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

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

Mr. La Rosa: I have no questions or comments.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 4:01 p.m.

SECTION V

SECTION A

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM LENNAR HOMES, LLC TO THE DISTRICT; 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 approval and transfer by the District 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 infrastructure improvements described in **Exhibit “A,”** 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 10th day of January, 2023.

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

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed between Lennar Homes, LLC and the Storey Park Community Development District;
2. Bill of Sale Absolute and Agreement between Lennar Homes, LLC and the Storey Park Community Development District;
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
P.O. Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this _____ day of January, 2023 by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126, to **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes* (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, the receipt and sufficiency 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 the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby specially warrants that title to the Property 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 2023 and subsequent years, and that the Grantor will defend title to the Property against the lawful claims of all persons claiming by, through or under the 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: Mark McDonald

Title: Vice President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Mark McDonald, 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-2, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract OS-5, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-8, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-10, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Storey Park Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of January, 2023, 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 5505 Blue Lagoon Drive, Miami, Florida 33126, 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 of the Improvements from the Developer.

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 by reference.

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 and 00/100 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.

3. All personal property described and conveyed herein is conveyed with all express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein, as applicable.

4. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE
ABSOLUTE AND AGREEMENT
Storey Park Community Development District**

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: Mark McDonald

Printed Name

Title: Vice President

Witness

Printed Name

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of January, 2023, by Mark McDonald, 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
ABSOLUTE AND AGREEMENT
Storey Park Community Development District**

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____
Print: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of January, 2023, by _____, as _____ of the Board of Supervisors of the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by _____ as the Secretary/Assistant Secretary of the **STOREY PARK 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 Systems
2. Landscaping/Hardscaping/Irrigation
3. Master Signage
4. Professional Fees – Surveys, Plats and Plans

LOCATED ON THE FOLLOWING PROPERTY:

Tract R-2, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract OS-5, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-8, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-10, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT
Storey Park Community Development District

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared Mark McDonald ("Affiant") as Vice President of **Lennar Homes, LLC**, a Florida limited liability company, whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (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 set forth in the plat of Storey Park Phase 4, as recorded in Plat Book 92, Page 45, 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.

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 dates, respectively, 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 the 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 5505 Blue Lagoon Drive, Miami, Florida 33126. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee 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/she 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: _____, 2023

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Print: Mark McDonald

Title: Vice President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of January 2023, by Mark McDonald, 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-2, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract OS-5, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-8, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-10, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Roadway Systems
2. Landscaping/Hardscaping/Irrigation
3. Master Signage
4. Professional Fees – Surveys, Plats and Plans

AGREEMENT REGARDING TAXES
Storey Park Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of January, 2023, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (“Developer”), and **STOREY PARK COMMUNITY DEVELOPMENT 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 (“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 the District, Developer and the 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 are 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 2022 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 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property and Improvements are 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 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES

Storey Park Community Development District

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

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

Title: Vice President

X _____

Print: _____

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: _____

Title: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-2, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract OS-5, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-8, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-10, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Roadway Systems
2. Landscaping/Hardscaping/Irrigation
3. Master Signage
4. Professional Fees – Surveys, Plats and Plans

CERTIFICATE OF DISTRICT ENGINEER
Storey Park Community Development District

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 Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and 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 CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District

DATED: _____, 2023

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 _____, 2023 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-2, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract OS-5, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-8, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

Tract P-10, according to the STOREY PARK PHASE 4 plat, as recorded in Plat Book 92, Page 45, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Roadway Systems
2. Landscaping/Hardscaping/Irrigation
3. Master Signage
4. Professional Fees – Surveys, Plats and Plans

SECTION B

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF INFRASTRUCTURE IMPROVEMENTS FROM LENNAR HOMES, LLC TO THE DISTRICT AND FROM THE DISTRICT TO ORANGE COUNTY, FLORIDA; 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 approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills 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 thereafter from the District to Orange County, Florida, a charter county and political subdivision of the State of Florida (hereinafter, “Orange County”); 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 infrastructure improvements described in **Exhibit “A,”** to the District and thereafter to Orange County, 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 10th day of January, 2023.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Bill of Sale Absolute and Agreement between Lennar Homes, LLC and the Storey Park Community Development District;
2. Bill of Sale Absolute and Agreement between the Storey Park Community Development District and Orange County, Florida;
3. Owner’s Affidavit;
4. Agreement Regarding Taxes;
5. Certificate of District Engineer

BILL OF SALE AND ASSIGNMENT

Storey Park Community Development District – Potable Water Distribution System, Reclaim Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 3 Plat)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the “**Agreement**”) is made as of this _____ day of _____, 2023, is given to the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **LENNAR HOMES, LLC**, a Florida Limited Liability Company (hereinafter referred to as the “**Grantor**”), whose address 5505 Blue Lagoon Drive, Miami, Florida 33126.

RECITALS

WHEREAS, Grantor owns certain real property as described in the attached Exhibit “**A**” (the “**Land**”);

WHEREAS, the Grantor has constructed infrastructure improvements on the Land, as more fully described in **Exhibit “B”** attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”); and

WHEREAS, both the Grantor and the District find it to be in the best interest of both parties for the Grantor to transfer the Improvements to the District, to be subsequently transferred to Orange County, Florida, a political subdivision of the State of Florida; and

WHEREAS, the Grantor desires to convey the Improvements to the District to allow such subsequent transfer for operation and maintenance, and the District desires to accept such transfer, to subsequently transfer to Orange County, Florida for ownership, operation and maintenance.

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

WITNESSETH

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]

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND ASSIGNMENT**

Storey Park Community Development District – Potable Water Distribution System, Reclaim
Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 3 Plat)

IN WITNESS WHEREOF, the Grantor has executed this Bill of Sale and Assignment as
of the date first above written

GRANTOR:

WITNESSES:

LENNAR HOMES, LLC,
a Florida Limited Liability Company

Signed, sealed and delivered in the
presence of:

Print Name: _____

Print Name: _____

By: _____

Name: Mark McDonald

Title: Vice President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence
or () online notarization, this ____ day of _____ 2023, by Mark McDonald, as Vice
President of **LENNAR HOMES, LLC**, a Florida Limited Liability Company. He or she () is
personally known to me, or () have produced a valid driver's license for identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

(NOTARY SEAL)

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND ASSIGNMENT**

Storey Park Community Development District – Potable Water Distribution System, Reclaim
Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 3 Plat)

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill
of Sale and Assignment as of the date first above written.

DISTRICT:

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization, this _____ day of _____, 2023, by
_____, 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.: _____

(NOTARY SEAL)

EXHIBIT "A"

The Land

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-2, DOWDEN ROAD - PHASES 3 AND 4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 49 THROUGH 52, TRACTS FD-K4 THROUGH FD-K7 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 AND TRACT FD-K8, STOREY PARK-PARCEL K PHASE 2 ACCORDING TO PLAT BOOK 107, PAGES 23 THROUGH 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 181.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DOWDEN ROAD ACCORDING TO PLAT BOOK 99, PAGES 49 THROUGH 52 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 22° 12' 36" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 93.95 FEET TO THE NORTH LINE OF TRACT OS-K1 OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 67° 47' 24" WEST, ALONG THE NORTH LINE SAID TRACT OS-K1, FOR A DISTANCE OF 43.50 FEET; THENCE RUN SOUTH 22° 12' 36" EAST, ALONG THE WEST LINE OF SAID TRACT OS-K1 FOR A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STANZA WAY OF SAID PLAT; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 67° 47' 24" WEST FOR A DISTANCE OF 45.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 826.00 FEET, WITH A CHORD BEARING OF SOUTH 65° 58' 20" WEST, AND A CHORD DISTANCE OF 52.40 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 38' 07" FOR A DISTANCE OF 52.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 70° 41' 26" WEST, AND A CHORD DISTANCE OF 14.18 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 34" FOR A DISTANCE OF 15.76 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 62° 46' 13" WEST FOR A DISTANCE OF 52.03 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 370.00 FEET WITH A CHORD BEARING OF SOUTH 25°16'19" EAST, AND A CHORD DISTANCE OF 0.33 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'06" FOR A DISTANCE OF 0.33 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 18° 47' 49" WEST, AND A CHORD DISTANCE OF 13.90 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 05' 09" FOR A DISTANCE OF 15.37 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 62° 50' 24" WEST FOR A DISTANCE OF 245.49 FEET TO THE POINT OF

CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 70° 44' 20" WEST, AND A CHORD DISTANCE OF 14.49 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 50' 33" FOR A DISTANCE OF 16.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOLDFACE DRIVE OF SAID PLAT BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 105.00 FEET, WITH A CHORD BEARING OF NORTH 42° 48' 11" WEST, AND A CHORD DISTANCE OF 66.58 FEET; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 58' 17" FOR A DISTANCE OF 67.75 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 61° 17' 20" WEST FOR A DISTANCE OF 421.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 16° 17' 20" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 52.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHARACTER DRIVE OF SAID PLAT AND A POINT ON A NON TANGENT LINE; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 28° 42' 40" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 16° 17' 20" EAST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 28° 42' 40" WEST FOR A DISTANCE OF 241.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTRODUCTION WAY OF SAID PLAT; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 61° 17' 20" WEST FOR A DISTANCE OF 524.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 16° 17' 20" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 52.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 178.21 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 179.00 FEET, WITH A CHORD BEARING OF NORTH 76° 56' 04" WEST, AND A CHORD DISTANCE OF 96.55 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF 31° 17' 29" FOR A DISTANCE OF 97.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 87°25'11" WEST, 24.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 829.00 FEET, WITH A CHORD BEARING OF SOUTH 83° 59' 26" WEST, AND A CHORD DISTANCE OF 99.17 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 51' 30" FOR A DISTANCE OF 99.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 54° 42' 36" WEST, AND A CHORD DISTANCE OF 14.08 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 27' 25" FOR A DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 09°58'54" WEST, FOR A DISTANCE OF 0.04 FEET; THENCE RUN SOUTH 77° 59' 57" WEST FOR A DISTANCE OF 55.04 FEET; THENCE RUN SOUTH 09°58'54" EAST, FOR A DISTANCE OF 0.74 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 32° 43' 36" WEST, AND A CHORD DISTANCE OF 13.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 24' 59" FOR A DISTANCE OF 14.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 829.00 FEET, WITH A CHORD BEARING OF SOUTH 72° 25' 05" WEST, AND A CHORD DISTANCE OF 87.25 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 02' 00" FOR A DISTANCE OF 87.29 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69° 24' 06" WEST FOR A DISTANCE OF 24.74 FEET TO THE EASTERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 2; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: NORTH 09° 58' 54" WEST FOR A DISTANCE OF 660.01 FEET; THENCE RUN NORTH 00° 13' 23" EAST FOR A DISTANCE OF 55.00 FEET TO THE SOUTH LINE OF SAID TRACT FD-K8; THENCE RUN NORTH 89° 46' 37" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 502.13 FEET TO THE WEST LINE OF SAID TRACT FD-K8; THENCE RUN NORTH 00° 13' 23" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 138.00 FEET TO THE EASTERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 2; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: SOUTH 89° 46' 37" EAST FOR A DISTANCE OF 530.13 FEET; THENCE RUN NORTH 00° 13' 23" EAST FOR A DISTANCE OF 104.20 FEET; THENCE RUN NORTH 50° 28' 22" WEST FOR A DISTANCE OF 27.15 FEET; THENCE RUN NORTH 46° 47' 56" WEST FOR A DISTANCE OF 56.18 FEET; THENCE RUN NORTH 25° 26' 06" WEST FOR A DISTANCE OF 148.37 FEET; THENCE RUN NORTH 07° 05' 00" WEST FOR A DISTANCE OF 70.02 FEET; THENCE RUN NORTH 35° 31' 19" EAST FOR A DISTANCE OF 48.41 FEET; THENCE RUN NORTH 13° 33' 45" WEST FOR A DISTANCE OF 94.14 FEET TO SOUTH LINE OF STARWOOD PHASE N-1B SOUTH AS RECORDED IN PLAT BOOK 106, PAGES 62 THROUGH 65 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 61° 17' 20" EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF STARWOOD PHASE N-1A AS RECORDED IN PLAT BOOK 97, PAGES 149 THROUGH 152 OF SAID PUBLIC RECORDS FOR A DISTANCE OF 2560.82 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE OF DOWDEN ROAD; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 22° 12' 36" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 144.66 FEET TO THE POINT OF BEGINNING;

CONTAINS 42.34 ACRES MORE OR LESS.

