

*Storey Park Community
Development District*

Agenda

February 14, 2023

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

February 7, 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, February 14, 2023 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy in Seat #3
 - B. Review of Letter of Interest and Resume for Board Vacancy in General Elector Seat
 - C. Administration of Oath(s) of Office to Newly Appointed Board Member(s)
 - D. Election of Officers
 - E. Consideration of Resolution 2023-05 Electing Officers
4. Approval of Minutes of the January 10, 2023 Meeting
5. Series 2021 and Series 2022 Requisitions
 - A. Ratification of Series 2021 Requisitions #3 and #5
 - B. Ratification of Series 2022 Requisition #1 and #3
 - C. Consideration of Series 2022 Requisition #2
 - i. **Consideration of Resolution 2023-06 Approving the Conveyance of Real Property and Improvements – Item Added**
6. Ratification of Aquatic Management Agreement with Applied Aquatic Management, Inc.
7. Consideration of Temporary Access Easement Agreement with Eduardo Rodrigues Dias
8. Consideration of Resolution to Establish State Board of Administration Operating Reserve Account
9. 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
10. Public Comment Period
11. Supervisor's Requests
12. Other Business
 - A. Discussion of Pending Real Property Conveyances
 - B. Status of Pending Permit Transfers
13. Next Meeting Date – March 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

Willem Boermans

My Name is Willem Boermans. I am excited to announce my candidacy run for a board position in the Storey Park CDD Board of Supervisors. Being a resident of Story Park for the past seven (7) years, my educational background and knowledge of City of Orlando laws and ordinances makes me a superior candidate for this position. I am look forward to the opportunity to work harmoniously with the other board members, volunteers and management in effort to continuously make Storey Park a great place to live.

My studies began in the Netherlands where I majored in Sports Management, Hotel and Event Management. I became a professional mens gymnastics coach for six (6) years. During my first college years I lead and developed over hundreds of projects for sports day for five hundred (500) mentally and physically disabled children. With the help of my classmates, we orchestrated and executed various activities for the children. Then I continued my education at Broward College where I became a board member of the Honors Society. There, I also worked with my fellow board members to plan and coordinate events such as fund raising and conferences while adhering to set guidelines.

I am currently a Flight Attendant for Delta Air Lines for the past 12 years plus. Being a Flight Attendant I have had the pleasure of working with all kinds of people and situations. I am very familiar with being a team player and also comfortable being a Team Leader. I very experienced and knowledgeable working with rules and regulations as well.

Storey Park is my dream neighborhood. I have been part of the ACC (Architectural Control Committee), RAC (Residential advisory Committee) and the Board of directors of the HOA. I have watched this neighborhood blossomed into this beautiful nest of a community. While we continue to grow more over the next few years I would like to maintain the same sense of community. I will work hard to maintain our community safe, aesthetically appealing, and welcoming. I will do

I would love the opportunity to help maintain the aesthetics and upkeep of the amenities of Storey Park. If you like me and believe in my goals, please allow to give me change for the Storey Park CDD Board of Supervisors.

Thank you for your time and patience

Willem Boermans

11049 HISTORY AVENUE, ORLANDO, FL 32832

Willem@boermans.org

PHONE: 1(718) 210-7817

Employment Opportunities

Delta Air Lines

01/2011-Present

Flight Attendant

Accomplished and experienced, qualified for Domestic and International flights.

- Language of Destination qualified (Dutch speaker)
- Understanding of the work rules, service procedures, inflight policies.

Le Meridien Sunny Isles Beach

3/2010 – 11/2010

Customer Service Representative

Provided exceptional service at Five Star Ocean Front Hotel, performing the duties of a Front Desk Representative, Customer service representative, Night auditor, Manager on Duty.

Dorint Amsterdam Airport Hotel

7/2007 – 10/2009

Customer Service Professional

Member of the 2008 team recognized for being the best Four star hotel in The Netherlands.

- Full time position with the Food and Beverage Department (room service, Sports & Media bar, Fine dining restaurant, Banquet Department).

McDonald's Schiphol North

9/1999 – 5/2008

Operations Manager

Functions performed included host, Crew trainer, Shift assistant and Manager. Writing shift reports.

Education

University of Central Florida

2015-Present

B.S in International business management

Broward College

2009 - 2011

A.A in Biology

Member of the honors society and a member of Phi Theta Kappa.

CIOS (Sports Instructor Training)

2001 – 2005

Training in Sport and Movement Coordination.

Organized over 100 projects with the biggest achievement to manage and lead a sports day for 500 mentally and physically disabled children.

Thesis: The life of an Individual gymnast.

Multi Lingual

Dutch (fluent), English (fluent), German (fluent), Spanish (intermediate),

French (beginner), Portuguese (beginner)

Operating systems: Microsoft Windows, Apple OS X,

General software: Microsoft Office (Word, Excel, Powerpoint, Publisher), I-Works

(Pages, Keynote, Numbers), Adobe CS3, I-crew, DELTATERM, DBMS, HTML, CSS.

SECTION E

RESOLUTION 2023-05

**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 14th day of February, 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, January 10, 2023 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:

Dan La Rosa	Chairman
Teresa Diaz	Assistant Secretary
Mike McQuarrie	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Christine Baxter <i>(via phone)</i>	District Engineer
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 will open it up for a public comment period. I will note for purposes of the recording that only members of staff and the Board are present.

THIRD ORDER OF BUSINESS

Organizational Matters

Mr. Showe: We had a Landowners' Election earlier and will do the Oath of Office for Mr. La Rosa.