Bill of Sale (Water and Water Reclamation Systems)

BILL OF SALE

**Potable Water Distribution System, Reclaim Water Distribution System and
Sanitary Sewer Collection**

Storey Park Community Development District c/o Governmental Management Services, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida, 32801 (ATTN: District Manager), County of Orange, State of Florida, (the “District”), for and in consideration of the sum of one (\$1.00) dollar and other valuable consideration paid to the District by Orange County, a charter county and political subdivision of the State of Florida (“Orange County”) receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and wastewater collection system located on the following County easements or right-of-way as shown on the recorded drawings, more specifically described as follows:

PROJECT: **Storey Park - Parcel K Phase 3 (21-U-013)**

Exhibit “A” Legal

Description Attached

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Seller has executed this Agreement at _____,
Florida on _____, 2023.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

By: _____
Seller Signature

Notary Signature

Print Seller Name and Date

Print Notary Name and Date

Print Company Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [_____] physical presence or [_____] online notarization, this _____ day of _____, 2023 by _____, of _____, a _____, on behalf of the company, who is [_____] personally known to me or [_____] has produced _____ as identification.

EXHIBIT “B”

List and Description of Improvements

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water and wastewater collection system, and related improvements.

OWNER'S AFFIDAVIT

Storey Park Community Development District – Potable Water Distribution System, Reclaim Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 3 Plat)

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Mark McDonald (“Affiant”) as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the owner of certain infrastructure improvements (the “Improvements”) on land located in Orange County, Florida, as more particularly described in Exhibit “A” attached hereto, and that Affiant as an Authorized Agent and 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 Improvements, as described in the Bill of Sale and Assignment, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title set forth in the plat of Storey Park - Parcel K Phase 3, as recorded in Plat Book 110, Page 34, of the Official Records of Orange County, Florida (collectively, the “Plat”).

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

4. That there have been no liens filed against 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 Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements 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 Improvements which is now pending in any state or federal court in the United States affecting the Improvements, 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 Improvements.

7. Affiant knows of no 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 Improvements to the District and for the District's future conveyances to Orange County, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Plat and the effective date of the Bill of Sale and Assignment for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect 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 5505 Blue Lagoon Drive, Miami, Florida 33126. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that Buyer 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: _____, **2023**

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

LENNAR HOMES, LLC,
a Florida limited liability company

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by Mark McDonald, 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 IMPROVEMENTS

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water and wastewater collection system, and related improvements.

On the land described as follows:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-2, DOWDEN ROAD - PHASES 3 AND 4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 49 THROUGH 52, TRACTS FD-K4 THROUGH FD-K7 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 AND TRACT FD-K8, STOREY PARK-PARCEL K PHASE 2 ACCORDING TO PLAT BOOK 107, PAGES 23 THROUGH 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 181.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DOWDEN ROAD ACCORDING TO PLAT BOOK 99, PAGES 49 THROUGH 52 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 22° 12' 36" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 93.95 FEET TO THE NORTH LINE OF TRACT OS-K1 OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 67° 47' 24" WEST, ALONG THE NORTH LINE SAID TRACT OS-K1, FOR A DISTANCE OF 43.50 FEET; THENCE RUN SOUTH 22° 12' 36" EAST, ALONG THE WEST LINE OF SAID TRACT OS-K1 FOR A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STANZA WAY OF SAID PLAT; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 67° 47' 24" WEST FOR A DISTANCE OF 45.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 826.00 FEET, WITH A CHORD BEARING OF SOUTH 65° 58' 20" WEST, AND A CHORD DISTANCE OF 52.40 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 38' 07" FOR A DISTANCE OF 52.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 70° 41' 26" WEST, AND A CHORD DISTANCE OF 14.18 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 34" FOR A DISTANCE OF 15.76 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 62° 46' 13" WEST FOR A DISTANCE OF 52.03 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 370.00 FEET WITH A CHORD BEARING OF SOUTH 25°16'19" EAST, AND A CHORD DISTANCE OF 0.33 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE

OF 00°03'06" FOR A DISTANCE OF 0.33 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 18° 47' 49" WEST, AND A CHORD DISTANCE OF 13.90 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 05' 09" FOR A DISTANCE OF 15.37 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 62° 50' 24" WEST FOR A DISTANCE OF 245.49 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 70° 44' 20" WEST, AND A CHORD DISTANCE OF 14.49 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 50' 33" FOR A DISTANCE OF 16.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOLDFACE DRIVE OF SAID PLAT BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 105.00 FEET, WITH A CHORD BEARING OF NORTH 42° 48' 11" WEST, AND A CHORD DISTANCE OF 66.58 FEET; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 58' 17" FOR A DISTANCE OF 67.75 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 61° 17' 20" WEST FOR A DISTANCE OF 421.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 16° 17' 20" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 52.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHARACTER DRIVE OF SAID PLAT AND A POINT ON A NON TANGENT LINE; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 28° 42' 40" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 16° 17' 20" EAST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 28° 42' 40" WEST FOR A DISTANCE OF 241.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTRODUCTION WAY OF SAID PLAT; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 61° 17' 20" WEST FOR A DISTANCE OF 524.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 16° 17' 20" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 52.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS

OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 178.21 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 179.00 FEET, WITH A CHORD BEARING OF NORTH 76° 56' 04" WEST, AND A CHORD DISTANCE OF 96.55 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 17' 29" FOR A DISTANCE OF 97.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 87°25'11" WEST, 24.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 829.00 FEET, WITH A CHORD BEARING OF SOUTH 83° 59' 26" WEST, AND A CHORD DISTANCE OF 99.17 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 51' 30" FOR A DISTANCE OF 99.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 54° 42' 36" WEST, AND A CHORD DISTANCE OF 14.08 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 27' 25" FOR A DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 09°58'54" WEST, FOR A DISTANCE OF 0.04 FEET; THENCE RUN SOUTH 77° 59' 57" WEST FOR A DISTANCE OF 55.04 FEET; THENCE RUN SOUTH 09°58'54" EAST, FOR A DISTANCE OF 0.74 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 32° 43' 36" WEST, AND A CHORD DISTANCE OF 13.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 24' 59" FOR A DISTANCE OF 14.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 829.00 FEET, WITH A CHORD BEARING OF SOUTH 72° 25' 05" WEST, AND A CHORD DISTANCE OF 87.25 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 02' 00" FOR A DISTANCE OF 87.29 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69° 24' 06" WEST FOR A DISTANCE OF 24.74 FEET TO THE EASTERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 2; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: NORTH 09° 58' 54" WEST FOR A DISTANCE OF 660.01 FEET; THENCE RUN NORTH 00° 13' 23" EAST FOR A DISTANCE OF 55.00 FEET TO THE SOUTH LINE OF SAID TRACT FD-K8; THENCE RUN NORTH 89° 46' 37" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 502.13 FEET TO THE WEST LINE OF SAID TRACT FD-K8; THENCE RUN NORTH 00° 13' 23" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 138.00 FEET TO THE EASTERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 2; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: SOUTH 89° 46' 37" EAST FOR A DISTANCE OF 530.13 FEET; THENCE RUN NORTH 00° 13' 23" EAST FOR A DISTANCE OF 104.20 FEET; THENCE RUN NORTH 50° 28' 22" WEST FOR A DISTANCE OF 27.15 FEET; THENCE RUN NORTH 46° 47' 56" WEST FOR A DISTANCE OF 56.18 FEET; THENCE RUN NORTH 25° 26' 06" WEST FOR A DISTANCE OF 148.37 FEET; THENCE RUN NORTH 07° 05' 00" WEST FOR A DISTANCE OF 70.02 FEET; THENCE RUN NORTH 35° 31' 19" EAST FOR A DISTANCE OF 48.41 FEET; THENCE RUN NORTH 13° 33' 45" WEST FOR A DISTANCE OF 94.14 FEET TO SOUTH LINE OF STARWOOD PHASE N-1B SOUTH AS RECORDED IN PLAT BOOK 106, PAGES 62 THROUGH 65 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 61° 17' 20" EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF STARWOOD PHASE N-1A AS RECORDED IN PLAT BOOK 97, PAGES 149 THROUGH 152 OF SAID PUBLIC RECORDS FOR A DISTANCE OF 2560.82 FEET TO A POINT ON AFORESAID WEST RIGHT-

OF-WAY LINE OF DOWDEN ROAD; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 22° 12' 36" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 144.66 FEET TO THE POINT OF BEGINNING;

CONTAINS 42.34 ACRES MORE OR LESS.

AGREEMENT REGARDING TAXES

Storey Park Community Development District – Potable Water Distribution System, Reclaim Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 3 Plat)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2023, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (“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 by reference (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and/or personal property, made in, on, over, under and through the Property, as described on Exhibit “A” attached hereto and incorporated herein by reference (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 Improvements to the District by Bill of Sale; and

WHEREAS, in conjunction with the conveyance of the 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.

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 Improvements, or any portion thereof, for tax year 2022 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 Improvements for the tax year 2023.

4. Subsequent to the District's acceptance of the Improvements, and only in the event the Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Improvements, as applicable, or in the alternative, shall seek a minimal valuation of the Improvements, from the Orange County Property Appraiser, as applicable, and subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Improvements, as applicable.

[SIGNATURE PAGE FOLLOWS]

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

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

Title: Vice President

X _____

Print: _____

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

ATTEST:

X _____

By: _____

Print: _____

Secretary/Asst. Secretary

Print: _____

Title: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-2, DOWDEN ROAD - PHASES 3 AND 4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 49 THROUGH 52, TRACTS FD-K4 THROUGH FD-K7 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 AND TRACT FD-K8, STOREY PARK-PARCEL K PHASE 2 ACCORDING TO PLAT BOOK 107, PAGES 23 THROUGH 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 181.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DOWDEN ROAD ACCORDING TO PLAT BOOK 99, PAGES 49 THROUGH 52 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 22° 12' 36" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 93.95 FEET TO THE NORTH LINE OF TRACT OS-K1 OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 67° 47' 24" WEST, ALONG THE NORTH LINE SAID TRACT OS-K1, FOR A DISTANCE OF 43.50 FEET; THENCE RUN SOUTH 22° 12' 36" EAST, ALONG THE WEST LINE OF SAID TRACT OS-K1 FOR A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STANZA WAY OF SAID PLAT; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 67° 47' 24" WEST FOR A DISTANCE OF 45.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 826.00 FEET, WITH A CHORD BEARING OF SOUTH 65° 58' 20" WEST, AND A CHORD DISTANCE OF 52.40 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 38' 07" FOR A DISTANCE OF 52.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 70° 41' 26" WEST, AND A CHORD DISTANCE OF 14.18 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 34" FOR A DISTANCE OF 15.76 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 62° 46' 13" WEST FOR A DISTANCE OF 52.03 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 370.00 FEET WITH A CHORD BEARING OF SOUTH 25°16'19" EAST, AND A CHORD DISTANCE OF 0.33 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'06" FOR A DISTANCE OF 0.33 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 18° 47' 49" WEST, AND A CHORD DISTANCE OF 13.90 FEET; THENCE RUN

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 05' 09" FOR A DISTANCE OF 15.37 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 62° 50' 24" WEST FOR A DISTANCE OF 245.49 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 70° 44' 20" WEST, AND A CHORD DISTANCE OF 14.49 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 50' 33" FOR A DISTANCE OF 16.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOLDFACE DRIVE OF SAID PLAT BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 105.00 FEET, WITH A CHORD BEARING OF NORTH 42° 48' 11" WEST, AND A CHORD DISTANCE OF 66.58 FEET; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 58' 17" FOR A DISTANCE OF 67.75 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 61° 17' 20" WEST FOR A DISTANCE OF 421.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 16° 17' 20" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 52.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHARACTER DRIVE OF SAID PLAT AND A POINT ON A NON TANGENT LINE; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 28° 42' 40" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 16° 17' 20" EAST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 28° 42' 40" WEST FOR A DISTANCE OF 241.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTRODUCTION WAY OF SAID PLAT; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 61° 17' 20" WEST FOR A DISTANCE OF 524.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 16° 17' 20" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 52.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN

NORTH 61° 17' 20" WEST FOR A DISTANCE OF 178.21 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 179.00 FEET, WITH A CHORD BEARING OF NORTH 76° 56' 04" WEST, AND A CHORD DISTANCE OF 96.55 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 17' 29" FOR A DISTANCE OF 97.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 87°25'11" WEST, 24.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 829.00 FEET, WITH A CHORD BEARING OF SOUTH 83° 59' 26" WEST, AND A CHORD DISTANCE OF 99.17 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 51' 30" FOR A DISTANCE OF 99.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 54° 42' 36" WEST, AND A CHORD DISTANCE OF 14.08 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 27' 25" FOR A DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 09°58'54" WEST, FOR A DISTANCE OF 0.04 FEET; THENCE RUN SOUTH 77° 59' 57" WEST FOR A DISTANCE OF 55.04 FEET; THENCE RUN SOUTH 09°58'54" EAST, FOR A DISTANCE OF 0.74 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 32° 43' 36" WEST, AND A CHORD DISTANCE OF 13.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 24' 59" FOR A DISTANCE OF 14.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 829.00 FEET, WITH A CHORD BEARING OF SOUTH 72° 25' 05" WEST, AND A CHORD DISTANCE OF 87.25 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 02' 00" FOR A DISTANCE OF 87.29 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69° 24' 06" WEST FOR A DISTANCE OF 24.74 FEET TO THE EASTERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 2; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: NORTH 09° 58' 54" WEST FOR A DISTANCE OF 660.01 FEET; THENCE RUN NORTH 00° 13' 23" EAST FOR A DISTANCE OF 55.00 FEET TO THE SOUTH LINE OF SAID TRACT FD-K8; THENCE RUN NORTH 89° 46' 37" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 502.13 FEET TO THE WEST LINE OF SAID TRACT FD-K8; THENCE RUN NORTH 00° 13' 23" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 138.00 FEET TO THE EASTERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 2; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: SOUTH 89° 46' 37" EAST FOR A DISTANCE OF 530.13 FEET; THENCE RUN NORTH 00° 13' 23" EAST FOR A DISTANCE OF 104.20 FEET; THENCE RUN NORTH 50° 28' 22" WEST FOR A DISTANCE OF 27.15 FEET; THENCE RUN NORTH 46° 47' 56" WEST FOR A DISTANCE OF 56.18 FEET; THENCE RUN NORTH 25° 26' 06" WEST FOR A DISTANCE OF 148.37 FEET; THENCE RUN NORTH 07° 05' 00" WEST FOR A DISTANCE OF 70.02 FEET; THENCE RUN NORTH 35° 31' 19" EAST FOR A DISTANCE OF 48.41 FEET; THENCE RUN NORTH 13° 33' 45" WEST FOR A DISTANCE OF 94.14 FEET TO SOUTH LINE OF STARWOOD PHASE N-1B SOUTH AS RECORDED IN PLAT BOOK 106, PAGES 62 THROUGH 65 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 61° 17' 20" EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF STARWOOD PHASE N-1A AS RECORDED IN PLAT BOOK 97, PAGES 149 THROUGH 152 OF SAID PUBLIC RECORDS FOR A DISTANCE OF 2560.82 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE OF DOWDEN ROAD; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 22° 12' 36" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 144.66 FEET TO THE POINT OF BEGINNING;

CONTAINS 42.34 ACRES MORE OR LESS.

IMPROVEMENTS

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water and wastewater collection system, and related improvements.

CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Potable Water Distribution System, Reclaim Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 3 Plat)

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 infrastructure improvements and personal property described in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Improvements”), made in, on, over, under and through the land described in Exhibit “A” attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore 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 Improvements from the Developer to the District and the District’s conveyance of the Improvements to Orange County, Florida. 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 the appropriate 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, as applicable. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, 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 Poulos.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Potable Water Distribution System, Reclaim
Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 3 Plat)

DATED: _____, 2023

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 _____, 2023 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 IMPROVEMENTS

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water and wastewater collection system, and related improvements.

On the land described as follows:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-2, DOWDEN ROAD - PHASES 3 AND 4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 49 THROUGH 52, TRACTS FD-K4 THROUGH FD-K7 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 AND TRACT FD-K8, STOREY PARK-PARCEL K PHASE 2 ACCORDING TO PLAT BOOK 107, PAGES 23 THROUGH 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 181.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DOWDEN ROAD ACCORDING TO PLAT BOOK 99, PAGES 49 THROUGH 52 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 22° 12' 36" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 93.95 FEET TO THE NORTH LINE OF TRACT OS-K1 OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 67° 47' 24" WEST, ALONG THE NORTH LINE SAID TRACT OS-K1, FOR A DISTANCE OF 43.50 FEET; THENCE RUN SOUTH 22° 12' 36" EAST, ALONG THE WEST LINE OF SAID TRACT OS-K1 FOR A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STANZA WAY OF SAID PLAT; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 67° 47' 24" WEST FOR A DISTANCE OF 45.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 826.00 FEET, WITH A CHORD BEARING OF SOUTH 65° 58' 20" WEST, AND A CHORD DISTANCE OF 52.40 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 38' 07" FOR A DISTANCE OF 52.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 70° 41' 26" WEST, AND A CHORD DISTANCE OF 14.18 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 34" FOR A DISTANCE OF 15.76 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 62° 46' 13" WEST FOR A DISTANCE OF 52.03 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 370.00 FEET WITH A CHORD BEARING OF SOUTH 25°16'19" EAST, AND A CHORD DISTANCE OF 0.33

FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'06" FOR A DISTANCE OF 0.33 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 18° 47' 49" WEST, AND A CHORD DISTANCE OF 13.90 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 05' 09" FOR A DISTANCE OF 15.37 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 62° 50' 24" WEST FOR A DISTANCE OF 245.49 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 70° 44' 20" WEST, AND A CHORD DISTANCE OF 14.49 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 50' 33" FOR A DISTANCE OF 16.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOLDFACE DRIVE OF SAID PLAT BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 105.00 FEET, WITH A CHORD BEARING OF NORTH 42° 48' 11" WEST, AND A CHORD DISTANCE OF 66.58 FEET; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 58' 17" FOR A DISTANCE OF 67.75 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 61° 17' 20" WEST FOR A DISTANCE OF 421.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 16° 17' 20" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 52.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHARACTER DRIVE OF SAID PLAT AND A POINT ON A NON TANGENT LINE; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 28° 42' 40" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 16° 17' 20" EAST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 28° 42' 40" WEST FOR A DISTANCE OF 241.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTRODUCTION WAY OF SAID PLAT; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 61° 17' 20" WEST FOR A DISTANCE OF 524.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 16° 17' 20" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF

52.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 42' 40" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 61° 17' 20" WEST FOR A DISTANCE OF 178.21 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 179.00 FEET, WITH A CHORD BEARING OF NORTH 76° 56' 04" WEST, AND A CHORD DISTANCE OF 96.55 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 17' 29" FOR A DISTANCE OF 97.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 87°25'11" WEST, 24.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 829.00 FEET, WITH A CHORD BEARING OF SOUTH 83° 59' 26" WEST, AND A CHORD DISTANCE OF 99.17 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 51' 30" FOR A DISTANCE OF 99.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 54° 42' 36" WEST, AND A CHORD DISTANCE OF 14.08 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 27' 25" FOR A DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 09°58'54" WEST, FOR A DISTANCE OF 0.04 FEET; THENCE RUN SOUTH 77° 59 57" WEST FOR A DISTANCE OF 55.04 FEET; THENCE RUN SOUTH 09°58'54" EAST, FOR A DISTANCE OF 0.74 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 32° 43' 36" WEST, AND A CHORD DISTANCE OF 13.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 24' 59" FOR A DISTANCE OF 14.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 829.00 FEET, WITH A CHORD BEARING OF SOUTH 72° 25' 05" WEST, AND A CHORD DISTANCE OF 87.25 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 02' 00" FOR A DISTANCE OF 87.29 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69° 24' 06" WEST FOR A DISTANCE OF 24.74 FEET TO THE EASTERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 2; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: NORTH 09° 58' 54" WEST FOR A DISTANCE OF 660.01 FEET; THENCE RUN NORTH 00° 13' 23" EAST FOR A DISTANCE OF 55.00 FEET TO THE SOUTH LINE OF SAID TRACT FD-K8; THENCE RUN NORTH 89° 46' 37" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 502.13 FEET TO THE WEST LINE OF SAID TRACT FD-K8; THENCE RUN NORTH 00° 13' 23" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 138.00 FEET TO THE EASTERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 2; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: SOUTH 89° 46' 37" EAST FOR A DISTANCE OF 530.13 FEET; THENCE RUN NORTH 00° 13' 23" EAST FOR A DISTANCE OF 104.20 FEET; THENCE RUN NORTH 50° 28' 22" WEST FOR A DISTANCE OF 27.15 FEET; THENCE RUN NORTH 46° 47' 56" WEST FOR A DISTANCE OF 56.18 FEET; THENCE RUN NORTH 25° 26' 06" WEST FOR A DISTANCE OF 148.37 FEET; THENCE RUN NORTH 07° 05' 00" WEST FOR A DISTANCE OF 70.02 FEET; THENCE RUN NORTH 35° 31' 19" EAST FOR A DISTANCE OF 48.41 FEET; THENCE RUN NORTH 13° 33' 45" WEST FOR A DISTANCE OF 94.14 FEET TO SOUTH LINE OF STARWOOD PHASE N-1B SOUTH AS RECORDED IN PLAT BOOK 106, PAGES 62 THROUGH 65 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 61° 17' 20" EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF STARWOOD PHASE N-1A AS RECORDED IN PLAT BOOK 97, PAGES 149 THROUGH 152 OF SAID

PUBLIC RECORDS FOR A DISTANCE OF 2560.82 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE OF DOWDEN ROAD; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 22° 12' 36" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 144.66 FEET TO THE POINT OF BEGINNING;

CONTAINS 42.34 ACRES MORE OR LESS.

SECTION VI



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

Effective Date: 10/17/2022

Initial Term: 12-month Term

Contractor:

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

Branch Office Contact:

Fab Monsanto
Tel: 407.930.6010
Email: Fab@OmegaScapes.com

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/Chemical Fertilization/Palms/Mulch:

Phase I4: \$ 6,996 per year \$ 583 per month

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

PRESENTED BY:

BY: OmegaScapes, Inc.

ACCEPTED

By: Client

By/Date: _____

By/Date: _____

Kevin Carmean
OmegaScapes, Inc. _____

Printed Name/Title _____



Number	20'	25'	32'	40'	50'	60'	Totals
Number of Lots	18	104	184	144	149	43	642
20' Frontage	18	0	16	9	30	17	90
25' Frontage	0	0	46	42	55	0	144
32' Frontage	0	61	48	16	18	6	149
40' Frontage	0	19	43	41	11	4	118
50' Frontage	0	24	31	36	34	16	141
60' Frontage	0	0	0	0	0	0	0
Totals	18	104	184	144	149	43	642

Lot Size
Storey Park Parcel I & J

Prepared by: **POULOS & BENNETT**

August 22, 2011



SECTION VII

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021
(ASSESSMENT AREA FOUR PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of August 1, 2015, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of May 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **4**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Poulos & Bennett, LLC
- (D) Amount Payable: **\$56.25**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice #15-060(96) – Parcel K Phase 2 Bill of Sale services. (Aug.2022)
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Four Project; and
4. each disbursement represents a cost of Assessment Area Four Project which has not previously been paid.

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

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

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

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 11/14/2022

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

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


Consulting Engineer

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407-487-2594

Storey Park CDD
George Flint
District Manager
135 W. Central Blvd., Suite 320
Orlando, FL 32801

Invoice number 15-060(96)
Date 09/30/2022
Project 15-060 STOREY PARK CDD

Professional services for the period ending: August 31, 2022

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
AA4 BONDS PHASE 2	0.00	0.00	0.00	56.25	0.00	56.25
Total	0.00		0.00	56.25		56.25

Hourly Tasks:

AA4 Bonds Phase 2

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	225.00	56.25

Invoice total **56.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
15-060(96)	09/30/2022	56.25	56.25				
Total		56.25	56.25	0.00	0.00	0.00	0.00

Storey Park CDD

AA4 Bonds Phase 2
Date Range from: 8/1/2022 to 8/31/2022

Employee/Activity	Work In Progress					Hold	Non Billable	Writeoff
	Total	Billed	WIP Total	Billable	Deferred			
Christina M. Baxter	0.25	0.25						
Engineering Design	0.25	0.25						
K2 Bill of Sales	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff
	0.25	0.25						
Total	0.25	0.25						

SECTION VIII



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

October 14, 2022

Board of Supervisors
Storey Park Community Development District
219 East 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, 2022. 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, 2022. 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 2022 audit.

Accounting principles 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

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

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 nonaudit 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 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. 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 designing, implementing 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 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.