A. Administration of Oath of Office to Newly Appointed Board Member

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Dan La Rosa.

Mr. Showe: Print your name and sign it and I'll notarize it.

B. Consideration of Resolution 2023-02 Canvassing and Certifying the Results of the Landowners' Election

Mr. Showe: The Landowners' Election was conducted in November in accordance with Florida Statutes. In your agenda you have a resolution showing that Mr. La Rosa received 700 votes and will serve a four-year term. If you have any questions or comments, we can take those. Otherwise we would look for a motion of the Board to approve that resolution.

On MOTION by Mr. McQuarrie seconded by Ms. Diaz with all in favor Resolution 2023-02 Canvassing and Certifying the Results of the Landowners' Election was adopted.

C. Acceptance of Resignation of Albert Guidice and Appointment of Individual to Fulfill the Board Vacancy

Mr. Showe: Last week we received the resignation of Mr. Guidice. So first we would need a motion to accept that resignation.

On MOTION by Ms. Diaz seconded by Mr. McQuarrie with all in favor the resignation of Mr. Albert Guidice was accepted.

Mr. Showe: That leaves a vacancy of the Board. The Board can fill that vacancy at any time. It is a landowner elected seat, so it can be filled with anyone. If the Board has somebody that they can appoint to that seat, they can do it now or leave it for consideration at a future meeting, should you choose.

Mr. La Rosa: I don't have anyone.

Mr. Showe: Okay. We'll move on.

D. Consideration of Resolution 2023-03 Electing Officers

Mr. Showe: After every election, we are required to have an election of the Board of Supervisors. In your agenda, we have Resolution 2023-03. Essentially the Board has remained the same so we could just keep the same officers, with the exception of switching out Mr. Guidice and just leaving that blank. If the Board is amenable to that, we can keep it the same or take a motion of the Board to discuss a new Chair and Vice Chair. Typically, the rest of the Board would serve as Assistant Secretary. We can keep it the same if you choose.

Mr. La Rosa: There's no reason to change it.

Mr. Showe: Okay. I can read the names into the record and you can approve the resolution as read.

Mr. La Rosa: What are they right now?

Mr. Showe: You, Mr. La Rosa is Chair, Mr. Kraljev is Vice Chair; Mr. George Flint is Secretary; Mr. McQuarrie, Ms. Diaz and Mr. Showe are Assistant Secretaries, Ms. Jill Burns in our office is Treasurer and Ms. Katie Costa is Assistant Treasurer.

Mr. La Rosa: Keep it the same.

Mr. Showe: Okay. Is there a motion approving that as read?

On MOTION by Mr. McQuarrie seconded by Mr. La Rosa with all in favor electing the officers as stated as evidenced by the adoption of Resolution 2023-03 was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 13, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 8, 2022 Landowners' Meeting

Mr. Showe: After that we have the approval of the minutes of the September 13th meeting as well as the minutes of your November landowners' meeting. Those are included as part of your agenda. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. La Rosa seconded by Mr. McQuarrie with all in favor the Minutes of the September 13, 2022 Board of Supervisors Meeting and acceptance of Minutes of the November 8, 2022 Landowners' Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Property Conveyances – Item Revised

Mr. Showe: The next items are the consideration of some resolutions for property conveyance. We will let Jay run through those. The Engineer is on the call as well.

A. Resolution 2023-01 Approving the Conveyance of Real Property and Improvements (Parcel I Phase 4)

Mr. Lazarovich: We are starting with Resolution 2023-01, which is the conveyance of real property and infrastructure improvements in Parcel I. There are three tracts that are being turned over to the CDD. As part of this resolution, there is a Special Warranty Deed and a Bill of Sale, transferring the property and improvements, an Agreement Regarding Taxes and Owners Affidavit. These are just contracts between the developer and the CDD. There is nothing hindering the CDD's ability to own and maintain the property. Lastly, is a Certificate of the

District Engineer, stating that everything is in line with the plans. If you have any questions, I would be happy to answer them. We're just looking for a motion to approve.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor Resolution 2023-01 Approving the Conveyance of Real Property and Improvements for Parcel I, Phase 4 was adopted.

B. Resolution 2023-04 Approving the Conveyance of Real Property and Improvements (Parcel K Phase 3) - Added

Mr. Lazarovich: The second one is for Parcel K, Phase 3 utilities. As a part of this resolution, 2023-04, there are no deeds. There is just a Bill of Sale and the same Agreement Regarding Taxes, Owners Affidavit and Certificate of the District Engineer. This will be transferring from the developer to the CDD and then the CDD to Orange County. If there are any questions, I would be happy to take those. We're just looking for a motion to approve.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor Resolution 2023-04 Approving the Conveyance of Real Property and Improvements for Parcel K, Phase 3 was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Management Agreement with OmegaScapes for Phase 4 Maintenance

Mr. Showe: Next is a Landscape Agreement with OmegaScapes, covering some additional maintenance. We will let Alan touch on that.

Mr. Scheerer: Yes. Back in October, we did a walk through with United Land and Theresa with OmegaScapes for the remainder of the landscaping along Storey Park Boulevard. We have been maintaining it since October. It's contemplated in the budget and we are just seeking approval by the Board for the addendum to the contract.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor the Landscape Management Agreement with OmegaScapes for Phase 4 Maintenance was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2021 Requisition #4

Mr. Showe: This is a ratification of Requisition #4. Based on all of the information that we received from District Counsel and the District Engineer, we went ahead and submitted this already for processing and payment, but the Board needs to ratify it. These are for construction

costs related to the Series 2021 bonds. We can take any questions from the Board or a motion to approve.