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@GMSFCL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$10,400 for the September 30, 2022 audit, 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 has the option to terminate this agreement with or without cause by providing 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 effective termination of this agreement, subject to whatever claims or off-sets 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 terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. 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: District Manager

Date: 10/14/22



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 IX

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

September 1, 2022 to December 31, 2022

Bank	Date	Check #	Amount
General Fund	9/1/22	906	\$ 549.50
	9/8/22	907-916	\$ 62,237.83
	9/13/22	917	\$ 5,769.13
	9/15/22	918-927	\$ 18,604.69
	9/22/22	928-929	\$ 1,666.75
	9/30/22	930-931	\$ 1,113.38
	10/7/22	932-933	\$ 9,295.24
	10/13/22	934-939	\$ 40,359.10
	10/21/22	940-943	\$ 6,467.00
	10/26/22	944-946	\$ 1,460.50
	11/3/22	947-949	\$ 2,116.25
	11/9/22	950-954	\$ 37,767.41
	11/18/22	955-963	\$ 228,484.78
	11/29/22	964-967	\$ 3,253.07
	12/9/22	968-980	\$ 145,077.50
	12/15/22	981-989	\$ 203,306.53
	12/21/22	990-991	\$ 638.50
	12/28/22	992	\$ 343.50
			<hr/>
			\$ 768,510.66
Payroll	<u>September 2022</u>		
	Benjamin Kraljev	50029	\$ 184.70
	Patrick Bonin Jr.	50030	\$ 184.70
	Teresa Diaz	50031	\$ 184.70
	Albert Guidice	50032	\$ 184.70
			<hr/>
			\$ 738.80
			<hr/>
			\$ 769,249.46

CHECK DATE	VEND#	.....INVOICE DATE	.....EXPENSED TO..... INVOICE YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/15/22	00005	9/09/22	105751 202208 310-51300-31500 PARCEL K PH2 CONVEY/IMPRV		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	225.00	225.00 000922
9/15/22	00013	9/07/22	104782 202209 310-51300-32300 FY23 SER.2015 BOND FEES		REGIONS BANK	*	3,500.00	3,500.00 000923
9/15/22	00015	9/13/22	09132022 202209 300-20700-10000 FY22 DEBT SRVC SER2015		STOREY PARK CDD C/O REGIONS BANK	*	3,489.33	3,489.33 000924
9/15/22	00015	9/13/22	09132022 202209 300-20700-10100 FY22 DEBT SRVC SER2018		STOREY PARK CDD C/O REGIONS BANK	*	1,405.05	1,405.05 000925
9/15/22	00015	9/13/22	09132022 202209 300-20700-10200 FY22 DEBT SRVC SER2019		STOREY PARK CDD C/O REGIONS BANK	*	1,352.59	1,352.59 000926
9/15/22	00015	9/13/22	09132022 202209 300-20700-10500 FY22 DEBT SRVC SER2021		STOREY PARK CDD C/O REGIONS BANK	*	871.43	871.43 000927
9/22/22	00035	9/18/22	I-091822 202209 320-53800-48100 SECURITY 9/11/22-9/17/22		CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	755.50 000928
9/22/22	00006	3/28/22	15-060(8 202202 310-51300-31100 AA4 REQ/CDD MTG/AA5 PERMT		POULOS & BENNETT	*	911.25	911.25 000929
9/30/22	00035	9/26/22	I-092622 202209 320-53800-48100 SECURITY 9/18/22-9/25/22		CITY OF ORLANDO - POLICE DEPARTMENT	*	601.00	601.00 000930
9/30/22	00023	9/18/22	4043 202206 320-53800-47800 SVC CALL-INST.WTR VLV/HOS		HERITAGE SERVICE SOLUTIONS LLC	*	512.38	512.38 000931
10/07/22	00002	9/23/22	201 202206 320-53800-47400 AMERICAN EXPRS-PAYPAL BID		GOVERNMENTAL MANAGEMENT SERVICES	*	1,645.24	1,645.24 000932
10/07/22	00017	9/01/22	35525 202208 320-53800-47100 FALL MONITORING AUG22		STOR -STOREY PARK- TWISCARRA	*	2,000.00	2,000.00

CHECK DATE VENDOR# INVOICE DATE INVOICE YRMO DPT ACT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT

.....INVOICE.....EXPENSED TO.....
 DATE INVOICE YRMO DPT ACT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT
CHECK.....
 DATE INVOICE YRMO DPT ACT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT

9/01/22 35525 202208 320-53800-47100 FALL MAINTENANCE AUG22 2,500.00
 9/01/22 35525 202208 320-53800-47100 FALL REPORT AUG22 2,000.00
 9/01/22 35525 202208 320-53800-47100 PROJECT COORDINATION AUG 250.00
 9/01/22 35525 202208 320-53800-47100 AGENCY SITE VISIT AUG22 900.00

MODICA & ASSOCIATES, INC. 7,650.00 000933

10/13/22 00012 9/30/22 206168 202209 320-53800-47000 AQUATIC PLANT MGMT SEP22 285.00
 9/30/22 206169 202209 320-53800-47000 L-6 POND MANAGEMENT SEP22 295.00
 9/30/22 206170 202209 320-53800-47000 POND L2/L4/L5 MGMT SEP22 300.00

APPLIED AQUATIC MANAGEMENT, INC. 880.00 000934

10/13/22 00035 10/10/22 I-101022 202210 320-53800-48100 SPEED ENFORCE 9/30-10/08 687.00

CITY OF ORLANDO - POLICE DEPARTMENT 687.00 000935

10/13/22 00002 10/01/22 202 202210 310-51300-34000 MANAGEMENT FEES OCT22 3,249.08
 10/01/22 202 202210 310-51300-35200 WEBSITE ADMIN OCT22 66.67
 10/01/22 202 202210 310-51300-35100 INFORMATION TECH OCT22 108.33
 10/01/22 202 202210 310-51300-31300 DISSEMINATION FEE OCT22 1,458.33
 10/01/22 202 202210 310-51300-51000 OFFICE SUPPLIES .57
 10/01/22 202 202210 310-51300-42000 POSTAGE 49.51
 10/01/22 202 202210 310-51300-42500 COPIES 23.85
 10/01/22 203 202210 320-53800-12000 FIELD MANAGEMENT OCT22 1,393.17

GOVERNMENTAL MANAGEMENT SERVICES 6,349.51 000936

10/13/22 00036 10/03/22 B-16302 202210 320-53800-47700 RPLC 3 LOGO FACE/LETTER T 939.50

KENDAL SIGNS INC 939.50 000937

10/13/22 00005 10/12/22 106172 202209 310-51300-31500 BOS AGR/MTG/PARCEL K PH2 1,901.00

LATHAM, LUNA, EDEN & BEAUDINE, LLP 1,901.00 000938

STOR -STOREY PARK- TVISCARRA

STORY PARK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/13/22	00028	10/01/22	6147	LAWN MAINTENANCE	202210	320	53800	46200			*	24,990.00	
		10/01/22	6147	LAWN MNT PH L1	202210	320	53800	46200			*	600.49	
		10/01/22	6147	LAWN MNT PH L2	202210	320	53800	46200			*	874.00	
		10/01/22	6147	LAWN MNT PH L5	202210	320	53800	46200			*	874.00	
		10/01/22	6147	LAWN MNT PH K	202210	320	53800	46200			*	958.34	
		10/03/22	6135	RPR NODE/HEAD/NOZZ/ROTOR	202209	320	53800	47300			*	812.76	
		10/03/22	6136	RPR SPRAY HEAD/NPZZ/ROTOR	202210	320	53800	47300			*	492.50	
				OMEGASCAPES INC								29,602.09	000939
10/21/22	00020	10/12/22	5130	HURRICANE-REINST/FIX SIGN	202210	320	53800	47700			*	1,430.00	
		10/12/22	5134	HURRICANE-RPR RANCH FENCE	202210	320	53800	47600			*	1,280.00	
				BERRY CONSTRUCTION INC.								2,710.00	000940
10/21/22	00035	10/18/22	I-101822	SPEED ENFORCE 10/09-10/15	202210	320	53800	48100			*	549.50	
				CITY OF ORLANDO - POLICE DEPARTMENT								549.50	000941
10/21/22	00001	9/27/22	61236577	NOT OF FY23 MEETING DATES	202209	310	51300	48000			*	267.50	
				ORLANDO SENTINEL								267.50	000942
10/21/22	00031	10/15/22	ON 44384	MTHLY LANDSCAPE MNT OCT22	202210	320	53800	46200			*	2,940.00	
				YELLOWSTONE LANDSCAPE								2,940.00	000943
10/26/22	00012	10/14/22	206514	AQUATIC PLANT MGMT OCT22	202210	320	53800	47000			*	311.00	
				APPLIED AQUATIC MANAGEMENT, INC.								311.00	000944
10/26/22	00035	10/24/22	I-102422	SPEED ENFORCE 10/16-10/23	202210	320	53800	48100			*	549.50	
				CITY OF ORLANDO - POLICE DEPARTMENT								549.50	000945
10/26/22	00009	10/17/22	23233	ARBITRAGE REPORT SER2015	202209	310	51300	31200			*	600.00	
				GRAU & ASSOCIATES								600.00	000946

STOR -STOREY PARK- TVISCARRA

*** CHECK DATES 09/01/2022 - 12/31/2022 *** STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/03/22	00012	10/28/22	206886	202210	320	53800	47000			*	295.00	
			L-6 POND MANAGEMENT OCT22									
10/28/22	206887	202210	320-53800-47000							*	300.00	
			POND L2/L4/L5 MGMT OCT22									
11/03/22	00020	10/28/22	5146	202210	320	53800	47700		APPLIED AQUATIC MANAGEMENT, INC.	*	1,465.00	595.00 000947
			HURRICANE-RPR 7 SIGN/POST									
11/03/22	00006	10/28/22	15-060(1	202209	310	51300	31100		BERRY CONSTRUCTION INC.	*	56.25	1,465.00 000948
			ATTEND BOARD MEETING									
11/09/22	00002	11/01/22	204	202211	310	51300	34000		POULOS & BENNETT	*	3,249.08	56.25 000949
			MANAGEMENT FEES NOV22									
11/01/22	204	202211	310-51300-35200							*	66.67	
11/01/22	204	202211	310-51300-35100							*	108.33	
			WEBSITE ADMIN NOV22									
11/01/22	204	202211	310-51300-31300							*	1,458.33	
			INFORMATION TECH NOV22									
11/01/22	204	202211	310-51300-51000							*	.36	
			DISSEMINATION FEE NOV22									
11/01/22	204	202211	310-51300-42000							*	6.84	
			OFFICE SUPPLIES									
11/01/22	204	202211	310-51300-42500							*	1.80	
			POSTAGE									
11/01/22	205	202211	320-53800-12000							*	1,393.17	
			COPIES									
11/01/22	205	202211	310-51300-54000							*	175.00	6,284.58 000950
			FIELD MANAGEMENT NOV22									
11/09/22	00003	10/03/22	87201	202210	310	51300	54000		GOVERNMENTAL MANAGEMENT SERVICES	*		
			FY23 SPECIAL DISTRICT FEE									
11/09/22	00004	9/27/22	17296	202209	320	53800	45000		DEPARTMENT OF ECONOMIC OPPORTUNITY	*	71.00	175.00 000951
			FY22 ADDL PROPERTY INSUR									
11/09/22	00028	11/01/22	6196	202211	320	53800	46200		EGIS INSURANCE & RISK ADVISORS	*	24,990.00	71.00 000952
			LAWN MAINTENANCE NOV22									
11/01/22	6196	202211	320-53800-46200							*	600.49	
			LAWN MNT PH L1 NOV22									
11/01/22	6196	202211	320-53800-46200							*	874.00	
			LAWN MNT PH L2 NOV22									

STOR -STOREY PARK- TWISCARRA

STOREY PARK - GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/09/22	00031	11/01/22	ON 45384 202211 320-53800-46200 MTHLY LANDSCAPE MNT NOV22	OMEGASCAPES INC	- - - - -	*	2,940.00	28,296.83 000953
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00035	11/13/22	I-11322 202211 320-53800-48100 SPEED ENFORCE 11/06-11/08	YELLOWSTONE LANDSCAPE	- - - - -	*	343.50	2,940.00 000954
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00005	11/10/22	106651 202210 310-51300-31500 REQ.3 TRACT L/2021 BONDS	CITY OF ORLANDO - POLICE DEPARTMENT	- - - - -	*	2,336.50	343.50 000955
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00001	10/25/22	62632566 202210 310-51300-48000 NOT.OF LANDOWNER 11/08/22	LATHAM,LUNA,EDEN & BEAUDINE,LLP	- - - - -	*	677.00	2,336.50 000956
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00028	11/02/22	6225 202210 320-53800-46300 INST.45GAL OAK TREE DOWDN	ORLANDO SENTINEL	- - - - -	*	900.00	677.00 000957
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00015	11/15/22	11152022 202211 300-20700-10000 FY23 DEBT SRVC SER2015	OMEGASCAPES INC	- - - - -	*	5,863.83	7,900.00 000958
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00015	11/15/22	11152022 202211 300-20700-10100 FY23 DEBT SRVC SER2018	STOREY PARK CDD C/O REGIONS BANK	- - - - -	*	2,361.20	5,863.83 000959
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00015	11/15/22	11152022 202211 300-20700-10200 FY23 DEBT SRVC SER2019	STOREY PARK CDD C/O REGIONS BANK	- - - - -	*	2,273.03	2,361.20 000960
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00015	11/15/22	11152022 202211 300-20700-10500 FY23 DEBT SRVC SER2021	STOREY PARK CDD C/O REGIONS BANK	- - - - -	*	3,181.18	2,273.03 000961
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00015	11/17/22	11172022 202211 300-20700-10600 FY23 DIR.ASMT SER2022 LEN	STOREY PARK CDD C/O REGIONS BANK	- - - - -	*	203,548.54	3,181.18 000962
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
11/18/22	00063	11/17/22	11172022 202211 300-20700-10600 FY23 DIR.ASMT SER2022 LEN	STOREY PARK CDD C/O REGIONS BANK	- - - - -	*	203,548.54	203,548.54 000963