On MOTION by Ms. Diaz seconded by Mr. McQuarrie with all in favor the Series 2021 Requisition #4 was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022

Mr. Showe: We went ahead and signed this internally to get them stated on that, so we didn't have any delays in getting it processed. It's all in accordance with your prior agreement and prior approvals from the Board, but we would like to have a ratification of the Board if there's a motion to do so.

On MOTION by Ms. Diaz seconded by Mr. La Rosa with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2022 in an amount not-to-exceed \$10,400 was ratified.

NINTH ORDER OF BUSINESS

Discussion of Cost Sharing Agreement with Epoch Residential - *Added*

Mr. Showe: This is for the discussion of a Cost Sharing Agreement between the CDD and Epoch Residential (Epoch), who are the property owners of the apartment complex that is going to go into the center circular parcel. It was brought to us that there may be some concerns based on where they are going to be accessing that property from. They are going to be crossing a lot of CDD roads and may be impacting some landscaping as well as streetlights. So counsel engaged the city and got a hold of the developer. Kristen can probably give you some information on where we are at.

Mr. Lazarovich: Yes. That was approved yesterday and the developer reached out to us. They said that they would enter into a Cost Sharing Agreement with the District for roadways and landscaping.

Mr. Showe: Yeah. They agreed as I understand it. We have to come up with some kind of rational proportional cost of it, not to exceed \$20,000 in any one year. It will probably take some more work to formalize the agreement.

Mr. McQuarrie: Are they going to want to do a traffic study or something that elaborate?

Mr. Showe: No.

Mr. McQuarrie: By that same token, I don't think it would be necessarily fair to just take a linear foot of road and make it 5% linear foot of road because that's not fair, due to the amount of traffic that they are going to be having. It's not necessarily 1:1 single-family as far as daily count for those homes. So I think that's somehow the way that you do it. Some form of that is based on how much linear foot of road and the amount of daily traffic or you could just make it very, very simple and say, *"Okay, whenever we do repairs on this portion of road."* Just specifically call it out and have a sketch and legal and all of that and then just simply say, *"We split it 50/50."*

Mr. Showe: Yeah.

Mr. McQuarrie: Something along those lines. That's even favorable to them because it should be more like 70/30 or 80/20 for that particular stretch with the hundreds and hundreds if not thousands of trips that it's going to be getting weekly. That would be my suggestion. Is there anything compelling them to move forward with this Cost Sharing Agreement or was it nicey, nicey before they got their approval presented well to the Board?

Mr. Lazarovich: No. They actually said that they were not opposing it. So they are going to work with us. It was prior to the approval process.

Mr. McQuarrie: Okay. So they weren't fishing in a boat.

Mr. Lazarovich: No.

Mr. Showe: It was more just the intent to let the Board know what had transpired over the last week or so on that project and we'll keep you up to date. You will obviously have to approve whatever agreement that's formalized. I'm just letting you know.

TENTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Mr. Showe: I don't know if there's anything else outstanding at this point.

Mr. McQuarrie: I think there was just a follow-up on the cell tower tract. We spoke about that last time.

Ms. Diaz: Yeah.

Mr. La Rose: Its close.

Mr. McQuarrie: All of the improvements are in?

Mr. Scheerer: Close. When the larger park was done and the smaller park...

Mr. McQuarrie: Is the athletic equipment there?

Mr. Scheerer: No.

Ms. Diaz: Were you there today?

Mr. Scheerer: I was there last week. I'll be there tomorrow. I didn't see the fitness equipment on Friday. It looked like the large dog park was complete for the most part and there looked to be a smaller park. The fence panels weren't up yet. That was pretty much it from what I saw last Friday.

Ms. Diaz: That's exactly what I saw the last time that I was there.

Mr. Scheerer: Yeah. I'll be there tomorrow because Jason and I have a meeting down in South Florida on Friday, just keeping an eye on things, but it looks like it is coming along pretty quickly.

Ms. Diaz: Yes.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: We can go to Staff Reports.

Mr. Lazarovich: I have nothing further.

B. Engineer

Mr. Showe: Are there any updates?

Ms. Baxter: I don't have any items for the Board today. Thank you.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 906 through 992 as well as September payroll for \$769,249.46. We can take any questions. I know it seems like a lot. Some of that are transfers from the General Fund to the Debt Service, which is why those numbers are higher than normal. We get those assessments to the General Fund. We have to essentially cut ourselves a check. Other than that, Alan and I can take any questions on those invoices or a motion to approve the Check Register.

On MOTION by Mr. McQuarrie seconded by Ms. Diaz with all in favor the September 1, 2022 through December 31, 2022 Check Register in the amount of \$769,249.46 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Next is the Balance Sheet and Income Statement. No action is required by the Board. We are through November, so it's only reflecting two months' worth of actuals, but we're doing better than budget to actuals. There are not a lot of assessment receipts, yet. We get those typically in the December/January timeframe. You're next one should factor in the majority of that, but everything else looks to be on track.

iii. Field Manager's Report

Mr. Showe: We can have Alan go through any Field Manager items.

Mr. Scheerer: There is not a whole lot from the field perspective. Like I said, we are keeping an eye on the cell tower tract. I think the property is looking really good. Next month, we will be going into Crepe Myrtle pruning and trimming and getting those ready for the spring. We did some pressure washing and cleanup items over the holiday, right before the holiday in all of the various parks. The two monuments on the north and south side of Dowden Road, we are getting ready to have those metal artworks at the top. Those are going to get painted. We are using Kimmel Signs to do the work since they did the sign work. We have one sign that has a set of books that are out. On the other side, the letters are out. So, Kimmel is going to be handling that all at the same time. The ponds are in good shape. We are keeping an eye on things in Parcel K. The only other issue I have is that meter at Stanza Way at Dowden Road. It's actually inside the yard of somebody's house.

Ms. Diaz: It's in the easement, but its inside of the backyard.

Mr. La Rosa: Its behind somebody's fence?

Mr. Scheerer: Yeah. We can't get to it. Its locked.

Mr. McQuarrie: Hmm.

Mr. Scheerer: The resident won't answer, every time we go to the door.

Mr. La Rosa: We have the right to cut her gate.

Mr. Scheerer: I understand.

Mr. La Rosa: I get it.

Mr. McQuarrie: We're trying to avoid that.

Mr. La Rosa: Has the HOA tried to reach out to them?

Mr. Scheerer: Not that I know of.

Mr. McQuarrie: Did you send them a letter?

Mr. Scheerer: No. So far, we haven't had a need to go in there.

Mr. McQuarrie: Okay.

Ms. Diaz: Can we talk to Chris?

Mr. La Rosa: No. It has nothing to do with those guys. We need to talk to Michelle Bart. She needs to communicate with the homeowner and they need to either provide us a number that we can call somebody when we need to get in there, that will open and unlock the gate or they need to put two locks on the gate; one that we have a key to.

Mr. Scheerer: We would even pay for a gate on the Stanza side. So we don't need to go around the front. We can just install a small gate that we can access when we need it.

Mr. La Rosa: We can do that, but how often do you have to check it?

Mr. Scheerer: Its funny, Orange County was out there excising some of the valves and they can't even get to it to read it and they don't have a remote reader. So they need access to the meter as well. Like Toho Water Authority, you can't just drive by and go, "bleep, bleep, bleep" and pick up the meter.

Mr. McQuarrie: It might be an absentee owner or Airbnb or something like that.

Mr. La Rosa: It could just be a renter. Why don't we just start with the HOA and see if Michelle can reach out and get us a contact number so we can start a conversation with the homeowner and then we'll take it from there. I like the idea of just putting a gate in.

Mr. Scheerer: We can put in a small pedestrian gate just on the street side.

Mr. La Rosa: From a security standpoint, I can understand their point of view.

Mr. Scheerer: I do too.

Mr. La Rosa: I wouldn't want a strange gate in my yard. If you really have that much of an issue with it, you can literally just bump the fence up and around the meter and back out.

Mr. Scheerer: Yeah. They installed the meter based on the plot plan for the house, I'm sure.

Mr. La Rosa: They installed the fence in the wrong place. When they installed that fence, they pulled the permit. If they pulled the permit, that means they got a survey done. Somebody should have said, *"Hey, you realize you're taking a risk building it over an easement?"*

Mr. Scheerer: Well, as you well know, it's kind of like when people put in swimming pools, they don't realize they're going across property they don't own. The HOA who we've worked with in the past, had a couple of different account managers there. Mr. John Mullins is

there now. We require them to please put a check box on the CDD permission as well because we have a lot of times where people are coming in here and they messed up the easements and broke curbs and done a lot of things like that. I know they hold a \$2,000 retainer typically for certain activities out there, swimming pools being the biggest expense, but I like the idea of maybe having Michelle reach out to us to see what we can do. We don't want to mess anything up. We're not trying to be a bad neighbor.

Mr. La Rosa: At some point, Orange County Utilities is going to do it themselves.

Mr. Scheerer: Yeah.

Mr. La Rosa: They won't be as gentle. They will literally just remove a panel of the fence, set it to the side and go in and just leave it. They have the legal right to do that.

Mr. Scheerer: I understand. That's it. We're just trying to be a good neighbor. Let me know about the cell tower tract when you think that is done in that last pond in Parcel K. There is a parcel, I can't think of the exact tract number, but it runs behind the fence along Storey Park going east. There is a landscaping tract that is supposed to go in back there at some point.

Ms. Diaz: Parcel K?

Mr. Scheerer: Not K.

Mr. La Rosa: Its right at the end of Imaginary Way south where you just did all of that landscaping.

Mr. Scheerer: Yeah. If you go to the stoplight...

Mr. La Rosa: And then keep going, there's that asphalt trail that runs there.

Ms. Diaz: We still have to do landscaping there and irrigation?

Mr. La Rosa: There is a landscaping plan for that portion. I thought it was done.

Mr. Scheerer: No. I know that there's an issue with where the path was and where the fence went and some things like that.

Ms. Diaz: Do you know if there is irrigation?

Mr. Scheerer: There were trees there. There are bubblers there.

Ms. Diaz: It's probably the same situation.

Mr. Scheerer: It's probably the same. Probably John didn't finish it over on the side that you just did with United and that's been left.

Mr. La Rosa: Yeah.

Mr. Scheerer: What they were complaining about was Sonnet Avenue east, everything from Sonnet Avenue. That's done and it looks great and everybody is doing a good job on the maintenance out there.

Ms. Diaz: Yeah, that portion.

Mr. Scheerer: They're going, "*Ah, they'll do that when they widen the road,*" which may be part of it. I don't know. But just in case it comes up, it's an internal discussion amongst us and staff.

Ms. Diaz: John will take a look at it.

Mr. Scheerer: Ben knows.

iv. Presentation of Series 2015 Arbitrage Rebate Calculation Report

Mr. Showe: The last thing that I have is the presentation of the Series 2015 Arbitrage Rebate Calculation Report. This is a required calculation to show that we're not earning more interest in the bonds than we're legally allowed to. There's nothing that we need to rebate, so we're in compliance with that. That's just a presentation of that report.

TWELFTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

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

FOURTEENTH ORDER OF BUSINESS

Next Meeting Date – February 14, 2023 at 4:00 PM at the GMS-CF, LLC

Mr. Showe: The next scheduled meeting is on February 14, 2023 at 4:00 p.m. at our office.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McQuarrie seconded by Mr. La Rosa with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

**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 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: **Requisition No. 3**
- (B) Identify Acquisition Agreement, if applicable; **Assessment Area Four Bonds Series 2021**
- (C) Name of Payee pursuant to Acquisition Agreement: **Lennar Homes, LLC**
- (D) Amount Payable: **\$ 334,985.45**
- (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):

The enclosed Requisition No. 3 Includes Costs Associated with the following portions of development located within Assessment Area Four:

- **Construction Costs (See Exhibit A)**
 - **Storey Park Parcel K Phase 2 Infrastructure**

- (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: [Signature]
Responsible Officer

Date: 10/24/22

**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.



Christina M Baxter



Consulting Engineer

This document has been electronically signed and sealed using a digital signature and date. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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.

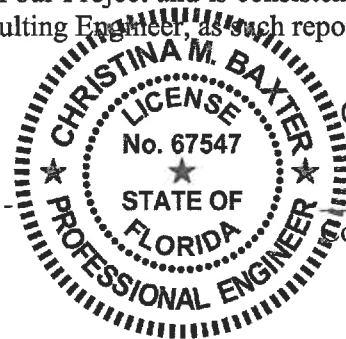
STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**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.



Christina M Baxter

Digitally signed by Christina M Baxter
DN: CN=Christina M Baxter,
ou=QualifiersAD1410D00000178FEFD08A1000FF8FB,
O=Florida, C=US
Date: 2022.10.25 12:39:58-04'00'

Consulting Engineer

REQUISITION NO. 3 SUMMARY

Storey Park Community Development District (CDD) Acquisition & Requisition Request No. 3 is detailed in the following report. Requisition No. 3 includes Assessment Area Four, more specifically, CDD lands located within, Area 11, Storey Park Parcel K Phase 2, as recorded in Plat Book 107 Pages 23-31 (see Exhibit C). Storey Park Parcel K Phase 2 includes 197 lots (45-25 ft. lots, 39-32 ft. lots, 60-40 ft. lots, 37-50 ft. lots, and 16-60 ft. lots).

Requisition No. 3 includes reimbursement request to Lennar Homes, LLC for Assessment Area Four Estimated Costs, per Exhibit 13 of the CDD Engineer's Report. The reimbursement request relates to Storey Park Parcel K including the following:

- Construction Costs (See Exhibit A)
 - Storey Park Parcel K Phase 2 (197 lots)

Please note Table 1 and the Exhibits referenced above provide additional details on costs, scope, and percentage of applicable costs which applies to CDD Assessment Area Four. In addition, the approved construction plans associated with the Phase 2 infrastructure construction are provided as Exhibit D.

Table 1 provides a summary of the percentage that is reimbursable based on CDD infrastructure related to the Phase 2 construction. At the time of this report the City of Orlando Certification of Completion is pending approval and Orange County Utilities has issued Certificate of Completion. Requisition No. 3 includes a portion of the construction costs paid by Lennar to Assured Excavating based on Pay Applications reviewed by Poulos & Bennett.

Table 1
Storey Park Community Development District
Summary of % CDD Reimbursable % Applicable Requisition #3