STOR --STOREY PARK- TVISCARRA

*** CHECK DATES 09/01/2022 - 12/31/2022 *** STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/29/22	00012	11/11/22	207198	202211	320-53800-47000			AQUATIC PLANT MGMT NOV22	*	311.00	
		11/18/22	207273	202211	320-53800-47000			L-6 POND MANAGEMENT NOV22	*	295.00	
		11/18/22	207274	202211	320-53800-47000			POND L2/L4/L5 MGMT NOV22	*	300.00	
11/29/22	00020	11/18/22	5165	202211	320-53800-47700			HURRICANE-REINST.STOP SGN	*	660.00	906.00 000964
		11/21/22	1-112122	202211	320-53800-48100			BERRY CONSTRUCTION INC.	*	549.50	660.00 000965
		11/27/22	1-112722	202211	320-53800-48100			SPEED ENFORCE 11/19-11/20	*	343.50	
								SPEED ENFORCE 11/26/22			
11/29/22	00028	11/16/22	6240	202211	320-53800-47300			DOWDEN-RPR NODES/HEAD/ROT	*	794.07	893.00 000966
		11/19/22	5169	202211	320-53800-47700			HURR.NICOLE SIGN REPAIRS	*	845.00	794.07 000967
		12/02/22	17728	202211	320-53800-45000			FY23 ADDL PROPERTY INSUR.	*	964.00	845.00 000968
		12/09/22	00034	10/27/22	10001235	202210	310-51300-31500	EGIS INSURANCE & RISK ADVISORS	*	155.15	964.00 000969
								POST CLOSING COSTS SER22			
12/09/22	00028	12/01/22	6266	202212	320-53800-46200			LAWN MAINTENANCE DEC22	*	24,990.00	155.15 000970
		12/01/22	6266	202212	320-53800-46200			LAWN MNT PHASE I1 DEC22	*	600.49	
		12/01/22	6266	202212	320-53800-46200			LAWN MNT PHASE I2 DEC22	*	874.00	
		12/01/22	6266	202212	320-53800-46200			LAWN MNT PHASE I5 DEC22	*	874.00	
		12/01/22	6266	202212	320-53800-46200			LAWN MNT PHASE 5 DEC22	*	958.34	
								OMEGASCAPES INC			28,296.83 000971

STOR -STOREY PARK- TWISCARRA

STOREY PARK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	SUBCLASS DPT	SUB ACCT#	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
12/09/22	00015	12/01/22	12012022	202212	300-20700-10000	STOREY PARK CDD C/O REGIONS BANK	*	20,216.02	20,216.02 000972
12/09/22	00015	12/01/22	12012022	202212	300-20700-10100	STOREY PARK CDD C/O REGIONS BANK	*	8,140.41	8,140.41 000973
12/09/22	00015	12/01/22	12012022	202212	300-20700-10200	STOREY PARK CDD C/O REGIONS BANK	*	7,836.47	7,836.47 000974
12/09/22	00015	12/01/22	12012022	202212	300-20700-10500	STOREY PARK CDD C/O REGIONS BANK	*	10,967.36	10,967.36 000975
12/09/22	00015	12/06/22	12062022	202212	300-20700-10000	STOREY PARK CDD C/O REGIONS BANK	*	27,741.69	27,741.69 000976
12/09/22	00015	12/06/22	12062022	202212	300-20700-10100	STOREY PARK CDD C/O REGIONS BANK	*	11,170.78	11,170.78 000977
12/09/22	00015	12/06/22	12062022	202212	300-20700-10200	STOREY PARK CDD C/O REGIONS BANK	*	10,753.69	10,753.69 000978
12/09/22	00015	12/06/22	12062022	202212	300-20700-10500	STOREY PARK CDD C/O REGIONS BANK	*	15,050.10	15,050.10 000979
12/09/22	00031	12/01/22	ON 46291	202212	320-53800-46200	YELLOWSTONE LANDSCAPE	*	2,940.00	2,940.00 000980
12/15/22	00020	12/02/22	5177	202211	320-53800-47500	PAINT CONCRETE CURB YELLOW	*	325.00	325.00 000981
12/15/22	00039	11/29/22	7-961-61	202211	310-51300-42000	BERRY CONSTRUCTION INC.	*	27.54	27.54 000982
12/15/22	00002	12/01/22	206	202212	310-51300-34000	FEDEX	*	3,249.08	3,249.08 000983

STOR -STOREY PARK- TWISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO DATE	YRMO	DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/01/22	00005	12/01/22	206	202212	310-51300-35200				WEBSITE ADMIN DEC22	*	66.67	
12/01/22	00005	12/01/22	206	202212	310-51300-35100				INFORMATION TECH DEC22	*	108.33	
12/01/22	00005	12/01/22	206	202212	310-51300-31300				DISSEMINATION FEE DEC22	*	1,458.33	
12/01/22	00005	12/01/22	206	202212	310-51300-51000				OFFICE SUPPLIES	*	.60	
12/01/22	00005	12/01/22	206	202212	310-51300-42000				POSTAGE	*	11.40	
12/01/22	00005	12/01/22	206	202212	310-51300-42500				COPIES	*	28.35	
12/01/22	00005	12/01/22	207	202212	320-53800-12000				FIELD MANAGEMENT DEC22	*	1,393.17	
12/15/22	00005	12/09/22	107280	202211	310-51300-31500				GOVERNMENTAL MANAGEMENT SERVICES			6,315.93 000983
12/15/22	00005	12/09/22	107280	202211	310-51300-31500				DEVELOP PROJ/CS AGR/PH3/4	*	1,413.00	
12/15/22	00028	12/08/22	6301	202212	320-53800-46300				LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	900.00	1,413.00 000984
12/15/22	00015	12/13/22	12132022	202212	300-20700-10000				INST. 45GAL.OAK TREE CLBHS	*		900.00 000985
12/15/22	00015	12/13/22	12132022	202212	300-20700-10000				OMEGASCAPES INC	*	83,300.64	
12/15/22	00015	12/13/22	12132022	202212	300-20700-10100				STOREY PARK CDD C/O REGIONS BANK	*	33,542.77	83,300.64 000986
12/15/22	00015	12/13/22	12132022	202212	300-20700-10200				STOREY PARK CDD C/O REGIONS BANK	*	32,290.36	33,542.77 000987
12/15/22	00015	12/13/22	12132022	202212	300-20700-10500				STOREY PARK CDD C/O REGIONS BANK	*	45,191.29	32,290.36 000988
12/15/22	00015	12/13/22	12132022	202212	300-20700-10500				STOREY PARK CDD C/O REGIONS BANK	*	45,191.29	45,191.29 000989
12/21/22	00012	12/15/22	207926	202212	320-53800-47000				L-6 POND MANAGEMENT DEC22	*	295.00	
12/21/22	00035	12/20/22	I-122022	202212	320-53800-48100				APPLIED AQUATIC MANAGEMENT, INC.	*	343.50	295.00 000990
12/21/22	00035	12/20/22	I-122022	202212	320-53800-48100				SPEED ENFORCE 12/11-12/17	*		
12/21/22	00035	12/20/22	I-122022	202212	320-53800-48100				CITY OF ORLANDO - POLICE DEPARTMENT	*	343.50	343.50 000991
12/21/22	00035	12/20/22	I-122022	202212	320-53800-48100				STOR -STOREY PARK- TVISCARRA	*		

AP300R
*** CHECK DATES 09/01/2022 - 12/31/2022 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
STOREY PARK - GENERAL FUND
BANK A GENERAL FUND
RUN 1/03/23
PAGE 11

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DFT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
12/28/22	00035	12/26/22	I-122622	202212	320-53800-48100	*	343.50	
			SPEED ENFORCE	12/18-24/22	CITY OF ORLANDO - POLICE DEPARTMENT			343.50 000992

TOTAL FOR BANK A	768,510.66
TOTAL FOR REGISTER	768,510.66

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
November 30, 2022**



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>Debt Service Fund Series 2022</u>
8	<u>Capital Projects Series 2021</u>
9	<u>Capital Projects Series 2022</u>
10	<u>Month to Month</u>
11	<u>Long Term Debt Summary</u>
12	<u>FY23 Assessment Receipt Schedule</u>
13	<u>Construction Schedule Series 2021</u>
14	<u>Construction Schedule Series 2022</u>

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
November 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>				
CASH	\$530,443	---	---	\$530,443
DUE FROM GENERAL FUND	---	\$47,160	---	\$47,160
SERIES 2015				
RESERVE	---	\$311,275	---	\$311,275
REVENUE	---	\$85,373	---	\$85,373
INTEREST	---	\$179	---	\$179
SINKING FUND	---	\$164	---	\$164
GENERAL REDEMPTION	---	\$1,373	---	\$1,373
PREPAYMENT	---	\$0	---	\$0
SERIES 2018				
RESERVE	---	\$65,032	---	\$65,032
REVENUE	---	\$118,864	---	\$118,864
INTEREST	---	\$3	---	\$3
SINKING FUND	---	\$3	---	\$3
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$120,711	---	\$120,711
REVENUE	---	\$115,292	---	\$115,292
INTEREST	---	\$3	---	\$3
SINKING FUND	---	\$3	---	\$3
PREPAYMENT	---	\$1	---	\$1
SERIES 2021				
RESERVE	---	\$168,568	---	\$168,568
REVENUE	---	\$113,393	---	\$113,393
INTEREST	---	\$4	---	\$4
SINKING FUND	---	\$5	---	\$5
CONSTRUCTION	---	---	\$2,441	\$2,441
SERIES 2022				
RESERVE	---	\$102,130	---	\$102,130
REVENUE	---	\$203,549	---	\$203,549
INTEREST	---	\$38,626	---	\$38,626
CONSTRUCTION	---	---	\$2,720,109	\$2,720,109
TOTAL ASSETS	\$530,443	\$1,491,774	\$2,722,550	\$4,744,767
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$3,730	---	\$2,214	\$5,943
DUE TO DEBT SERVICE 2015	\$20,216	---	---	\$20,216
DUE TO DEBT SERVICE 2018	\$8,140	---	---	\$8,140
DUE TO DEBT SERVICE 2019	\$7,836	---	---	\$7,836
DUE TO DEBT SERVICE 2021	\$10,967	---	---	\$10,967
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$418,580	---	\$418,580
RESTRICTED FOR DEBT SERVICE 2018	---	\$192,105	---	\$192,105
RESTRICTED FOR DEBT SERVICE 2019	---	\$243,846	---	\$243,846
RESTRICTED FOR DEBT SERVICE 2021	---	\$292,937	---	\$292,937
RESTRICTED FOR DEBT SERVICE 2022	---	\$344,305	---	\$344,305
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$2,302	\$2,302
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$2,718,034	\$2,718,034
UNASSIGNED	\$479,553	---	---	\$479,553
TOTAL LIABILITIES & FUND EQUITY	\$530,443	\$1,491,774	\$2,722,550	\$4,744,767