Assured Excavating, Inc. Pay Application #11 Storey Park Tract K-2		CDD Requisition 3		
Description	Amount	% CDD Reimbursable	% Requisition #3	Amount
ASPHALT				
1" Asphalt, Type SP-9.5 (1 Lift) (Alleys)	\$ 21,937.50	100%	95%	\$ 20,840.63
1" SP-9.5 Asphalt - 8' trail 2680 SY ¹	\$ 18,090.00	100%	95%	\$ 17,185.50
1.5" Asphalt, Type SP-12.5 (1 Lift) - Typical Roads	\$ 160,370.75	100%	95%	\$ 152,352.21
12" Stabilized Subgrade (LBR 40) - 8' Trails 2680 SY ¹	\$ 12,060.00	100%	95%	\$ 11,457.00
12" Stabilized Subgrade (LBR 40) - Alleys	\$ 14,625.00	100%	95%	\$ 13,893.75
12" Stabilized Subgrade (LBR 40) - Typical Roads	\$ 93,118.50	100%	95%	\$ 88,462.58
3' Valley Gutter	\$ 4,550.00	100%	95%	\$ 4,322.50
4" Sidewalk (Unreinforced) - 5' Sidewalk	\$ 7,843.00	100%	95%	\$ 7,450.85
6" Crushed Concrete (LBR 150) - Typical Roads	\$ 255,558.55	100%	95%	\$ 242,780.62
6" Crushed Concrete (LBR 150) - Alleys	\$ 40,137.50	100%	95%	\$ 38,130.63
6" Crushed Concrete - 8' trail 2608 SY ¹	\$ 30,418.00	100%	95%	\$ 28,897.10
Backfill and Grade Behind Curb	\$ 10,147.50	100%	95%	\$ 9,640.13
Curb Pad	\$ 40,590.00	100%	95%	\$ 38,560.50
Future 5' Sidewalk	\$ 11,564.40	100%	95%	\$ 10,986.18
Handicap Ramps with Truncated Domes - 5' Wide	\$ 10,800.00	100%	95%	\$ 10,260.00
Handicapped Ramps - 8' Wide	\$ 34,000.00	100%	95%	\$ 32,300.00
Maintenance of Traffic Services	\$ 1,500.00	100%	95%	\$ 1,425.00
Miami Curb	\$ 37,961.25	100%	95%	\$ 36,063.19
Park Driveway Access ²	\$ 2,118.00	100%	95%	\$ 2,012.10
Pond Access Driveway ²	\$ 4,650.00	100%	95%	\$ 4,417.50
Raised Colored Asphalt Crosswalk	\$ 2,500.00	100%	95%	\$ 2,375.00
Ribbon Curb	\$ 44,407.50	100%	95%	\$ 42,187.13
Type 'F' Curb and Gutter	\$ 211,192.50	100%	95%	\$ 200,632.88
Conservation Area Signage	\$ 4,123.00	100%	95%	\$ 3,916.85
Striping and Signage	\$ 26,180.00	100%	95%	\$ 24,871.00
Bahia Sod @ 8' Trail ¹	\$ 6,669.00	100%	95%	\$ 6,335.55
RECLAIM				
Reclaim - 2" Services	\$ 8,670.00	100%	95%	\$ 8,236.50
6" Gate Valves	\$ 13,320.00	100%	95%	\$ 12,654.00
6" PVC Reuse Water main	\$ 87,465.00	100%	95%	\$ 83,091.75
Connect to Stubout	\$ 24,870.00	100%	95%	\$ 23,626.50
Double Services	\$ 36,890.00	0%	95%	\$ -
Miscellaneous Fittings	\$ 10,611.00	100%	95%	\$ 10,080.45
Reuse Testing	\$ 11,900.00	100%	95%	\$ 11,305.00
Single Services	\$ 15,633.00	0%	95%	\$ -
Temporary Blow off Assembly	\$ 1,657.00	100%	95%	\$ 1,574.15
Change Order #1				
12" Stabilized Subgrade	\$ 1,125.00	100%	95%	\$ 1,068.75
6" 3000 PSI Concrete Sidewalk	\$ (3,174.00)	100%	95%	\$ (3,015.30)
6" 4000 PSI Concrete with Fiber Mesh	\$ 5,175.00	100%	95%	\$ 4,916.25
Subtotal:	\$ 1,321,253.95	Subtotal:		\$ 1,205,294.40
		Subtotal Less Retainage:		\$ 1,145,029.68

¹Trail Tracts Deeded to CDD

²Park & Stormwater Tracts Deeded to CDD

Table 1
Storey Park Community Development District
Summary of % CDD Reimbursable % Applicable Requisition #3

Assured Excavating, Inc. Pay Application #11 Storey Park Tract K-2 Sitework	
Description	Amount
SURVEY STAKING	
Certified As-built Drawings	\$ 24,000.00
Construction & Lot Staking / Layout	\$ 55,000.00
Verified Survey Monuments (Letter from Surveyor)	\$ 1,500.00
GRADING	
Final Grading (Lots)	\$ 33,660.00
Final Grading (Multi-family Lots)	\$ 4,000.00
ROW Grading	\$ 61,058.25
MOBILIZATION	
Mobilization	\$ 12,500.00
EROSION CONTROL MAINTENANCE	
Erosion Control Maintenance	\$ 8,500.00
Floating Turbidity Barrier	\$ 3,000.00
Inlet Protection	\$ 8,200.00
Silt Fence (Single Row) 2000 LF	\$ 2,200.00
Sod (Entire ROW Back of Curb) 12522 SY	\$ 32,557.20
Temporary Construction Entrance	\$ 3,500.00
SANITARY SEWER	
8" PVC Pipe (0-6' Cut)	\$ 22,688.40
8" PVC Pipe (10-12' Cut)	\$ 12,201.00
8" PVC Pipe (6-8' Cut)	\$ 33,342.40
8" PVC Pipe (8-10' Cut)	\$ 36,136.80
Connect to MH	\$ 4,650.00
Dewatering	\$ 40,446.00
Double Service Assembly	\$ 54,940.00
Manhole (0-6' Cut)	\$ 21,360.00
Manhole (6-8' Cut)	\$ 20,200.00
Manhole (8-10' Cut)	\$ 22,700.00
Manhole (10-12' Cut)	\$ 5,230.00
Sanitary Line Testing	\$ 20,447.70
Single Service Assembly	\$ 17,019.00
GENERIC WATER	
4" Gate Valves	\$ 4,600.00
4" PVC Water Main	\$ 436.00
6" Gate Valves	\$ 5,625.00
6" PVC Water Main	\$ 37,410.00
8" Gate Valves	\$ 14,950.00
8" PVC Water Main	\$ 39,072.00
Connect to Existing Main	\$ 2,487.00
Double Service Assembly	\$ 47,709.00
Fire Hydrant Assembly	\$ 34,650.00
Miscellaneous Fittings	\$ 16,100.00
Single Service Assembly	\$ 19,890.00
Temporary Blow-off Assembly	\$ 9,942.00
Temporary Jumper	\$ 4,725.00
Water Main Testing and Chlorination	\$ 12,212.60
GENERIC STORM DRAINAGE	
15" Class III RCP	\$ 19,181.36
18" Class III RCP	\$ 29,565.36
24" Class III RCP	\$ 52,694.40
30" Class III RCP	\$ 46,886.00
36" Class III RCP	\$ 39,864.00
42" Class III RCP	\$ 93,400.00
48" Class III RCP	\$ 192,474.00
60" Class III RCP	\$ 48,973.60
Dewatering	\$ 47,376.00
Connect to MH	\$ 1,550.00
FDOT Type P-2 Curb Inlet	\$ 28,425.00
FDOT Type P-4 Curb Inlet	\$ 147,610.00
RCP MES 60"	\$ 7,580.00
Storm Testing	\$ 27,537.30
Type J Manhole	\$ 72,850.00