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,046,965	\$44,292	\$44,292	\$0
ASSESSMENTS - DIRECT BILLED	\$148,275	\$148,275	\$148,275	\$0
INTEREST	\$0	\$0	\$7	\$7
TOTAL REVENUES	\$1,195,240	\$192,567	\$192,574	\$7
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$2,000	\$0	\$2,000
FICA EXPENSE	\$918	\$153	\$0	\$153
ENGINEERING	\$12,000	\$2,000	\$0	\$2,000
ATTORNEY	\$25,000	\$4,167	\$3,905	\$262
ARBITRAGE	\$1,800	\$0	\$0	\$0
DISSEMINATION AGENT	\$17,500	\$2,917	\$2,917	\$0
ANNUAL AUDIT	\$8,400	\$0	\$0	\$0
TRUSTEE FEES	\$17,500	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$38,989	\$6,498	\$6,498	\$0
INFORMATION TECHNOLOGY	\$1,300	\$217	\$217	\$0
WEBSITE ADMINISTRATION	\$800	\$133	\$133	(\$0)
TELEPHONE	\$300	\$50	\$0	\$50
POSTAGE	\$1,000	\$167	\$84	\$83
INSURANCE	\$7,250	\$7,250	\$6,464	\$786
PRINTING & BINDING	\$750	\$125	\$26	\$99
LEGAL ADVERTISING	\$2,500	\$417	\$677	(\$260)
OTHER CURRENT CHARGES	\$600	\$100	\$82	\$18
PROPERTY APPRAISER	\$1,500	\$0	\$0	\$0
OFFICE SUPPLIES	\$200	\$33	\$1	\$32
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$16,718	\$2,786	\$2,786	(\$0)
LANDSCAPE MAINTENANCE - CONTRACT	\$465,668	\$77,611	\$62,474	\$15,138
LAKE MAINTENANCE	\$41,305	\$6,884	\$1,812	\$5,072
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$2,292	\$0	\$2,292
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$833	\$0	\$833
OPERATING SUPPLIES	\$5,000	\$833	\$0	\$833
LANDSCAPE CONTINGENCY	\$10,000	\$1,667	\$7,900	(\$6,233)
IRRIGATION REPAIRS	\$20,000	\$3,333	\$1,287	\$2,047
ROADWAYS & SIDEWALKS	\$15,000	\$2,500	\$325	\$2,175
TRAIL MAINTENANCE	\$5,000	\$833	\$1,280	(\$447)
DOG PARK MAINTENANCE	\$3,500	\$583	\$0	\$583
SIGNAGE	\$5,000	\$833	\$5,340	(\$4,506)
PRESSURE WASHING	\$5,000	\$833	\$0	\$833
ENHANCED TRAFFIC ENFORCEMENT	\$39,500	\$6,583	\$3,023	\$3,561
UTILITY				
ELECTRIC	\$3,000	\$500	\$220	\$280
STREETLIGHTS	\$282,340	\$47,057	\$32,990	\$14,067
WATER & SEWER	\$30,000	\$5,000	\$2,509	\$2,491
OTHER				
PROPERTY INSURANCE	\$12,000	\$12,000	\$11,923	\$77
CONTINGENCY	\$1,977	\$329	\$0	\$329
CAPITAL OUTLAY	\$60,000	\$10,000	\$0	\$10,000
TOTAL EXPENDITURES	\$1,195,240	\$214,694	\$160,046	\$54,648
EXCESS REVENUES (EXPENDITURES)	\$0		\$32,528	
FUND BALANCE - Beginning	\$0		\$447,025	
FUND BALANCE - Ending	\$0		\$479,553	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$616,298	\$26,080	\$26,080	\$0
INTEREST	\$250	\$42	\$3,374	\$3,333
TOTAL REVENUES	\$616,548	\$26,122	\$29,454	\$3,333
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$207,056	\$207,056	\$207,053	\$3
PRINCIPAL - 11/1	\$190,000	\$190,000	\$190,000	\$0
INTEREST - 5/1	\$202,781	\$0	\$0	\$0
TOTAL EXPENDITURES	\$599,838	\$397,056	\$397,053	\$3
EXCESS REVENUES (EXPENDITURES)	\$16,711		(\$367,599)	
FUND BALANCE - Beginning	\$458,105		\$786,179	
FUND BALANCE - Ending	\$474,816		\$418,580	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

REVENUES:

ASSESSMENTS - TAX ROLL
INTEREST

TOTAL REVENUES

EXPENDITURES:

INTEREST - 12/15
PRINCIPAL - 6/15
INTEREST - 6/15

TOTAL EXPENDITURES

EXCESS REVENUES (EXPENDITURES)

FUND BALANCE - Beginning

FUND BALANCE - Ending

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$10,502	\$10,502	\$0
INTEREST	\$100	\$17	\$775	\$758
TOTAL REVENUES	\$248,927	\$10,518	\$11,276	\$758
EXPENDITURES:				
INTEREST - 12/15	\$87,541	\$0	\$0	\$0
PRINCIPAL - 6/15	\$70,000	\$0	\$0	\$0
INTEREST - 6/15	\$87,541	\$0	\$0	\$0
TOTAL EXPENDITURES	\$245,081	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,846		\$11,276	
FUND BALANCE - Beginning	\$109,630		\$180,829	
FUND BALANCE - Ending	\$113,476		\$192,105	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

REVENUES:

ASSESSMENTS - TAX ROLL
INTEREST

ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
\$238,964	\$10,110	\$10,110	\$0
\$0	\$0	\$998	\$998

TOTAL REVENUES

\$238,964	\$10,110	\$11,108	\$998
-----------	----------	----------	-------

EXPENDITURES:

INTEREST - 12/15
PRINCIPAL - 6/15
INTEREST - 6/15

\$79,669	\$0	\$0	\$0
\$80,000	\$0	\$0	\$0
\$79,669	\$0	\$0	\$0

TOTAL EXPENDITURES

\$239,338	\$0	\$0	\$0
-----------	-----	-----	-----

EXCESS REVENUES (EXPENDITURES)

(\$374)	\$11,108
---------	----------

FUND BALANCE - Beginning

\$103,985	\$232,738
-----------	-----------

FUND BALANCE - Ending

\$103,612	\$243,846
-----------	-----------

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
ASSESSMENTS - TAX ROLL	\$334,300	\$14,149	\$14,149	\$0
INTEREST	\$150	\$25	\$1,192	\$1,167
TOTAL REVENUES	\$334,450	\$14,174	\$15,341	\$1,167

EXPENDITURES:

INTEREST - 12/15	\$102,966	\$0	\$0	\$0
PRINCIPAL - 6/15	\$125,000	\$0	\$0	\$0
INTEREST - 6/15	\$102,966	\$0	\$0	\$0
TOTAL EXPENDITURES	\$330,931	\$0	\$0	\$0

OTHER SOURCES/(USES)

Transfer Out	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0

EXCESS REVENUES (EXPENDITURES)

FUND BALANCE - Beginning

FUND BALANCE - Ending

\$3,519	\$15,341
\$105,160	\$277,597
\$108,679	\$292,937

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$203,549	\$203,549
INTEREST	\$0	\$0	\$490	\$490
TOTAL REVENUES	\$0	\$0	\$204,039	\$204,039

EXPENDITURES:

INTEREST - 12/15	\$0	\$0	\$0	\$0
PRINCIPAL - 6/15	\$0	\$0	\$0	\$0
INTEREST - 6/15	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$204,039	
FUND BALANCE - Beginning	\$0		\$140,266	
FUND BALANCE - Ending	\$0		\$344,305	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
INTEREST	\$0	\$0	\$1,288	\$1,288
TOTAL REVENUES	\$0	\$0	\$1,288	\$1,288

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0

OTHER SOURCES/(USES)

TRANSFER IN	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0

EXCESS REVENUES (EXPENDITURES)	\$0		\$1,288	
FUND BALANCE - Beginning	\$0		\$1,013	
FUND BALANCE - Ending	\$0		\$2,302	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
INTEREST	\$0	\$0	\$9,475	\$9,475
TOTAL REVENUES	\$0	\$0	\$9,475	\$9,475

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$9,475	
FUND BALANCE - Beginning	\$0		\$2,708,559	
FUND BALANCE - Ending	\$0		\$2,718,034	

**Storey Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$44,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,292
ASSESSMENTS - DIRECT BILLED	\$0	\$146,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146,275
INTEREST	\$3	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
TOTAL REVENUES	\$3	\$190,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,574
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$2,492	\$1,413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,905
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$1,458	\$1,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,917
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,249	\$5,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,498
INFORMATION TECHNOLOGY	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217
WEBSITE ADMINISTRATION	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$50	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84
INSURANCE	\$6,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,464
PRINTING & BINDING	\$24	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
LEGAL ADVERTISING	\$677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$677
OTHER CURRENT CHARGES	\$43	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES:													
FIELD MANAGEMENT	\$1,393	\$1,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,786
LANDSCAPE MAINTENANCE	\$31,237	\$31,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,474
LAKE MAINTENANCE	\$906	\$906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,812
MITIGATION MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE:													
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINGENCY	\$7,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,900
IRRIGATION REPAIRS	\$493	\$794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,287
ROADWAYS & SIDEWALKS	\$0	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
TRAIL MAINTENANCE	\$1,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,280
DOG PARK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$3,835	\$1,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,340
PRESSURE WASHING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENHANCED TRAFFIC ENFORCEMENT	\$1,786	\$1,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,023
UTILITY:													
ELECTRIC	\$111	\$109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220
STREETLIGHTS	\$14,498	\$14,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,091
WATER & SEWER	\$1,215	\$1,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,509
OTHER:													
PROPERTY INSURANCE	\$10,959	\$964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,923
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$55,329	\$64,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,046
EXCESS REVENUES (EXPENDITURES)	(\$55,326)	\$125,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,528

**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	\$311,275
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)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$180,000)
LESS: SPECIAL CALL 11/1/21	(\$10,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$190,000)
CURRENT BONDS OUTSTANDING	\$8,080,000

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	\$65,032
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)
LESS: PRINCIPAL PAYMENT 6/15/22	(\$70,000)
CURRENT BONDS OUTSTANDING	\$3,600,000

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	\$120,711
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/22	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,775,000

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	\$168,568
BONDS OUTSTANDING - 6/15/21	\$6,030,000
LESS: PRINCIPAL PAYMENT 6/15/22	(\$125,000)
CURRENT BONDS OUTSTANDING	\$5,905,000

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FIVE PROJECT)	
INTEREST RATES:	4.250%, 4.500%, 5.000%, 5.150%
MATURITY DATE:	6/15/2052
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$101,774
RESERVE FUND BALANCE	\$102,130
BONDS OUTSTANDING - 9/15/22	\$3,105,000
CURRENT BONDS OUTSTANDING	\$3,105,000

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
10/26/22	3	Lennar Homes LLC	Parcel K PH2 Construction Costs	\$ 334,985.45
11/14/22	4	Poulos & Bennett	Invoice #15-060(96) - Parcel K Phase 2 Bill of Sale - Aug.22	\$ 56.25
TOTAL				\$ 335,041.70
Fiscal Year 2023				
10/1/22		Interest		\$ 637.55
11/1/22		Interest		\$ 650.76
TOTAL				\$ 1,288.31
Acquisition/Construction Fund at 9/30/22				\$ 336,193.93
Interest Earned thru 11/30/22				\$ 1,288.31
Requisitions Paid thru 11/30/22				\$ (335,041.70)
Remaining Acquisition/Construction Fund				\$ 2,440.54

**Storey Park
Community Development District
Special Assessment Bonds, Series 2022
(Assessment Area Five Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2022				
		TOTAL		\$ -
Fiscal Year 2022				
9/1/22		Interest		\$ -
		TOTAL		\$ -
		Acquisition/Construction Fund at 9/15/22		\$ 2,710,633.74
		Interest Earned thru 9/30/22		\$ -
		Requisitions Paid thru 9/30/22		\$ -
		Remaining Acquisition/Construction Fund		\$ 2,710,633.74
Fiscal Year 2023				
		TOTAL		\$ -
Fiscal Year 2023				
10/1/22		Interest		\$ 2,957.18
11/1/22		Interest		\$ 6,518.26
		TOTAL		\$ 9,475.44
		Acquisition/Construction Fund at 9/30/22		\$ 2,710,633.74
		Interest Earned thru 11/30/22		\$ 9,475.44
		Requisitions Paid thru 11/30/22		\$ -
		Remaining Acquisition/Construction Fund		\$ 2,720,109.18

SECTION 4

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
\$9,210,000
SPECIAL ASSESSMENT BONDS
SERIES 2015
ARBITRAGE REBATE REQUIREMENT
AUGUST 31, 2022**



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

October 6, 2022

Storey Park Community Development District
City of Orlando, Florida

Re: \$9,210,000 Storey Park Community Development District
(City of Orlando, Florida),
Special Assessment Bonds, Series 2015 (the "Bonds")

Storey Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended August 31, 2022 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$455,119) for August 31, 2022. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (August 31, 2022).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Storey Park CDD
Special Assessment Bonds, Series 2015
Summary of Rebate Calculations
\$ 9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015

<i>Anniversary Date.</i>	05/01/2016
<i>Future-Value Date.</i>	08/31/2022
<i>Arbitrage Yield Limit.</i>	5.1188657
<i>Total of Purpose Expenditures.</i>	\$8,820,435.00
<i>Internal Rate of Return.</i>	0.3955056
<i>90% of rebate liability.</i>	-\$409,607.40
<i>Full rebate liability.</i>	-\$455,119.33

Storey Park CDD
Special Assessment Bonds, Series 2015
Purpose Expenditures Future Value Report
\$ 9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015
Future Valued To: 08/31/2022

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
9/17/2005	2016	COI	Vendor payment	33.9111111	1,250.00	100.0000000	2.3561077	2,945.13
8/28/2015	-1	COI	Beg. Arbitrage Gross Proceeds	14.0166667	-9,100,563.60	100.0000000	1.4250873	-12,969,097.72
9/10/2015	2016	COI	Vendor payment	13.9500000	25,000.00	100.0000000	1.4226883	35,567.21
9/10/2015	2016	COI	Vendor payment	13.9500000	5,000.00	100.0000000	1.4226883	7,113.44
9/10/2015	2016	COI	Vendor payment	13.9500000	27,500.00	100.0000000	1.4226883	39,123.93
9/10/2015	2016	COI	Vendor payment	13.9500000	27,500.00	100.0000000	1.4226883	39,123.93
9/10/2015	2016	COI	Vendor payment	13.9500000	12,500.00	100.0000000	1.4226883	17,783.60
9/10/2015	2016	COI	Vendor payment	13.9500000	36,500.00	100.0000000	1.4226883	51,928.12
9/10/2015	2016	COI	Vendor payment	13.9500000	37,500.00	100.0000000	1.4226883	53,350.81
9/10/2015	2016	COI	Vendor payment	13.9500000	5,077.00	100.0000000	1.4226883	7,222.99
9/10/2015	2016	COI	Vendor payment	13.9500000	1,551.00	100.0000000	1.4226883	2,206.59
9/10/2015	2016	COI	Trustee reimbursement	13.9500000	-27,500.00	100.0000000	1.4226883	-39,123.93
9/10/2015	2016		Underwriter's Discount	13.9500000	197,278.00	100.0000000	1.4226883	280,665.11
9/10/2015	2016	COI	Vendor payment	13.9500000	2,608.00	100.0000000	1.4226883	3,710.37
9/10/2015	2016	COI	Vendor payment	13.9500000	51,000.00	100.0000000	1.4226883	72,557.10
9/10/2015	2016	COI	Vendor payment	13.9500000	2,093.00	100.0000000	1.4226883	2,977.69
9/10/2015	2016	COI	Vendor payment	13.9500000	1,954.00	100.0000000	1.4226883	2,779.93
9/25/2015	2016	CONSTRUCT	Req payment	13.8666667	4,929,563.00	100.0000000	1.4196953	6,998,477.22
1/7/2016	2016	CONSTRUCT	Req payment	13.3000000	1,371.00	100.0000000	1.3995088	1,918.73
3/18/2016	2016	RESERVE	Tranf	12.9055556	114.00	100.0000000	1.3856270	157.96
4/5/2016	2016	COI	Transf to close acct	12.8111111	8,223.00	100.0000000	1.3823237	11,366.85
4/13/2016	2016	CONSTRUCT	Req payment	12.7666667	1,253,955.00	100.0000000	1.3807720	1,731,425.91
8/8/2016	2016	CONSTRUCT	Req payment	12.1277778	1,464.00	100.0000000	1.3586568	1,989.07
6/30/2017	2017	CONSTRUCT	Req payment	10.3388889	2,205,691.00	100.0000000	1.2986007	2,864,311.77
3/7/2019	2019	CONSTRUCT	Disbursement	6.9666667	3,500.00	100.0000000	1.1925138	4,173.80
5/24/2019	2019	CONSTRUCT	Disbursement	6.5388889	2,644.00	100.0000000	1.1796911	3,119.10
12/16/2020	2021	CONSTRUCT	Disbursement	3.4166667	3,500.00	100.0000000	1.0901845	3,815.65
3/19/2021	2021	CONSTRUCT	Disbursement	2.9000000	3,247.00	100.0000000	1.0760421	3,493.91
4/15/2021	2021	COI	Revenue	2.7555556	352.00	100.0000000	1.0721213	377.39
8/31/2022	-1		Unspent Proceeds as of 08/31/2022	0.0000000	309,419.00	100.0000000	1.0000000	309,419.00
					29,290.40			-455,119.33
					Arbitrage Yield Limit (AYL)			5.1188657
					Internal Rate of Return (IRR)			0.3955056
					Future Valued To.....			8/31/2022

Storey Park CDD
Special Assessment Bonds, Series 2015
A.Y.L. Verification Report
9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015
FMS Bonds
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	05/01/2016			305,585.16	-	305,585.16	0.9664579	295,335.18
3	11/01/2016	90,000.00	4.000	226,359.36	-	316,359.36	0.9423393	298,117.87
4	05/01/2017			224,559.36	-	224,559.36	0.9188227	206,330.23
5	11/01/2017	155,000.00	4.000	224,559.36	-	379,559.36	0.8958929	340,044.54
6	05/01/2018			221,459.36	-	221,459.36	0.8735353	193,452.58
7	11/01/2018	160,000.00	4.000	221,459.36	-	381,459.36	0.8517357	324,902.57
8	05/01/2019			218,259.36	-	218,259.36	0.8304802	181,260.07
9	11/01/2019	170,000.00	4.000	218,259.36	-	388,259.36	0.8097550	314,394.97
10	05/01/2020			214,859.36	-	214,859.36	0.7895471	169,641.58
11	11/01/2020	175,000.00	4.000	214,859.36	-	389,859.36	0.7698435	300,130.68
12	05/01/2021			211,359.36	-	211,359.36	0.7506316	158,653.01
13	11/01/2021	180,000.00	4.500	211,359.36	-	391,359.36	0.7318991	286,435.56
14	05/01/2022			207,309.36	-	207,309.36	0.7136341	147,943.03
15	11/01/2022	190,000.00	4.500	207,309.36	-	397,309.36	0.6958249	276,457.76
16	05/01/2023			203,034.36	-	203,034.36	0.6784602	137,750.73
17	11/01/2023	200,000.00	4.500	203,034.36	-	403,034.36	0.6615288	266,618.84
18	05/01/2024			198,534.36	-	198,534.36	0.6450200	128,058.63
19	11/01/2024	205,000.00	4.500	198,534.36	-	403,534.36	0.6289231	253,792.08
20	05/01/2025			193,921.86	-	193,921.86	0.6132279	118,918.30
21	11/01/2025	215,000.00	4.500	193,921.86	-	408,921.86	0.5979245	244,504.39
22	05/01/2026			189,084.36	-	189,084.36	0.5830029	110,236.73
23	11/01/2026	225,000.00	4.500	189,084.36	-	414,084.36	0.5684537	235,387.79
24	05/01/2027			184,021.86	-	184,021.86	0.5542676	101,997.36
25	11/01/2027	235,000.00	5.000	184,021.86	-	419,021.86	0.5404355	226,454.30
26	05/01/2028			178,146.86	-	178,146.86	0.5269486	93,874.24
27	11/01/2028	250,000.00	5.000	178,146.86	-	428,146.86	0.5137983	219,981.13
28	05/01/2029			171,896.86	-	171,896.86	0.5009762	86,116.23
29	11/01/2029	260,000.00	5.000	171,896.86	-	431,896.86	0.4884740	210,970.38
30	05/01/2030			165,396.86	-	165,396.86	0.4762838	78,775.85
31	11/01/2030	275,000.00	5.000	165,396.86	-	440,396.86	0.4643979	204,519.37
32	05/01/2031			158,521.86	-	158,521.86	0.4528085	71,780.05
33	11/01/2031	290,000.00	5.000	158,521.86	-	448,521.86	0.4415084	198,026.18
34	05/01/2032			151,271.86	-	151,271.86	0.4304903	65,121.07
35	11/01/2032	300,000.00	5.000	151,271.86	-	451,271.86	0.4197472	189,420.09
36	05/01/2033			143,771.86	-	143,771.86	0.4092721	58,841.82
37	11/01/2033	315,000.00	5.000	143,771.86	-	458,771.86	0.3990585	183,076.81
38	05/01/2034			135,896.86	-	135,896.86	0.3890997	52,877.43
39	11/01/2034	335,000.00	5.000	135,896.86	-	470,896.86	0.3793895	178,653.34
40	05/01/2035			127,521.86	-	127,521.86	0.3699216	47,173.09
41	11/01/2035	350,000.00	5.000	127,521.86	-	477,521.86	0.3606900	172,237.37
42	05/01/2036			118,771.86	-	118,771.86	0.3516888	41,770.73

Storey Park CDD
Special Assessment Bonds, Series 2015
A.Y.L. Verification Report
9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015
FMS Bonds
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	11/01/2036	365,000.00	5.125	118,771.86	-	483,771.86	0.3429122	165,891.26
44	05/01/2037			109,418.74	-	109,418.74	0.3343546	36,584.66
45	11/01/2037	385,000.00	5.125	109,418.74	-	494,418.74	0.3260106	161,185.73
46	05/01/2038			99,553.12	-	99,553.12	0.3178748	31,645.43
47	11/01/2038	405,000.00	5.125	99,553.12	-	504,553.12	0.3099420	156,382.21
48	05/01/2039			89,175.00	-	89,175.00	0.3022072	26,949.33
49	11/01/2039	425,000.00	5.125	89,175.00	-	514,175.00	0.2946655	151,509.61
50	05/01/2040			78,284.38	-	78,284.38	0.2873119	22,492.03
51	11/01/2040	450,000.00	5.125	78,284.38	-	528,284.38	0.2801419	147,994.57
52	05/01/2041			66,753.13	-	66,753.13	0.2731508	18,233.67
53	11/01/2041	470,000.00	5.125	66,753.13	-	536,753.13	0.2663341	142,955.67
54	05/01/2042			54,709.38	-	54,709.38	0.2596876	14,207.35
55	11/01/2042	495,000.00	5.125	54,709.38	-	549,709.38	0.2532069	139,190.22
56	05/01/2043			42,025.00	-	42,025.00	0.2468880	10,375.47
57	11/01/2043	520,000.00	5.125	42,025.00	-	562,025.00	0.2407267	135,294.45
58	05/01/2044			28,700.00	-	28,700.00	0.2347193	6,736.44
59	11/01/2044	545,000.00	5.125	28,700.00	-	573,700.00	0.2288617	131,297.96
60	05/01/2045			14,734.38	-	14,734.38	0.2231503	3,287.98
61	11/01/2045	575,000.00	5.125	14,734.38	-	589,734.38	0.2175815	128,315.27
		9,210,000.00		8,933,850.18	0.00	18,143,850.18		9,100,563.26

<i>True Interest Cost (TIC)</i>	5.3098694
<i>Net Interest Cost (NIC)</i>	5.2136843
<i>Arbitrage Yield Limit (AYL)</i>	5.1188657
<i>Arbitrage Net Interest Cost (ANIC)</i>	5.1784599

<i>Face value of bond Issue</i>	\$9,210,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$109,436.40)
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$9,100,563.60

Storey Park CDD

Special Assessment Bonds, Series 2015

T.I.C. Verification Report (Regular)