CDD Requisition 3		
% CDD Reimbursable	% Requisition #3	Amount
100%	95%	\$ 22,800.00
100%	95%	\$ 52,250.00
100%	95%	\$ 1,425.00
0%	95%	\$ -
0%	95%	\$ -
100%	95%	\$ 58,005.34
100%	95%	\$ 11,875.00
100%	95%	\$ 8,075.00
100%	95%	\$ 2,850.00
100%	95%	\$ 7,790.00
100%	95%	\$ 2,090.00
100%	95%	\$ 30,929.34
100%	95%	\$ 3,325.00
100%	95%	\$ 21,553.98
100%	95%	\$ 11,590.95
100%	95%	\$ 31,675.28
100%	95%	\$ 34,329.96
100%	95%	\$ 4,417.50
100%	95%	\$ 38,423.70
0%	95%	\$ -
100%	95%	\$ 20,292.00
100%	95%	\$ 19,190.00
100%	95%	\$ 21,565.00
100%	95%	\$ 4,968.50
100%	95%	\$ 19,425.32
0%	95%	\$ -
100%	95%	\$ 4,370.00
100%	95%	\$ 414.20
100%	95%	\$ 5,343.75
100%	95%	\$ 35,539.50
100%	95%	\$ 14,202.50
100%	95%	\$ 37,118.40
100%	95%	\$ 2,362.65
0%	95%	\$ -
100%	95%	\$ 32,917.50
100%	95%	\$ 15,295.00
0%	95%	\$ -
100%	95%	\$ 9,444.90
100%	95%	\$ 4,488.75
100%	95%	\$ 11,601.97
100%	95%	\$ 18,222.29
100%	95%	\$ 28,087.09
100%	95%	\$ 50,059.68
100%	95%	\$ 44,541.70
100%	95%	\$ 37,870.80
100%	95%	\$ 88,730.00
100%	95%	\$ 182,850.30
100%	95%	\$ 46,524.92
100%	95%	\$ 45,007.20
100%	95%	\$ 1,472.50
100%	95%	\$ 27,003.75
100%	95%	\$ 140,229.50
100%	95%	\$ 7,201.00
100%	95%	\$ 26,160.44
100%	95%	\$ 69,207.50

Table 1
Storey Park Community Development District
Summary of % CDD Reimbursable % Applicable Requisition #3

Assured Excavating, Inc. Pay Application #11 Storey Park Tract K-2 Sitework		CDD Requisition 3		
Description	Amount	% CDD Reimbursable	% Requisition #3	Amount
Type P Manhole	\$ 8,640.00	100%	95%	\$ 8,208.00
Type C Inlet	\$ 2,565.00	100%	95%	\$ 2,436.75
Type V Inlet	\$ 31,960.00	100%	95%	\$ 30,362.00
Change Order #1				
Duke Related Pipe, Inlet, and Testing	\$ 6,399.08	100%	95%	\$ 6,079.13
K-3 Pond Penetration Needs to Be	\$ 44,637.00	100%	95%	\$ 42,405.15
Change Order #2				
3" Grey Sch 40 PVC Pipe	\$ 35,960.00	0%	95%	\$ -
3" Grey Sch 40 90 Deg Bends	\$ 2,093.00	0%	95%	\$ -
Subtotal:	\$ 1,799,066.45	Subtotal:		\$ 1,504,605.68
		Subtotal Less Retainage:		\$ 1,429,375.39
Total- Construction Costs Eligible for CDD Reimbursement:				\$ 2,574,405.08
Total Reimbursable Bond Amount Remaining:				\$ 334,985.45
Total Requisition #3:				\$ 334,985.45

**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: **5**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Poulos & Bennett, LLC
- (D) Amount Payable: **\$138.75**
- (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(100) – Parcel K Phase 2 Review of utilities for conveyance.
(Sept.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:



**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
1408 Hamlin Avenue, Unit E
St Cloud, FL 34771

Invoice number 15-060(100)
Date 10/28/2022

Project 15-060 STOREY PARK CDD

Professional services for the period ending: September 30, 2022

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
AA4 BONDS PHASE 2	0.00	0.00	56.25	195.00	0.00	138.75
Total	0.00		56.25	195.00		138.75

Hourly Tasks:**AA4 Bonds Phase 2**

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	225.00	56.25
Project Manager	0.50	165.00	82.50
Phase subtotal			138.75

Land conveyance documents; SP CDD K2 Engineer Cert.
review for utilities

Invoice total **138.75**

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			
15-060(100)	10/28/2022	138.75	138.75				
Total		195.00	138.75	56.25	0.00	0.00	0.00

Storey Park CDD

AA4 Bonds Phase 2

Date Range from: 9/1/2022 to 9/30/2022

Employee/Activity	Total	Billed	Work In Progress				Hold	Non Billable	Writeoff
			WIP Total	Billable	Deferred				
Christina M. Baxter	0.25	0.25							
Engineering Design	0.25	0.25							
land conveyance documents									
	Total	Billed	WIP Total	Billable	Deferred		Hold	Non Billable	Writeoff
	0.25	0.25							
Nicolle M. Van Valkenburg	0.50	0.50							
Engineering Design	0.50	0.50							
SP CDD K2 eng cert review for utilities									
	Total	Billed	WIP Total	Billable	Deferred		Hold	Non Billable	Writeoff
	0.25	0.25							
Parcel k conveyances	0.25	0.25							
	9/16/2022								
Total	0.75	0.75							