9,210,000.00

1

MSRB 30/360 SEMI 4/3

FMS Bonds

Dated: 8/28/2015

Delivered: 8/28/2015

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	5/1/2016			305,585.16	-	305,585.16	0.9652443	294,964.33
3	11/1/2016	90,000.00	4.000	226,359.36	-	316,359.36	0.9402804	297,466.52
4	5/1/2017			224,559.36	-	224,559.36	0.9159622	205,687.89
5	11/1/2017	155,000.00	4.000	224,559.36	-	379,559.36	0.8922730	338,670.56
6	5/1/2018			221,459.36	-	221,459.36	0.8691964	192,491.67
7	11/1/2018	160,000.00	4.000	221,459.36	-	381,459.36	0.8467166	322,987.97
8	5/1/2019			218,259.36	-	218,259.36	0.8248182	180,024.30
9	11/1/2019	170,000.00	4.000	218,259.36	-	388,259.36	0.8034862	311,961.03
10	5/1/2020			214,859.36	-	214,859.36	0.7827059	168,171.68
11	11/1/2020	175,000.00	4.000	214,859.36	-	389,859.36	0.7624630	297,253.32
12	5/1/2021			211,359.36	-	211,359.36	0.7427436	156,985.81
13	11/1/2021	180,000.00	4.500	211,359.36	-	391,359.36	0.7235342	283,161.90
14	5/1/2022			207,309.36	-	207,309.36	0.7048217	146,116.13
15	11/1/2022	190,000.00	4.500	207,309.36	-	397,309.36	0.6865931	272,789.86
16	5/1/2023			203,034.36	-	203,034.36	0.6688359	135,796.67
17	11/1/2023	200,000.00	4.500	203,034.36	-	403,034.36	0.6515380	262,592.21
18	5/1/2024			198,534.36	-	198,534.36	0.6346875	126,007.27
19	11/1/2024	205,000.00	4.500	198,534.36	-	403,534.36	0.6182727	249,494.30
20	5/1/2025			193,921.86	-	193,921.86	0.6022825	116,795.75
21	11/1/2025	215,000.00	4.500	193,921.86	-	408,921.86	0.5867059	239,916.86
22	5/1/2026			189,084.36	-	189,084.36	0.5715321	108,067.78
23	11/1/2026	225,000.00	4.500	189,084.36	-	414,084.36	0.5567507	230,541.76
24	5/1/2027			184,021.86	-	184,021.86	0.5423516	99,804.56
25	11/1/2027	235,000.00	5.000	184,021.86	-	419,021.86	0.5283249	221,379.70
26	5/1/2028			178,146.86	-	178,146.86	0.5146610	91,685.25
27	11/1/2028	250,000.00	5.000	178,146.86	-	428,146.86	0.5013505	214,651.64
28	5/1/2029			171,896.86	-	171,896.86	0.4883842	83,951.71
29	11/1/2029	260,000.00	5.000	171,896.86	-	431,896.86	0.4757533	205,476.35
30	5/1/2030			165,396.86	-	165,396.86	0.4634490	76,653.01
31	11/1/2030	275,000.00	5.000	165,396.86	-	440,396.86	0.4514630	198,822.87
32	5/1/2031			158,521.86	-	158,521.86	0.4397869	69,715.84
33	11/1/2031	290,000.00	5.000	158,521.86	-	448,521.86	0.4284128	192,152.52
34	5/1/2032			151,271.86	-	151,271.86	0.4173329	63,130.73
35	11/1/2032	300,000.00	5.000	151,271.86	-	451,271.86	0.4065396	183,459.86
36	5/1/2033			143,771.86	-	143,771.86	0.3960253	56,937.30
37	11/1/2033	315,000.00	5.000	143,771.86	-	458,771.86	0.3857831	176,986.41
38	5/1/2034			135,896.86	-	135,896.86	0.3758057	51,070.81
39	11/1/2034	335,000.00	5.000	135,896.86	-	470,896.86	0.3660863	172,388.89
40	5/1/2035			127,521.86	-	127,521.86	0.3566183	45,476.63
41	11/1/2035	350,000.00	5.000	127,521.86	-	477,521.86	0.3473952	165,888.80
42	5/1/2036			118,771.86	-	118,771.86	0.3384106	40,193.66

STOREYPARK-2015-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 10/06/2022 | 19:47 | Rpt01a

Storey Park CDD

Special Assessment Bonds, Series 2015

T.I.C. Verification Report (Regular)

9,210,000.00

2

MSRB 30/360 SEMI 4/3

FMS Bonds

Dated: 8/28/2015

Delivered: 8/28/2015

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	11/1/2036	365,000.00	5.125	118,771.86	-	483,771.86	0.3296584	159,479.46
44	5/1/2037			109,418.74	-	109,418.74	0.3211325	35,137.92
45	11/1/2037	385,000.00	5.125	109,418.74	-	494,418.74	0.3128272	154,667.63
46	5/1/2038			99,553.12	-	99,553.12	0.3047366	30,337.48
47	11/1/2038	405,000.00	5.125	99,553.12	-	504,553.12	0.2968553	149,779.28
48	5/1/2039			89,175.00	-	89,175.00	0.2891778	25,787.43
49	11/1/2039	425,000.00	5.125	89,175.00	-	514,175.00	0.2816989	144,842.54
50	5/1/2040			78,284.38	-	78,284.38	0.2744134	21,482.28
51	11/1/2040	450,000.00	5.125	78,284.38	-	528,284.38	0.2673163	141,219.05
52	5/1/2041			66,753.13	-	66,753.13	0.2604028	17,382.70
53	11/1/2041	470,000.00	5.125	66,753.13	-	536,753.13	0.2536681	136,157.14
54	5/1/2042			54,709.38	-	54,709.38	0.2471076	13,519.10
55	11/1/2042	495,000.00	5.125	54,709.38	-	549,709.38	0.2407167	132,324.22
56	5/1/2043			42,025.00	-	42,025.00	0.2344911	9,854.49
57	11/1/2043	520,000.00	5.125	42,025.00	-	562,025.00	0.2284265	128,381.42
58	5/1/2044			28,700.00	-	28,700.00	0.2225188	6,386.29
59	11/1/2044	545,000.00	5.125	28,700.00	-	573,700.00	0.2167639	124,357.42
60	5/1/2045			14,734.38	-	14,734.38	0.2111578	3,111.28
61	11/1/2045	575,000.00	5.125	14,734.38	-	589,734.38	0.2056966	121,306.38
		9,210,000.00		8,933,850.18	0.00	18,143,850.18		8,903,285.61

<i>True Interest Cost (TIC)</i>	5.3098694
<i>Net Interest Cost (NIC)</i>	5.2136843
<i>Arbitrage Yield Limit (AYL)</i>	5.1188657
<i>Arbitrage Net Interest Cost (ANIC)</i>	5.1784599

<i>Face value of bond Issue</i>	\$9,210,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$109,436.40)
<i>Underwriter discount (+)</i>	(\$197,278.00)
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other TIC costs (-)</i>	
<i>Bond surety fee (-)</i>	N/A
= TIC Target	\$8,903,285.60

Storey Park CDD
Special Assessment Bonds, Series 2015
Unspent Proceeds Report
\$ 9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
09/17/2005	2016	Y	COI	Vendor payment	1,250.00	100.0000000		1,250.00	-1,250.00
08/28/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			9,099,313.60
09/10/2015	2016	Y	COI	Vendor payment	12,500.00	100.0000000		12,500.00	8,832,035.60
09/10/2015	2016	Y	COI	Vendor payment	36,500.00	100.0000000		36,500.00	8,795,535.60
09/10/2015	2016	Y	COI	Vendor payment	37,500.00	100.0000000		37,500.00	8,758,035.60
09/10/2015	2016	Y	COI	Vendor payment	5,077.00	100.0000000		5,077.00	8,752,958.60
09/10/2015	2016	Y	COI	Vendor payment	1,551.00	100.0000000		1,551.00	8,751,407.60
09/10/2015	2016	Y	COI	Vendor payment	51,000.00	100.0000000		51,000.00	8,700,407.60
09/10/2015	2016	Y	COI	Vendor payment	25,000.00	100.0000000		25,000.00	9,074,313.60
09/10/2015	2016	Y	COI	Vendor payment	5,000.00	100.0000000		5,000.00	9,069,313.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	9,041,813.60
09/10/2015	2016	Y		Underwriter's Discount	197,278.00	100.0000000		197,278.00	8,844,535.60
09/10/2015	2016	Y	COI	Trustee reimbursement	-27,500.00	100.0000000		-27,500.00	8,727,907.60
09/10/2015	2016	Y	COI	Vendor payment	1,954.00	100.0000000		1,954.00	8,725,953.60
09/10/2015	2016	Y	COI	Vendor payment	2,608.00	100.0000000		2,608.00	8,723,345.60
09/10/2015	2016	Y	COI	Vendor payment	2,093.00	100.0000000		2,093.00	8,721,252.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	8,693,752.60
09/25/2015	2016	Y	CONSTRUCTI	Req payment	4,929,563.00	100.0000000		4,929,563.00	3,764,189.60
01/07/2016	2016	Y	CONSTRUCTI	Req payment	1,371.00	100.0000000		1,371.00	3,762,818.60
03/18/2016	2016	Y	RESERVE	Tranf	114.00	100.0000000		114.00	3,762,704.60
04/05/2016	2016	Y	COI	Transf to close acct	8,223.00	100.0000000		8,223.00	3,754,481.60
04/13/2016	2016	Y	CONSTRUCT	Req payment	1,253,955.00	100.0000000		1,253,955.00	2,500,526.60
08/08/2016	2016	Y	CONSTRUCT	Req payment	1,464.00	100.0000000		1,464.00	2,499,062.60
06/30/2017	2017	Y	CONSTRUCT	Req payment	2,205,691.00	100.0000000		2,205,691.00	293,371.60
03/07/2019	2019	Y	CONSTRUCT	Disbursement	3,500.00	100.0000000		3,500.00	289,871.60
05/24/2019	2019	Y	CONSTRUCT	Disbursement	2,644.00	100.0000000		2,644.00	287,227.60
12/16/2020	2021	Y	CONSTRUCT	Disbursement	3,500.00	100.0000000		3,500.00	283,727.60
03/19/2021	2021	Y	CONSTRUCT	Disbursement	3,247.00	100.0000000		3,247.00	280,480.60
04/15/2021	2021	Y	COI	Revenue	352.00	100.0000000		352.00	280,128.60

Storey Park CDD
Special Assessment Bonds, Series 2015
Unspent Proceeds Report
\$ 9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015

<i>Calc</i> <i>Date</i>	<i>Grp</i> <i>ID</i>	<i>Purp</i>	<i>Fund</i> <i>ID</i>	<i>Description</i>	<i>Gross</i> <i>Amount</i>	<i>Pool</i> <i>Percentage</i>	<i>Nonpurpose</i> <i>Investment</i>	<i>Purpose</i> <i>Expenditures</i>	<i>Unspent</i> <i>Proceeds</i>
					8,820,435.00		0.00	8,820,435.00	

<i>First Investment Date</i>	9/17/2005
<i>Calculation Date</i>	8/31/2022
<i>Arbitrage Yield Limit (AYL)</i>	5.1188657
<i>Internal Rate of Return (IRR)</i>	0.3955056

Storey Park CDD
Special Assessment Bonds, Series 2015
I.R.R. Report Via Purpose Expenditures
\$ 9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	08/28/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(9,100,563.60)	100.000	1.0000000	(9,100,563.60)
2016	09/17/2005	COI	Vendor payment	-19.8944444	1,250.00	100.000	1.0400856	1,250.00
	09/10/2015	COI	Vendor payment	0.0666667	5,077.00	100.000	0.9998683	5,076.33
	09/10/2015	COI	Vendor payment	0.0666667	2,608.00	100.000	0.9998683	2,607.66
	09/10/2015	COI	Vendor payment	0.0666667	51,000.00	100.000	0.9998683	50,993.28
	09/10/2015	COI	Vendor payment	0.0666667	37,500.00	100.000	0.9998683	37,495.06
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9998683	27,496.38
	09/10/2015	COI	Vendor payment	0.0666667	5,000.00	100.000	0.9998683	4,999.34
	09/10/2015	COI	Vendor payment	0.0666667	1,954.00	100.000	0.9998683	1,953.74
	09/10/2015		Underwriter's Discount	0.0666667	197,278.00	100.000	0.9998683	197,252.02
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9998683	27,496.38
	09/10/2015	COI	Trustee reimbursement	0.0666667	(27,500.00)	100.000	0.9998683	(27,496.38)
	09/10/2015	COI	Vendor payment	0.0666667	12,500.00	100.000	0.9998683	12,498.35
	09/10/2015	COI	Vendor payment	0.0666667	36,500.00	100.000	0.9998683	36,495.19
	09/10/2015	COI	Vendor payment	0.0666667	25,000.00	100.000	0.9998683	24,996.71
	09/10/2015	COI	Vendor payment	0.0666667	2,093.00	100.000	0.9998683	2,092.72
	09/10/2015	COI	Vendor payment	0.0666667	1,551.00	100.000	0.9998683	1,550.80
	09/25/2015	CONSTRUCTI	Req payment	0.1500000	4,929,563.00	100.000	0.9997037	4,928,102.41
	01/07/2016	CONSTRUCTI	Req payment	0.7166667	1,371.00	100.000	0.9985852	1,369.06
	03/18/2016	RESERVE	Tranf	1.1111111	114.00	100.000	0.9978073	113.75
	04/05/2016	COI	Transf to close acct	1.2055556	8,223.00	100.000	0.9976212	8,203.44
	04/13/2016	CONSTRUCT	Req payment	1.2500000	1,253,955.00	100.000	0.9975336	1,250,862.22
	08/08/2016	CONSTRUCT	Req payment	1.8888889	1,464.00	100.000	0.9962753	1,458.55
2017	06/30/2017	CONSTRUCT	Req payment	3.6777778	2,205,691.00	100.000	0.9927606	2,189,723.13
2019	03/07/2019	CONSTRUCT	Disbursement	7.0500000	3,500.00	100.000	0.9861687	3,451.59
	05/24/2019	CONSTRUCT	Disbursement	7.4777778	2,644.00	100.000	0.9853357	2,605.23
2021	12/16/2020	CONSTRUCT	Disbursement	10.6000000	3,500.00	100.000	0.9792766	3,427.47
	03/19/2021	CONSTRUCT	Disbursement	11.1166667	3,247.00	100.000	0.9782776	3,176.47
	04/15/2021	COI	Revenue	11.2611111	352.00	100.000	0.9779985	344.26
99999	08/31/2022		Unspent Proceeds as of 08/31/2022	14.0166667	309,419.00	100.000	0.9726889	300,968.43
					29,290.40			(0.02)