SECTION B

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA FIVE 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 Fifth Supplemental Trust Indenture dated as of August 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **1**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Poulos & Bennett, LLC
- (D) Amount Payable: **\$1,670.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice #15-060(97) – Bond coordination & revise engineer's report. (Aug.2022)
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2022 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 2022 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project; and
- 4. each disbursement represents a cost of Assessment Area Five 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:

2/7/23

**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 Five Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Christina M Baxter


Digitally signed by Christina M Baxter
DN: CN=Christina M Baxter,
dnQualifier=A01410D00000178FEFDC8A1000FFBFB,
Ou=Florida, Ou=US
Date: 2022.10.26 15:05:19-0400'

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(97)
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
.08 AA5 BONDS PHASE 3	0.00	0.00	843.75	2,513.75	0.00	1,670.00
Total	0.00		843.75	2,513.75		1,670.00

Hourly Tasks:

.08 AA5 Bonds Phase 3

	Hours	Rate	Billed Amount
Practice Team Leader	3.00	225.00	675.00
Project Manager	5.50	165.00	907.50
Senior Project Engineer	0.50	175.00	87.50
Phase subtotal			1,670.00
Invoice total			1,670.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
15-060(97)	09/30/2022	1,670.00	1,670.00				
Total		1,670.00	1,670.00	0.00	0.00	0.00	0.00

Storey Park CDD

.08 AA5 Bonds Phase 3

Date Range from: 8/1/2022 to 8/31/2022

Work in Progress

Employee/Activity	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff
Christina M. Baxter	3.00	3.00						
Engineering Design	3.00	3.00						
rev to eng report, bond documents								
revised eng report								
sign & seal eng report								
bond correspondence								
sign requisition								
Bond documents correspondence								
Bond correspondence, rev eng report								
prop share question								
sign certifications								
eng cert								
Nicolle M. Van Valkenburg	6.00	6.00						
Engineering Design	6.00	6.00						
bond coordination								
sp cdd eng report update per kristen request for AA5 plom								
cdd eng report revision requested by kristen, electrical reference in cost table.								
S&S Eng report								
SP CDD prop share question								
CDDprop share question on ER								
SP CDD question re transp prop share and phone call with attny								
Total	9.00	9.00						

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA FIVE 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 Fifth Supplemental Trust Indenture dated as of August 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **3**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Poulos & Bennett, LLC
- (D) Amount Payable: **\$405.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice #15-060(98) – Phase 3 legal coordination/certification. (Sept.2022)
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2022 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 2022 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project; and
- 4. each disbursement represents a cost of Assessment Area Five 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: 2/7/23

**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 Five 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
1408 Hamlin Avenue, Unit E
St Cloud, FL 34771

Invoice number 15-060(98)
Date 10/28/2022

Project 15-060 STOREY PARK CDD

Professional services for the period ending: September 30, 2022

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.08 AA5 BONDS PHASE 3	0.00	0.00	2,513.75	2,918.75	0.00	405.00
Total	0.00		2,513.75	2,918.75		405.00

Hourly Tasks:**.08 AA5 Bonds Phase 3**

	Hours	Rate	Billed Amount
Practice Team Leader	1.25	225.00	281.25
Project Manager	0.75	165.00	123.75
Phase subtotal			405.00

**SP CDD requisition answer email questions from Attorney; SP
CDD bonds phase 3 legal coordinaiton; Sign certification**

Invoice total 405.00**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
15-060(97)	09/30/2022	1,670.00		1,670.00			
15-060(98)	10/28/2022	405.00	405.00				
Total		2,075.00	405.00	1,670.00	0.00	0.00	0.00

Storey Park CDD

.08 AA5 Bonds Phase 3

Date Range from: 9/1/2022 to 9/30/2022

Employee/Activity	Work In Progress						
	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable
Christina M. Baxter	1.25		1.25	1.25			
Engineering Design	1.25		1.25	1.25			
sign eng certification		Date					Writeoff
sign certification	0.50	9/6/2022	0.50	0.50			
eng certification	0.25	9/7/2022	0.25	0.25			
K2 requisition	0.25	9/13/2022	0.25	0.25			
	0.25	9/20/2022	0.25	0.25			
Nicole M. Van Valkenburg	0.75		0.75	0.75			0.00
Engineering Design	0.75		0.75	0.75			0.00
		Date					Writeoff
SP odd requisition answer email questions from atty; SP	0.00	9/3/2022					0.00
CDD bonds ph 3 legal coord.	0.75	9/6/2022	0.75	0.75			
	0.00	9/30/2022					0.00
Total	2.00		2.00	2.00			0.00

SECTION C

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA FIVE 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 Fifth Supplemental Trust Indenture dated as of August 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Lennar Homes, LLC
- (D) Amount Payable: **\$2,187,190.89**
- (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):
Reimbursement of infrastructure costs for Parcel K Phase 3
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2022 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 2022 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project; and
- 4. each disbursement represents a cost of Assessment Area Five 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: _____

**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 Five 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

Storey Park
Community Development District
Assessment Area Five
Acquisition & Requisition No. 2
City of Orlando, Florida

Prepared For

Lennar Homes, LLC

6675 Westwood Boulevard, Fifth Floor
Orlando, FL 32821

Date

January 23rd, 2023



2602 E. Livingston St. | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

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Requisition No. 2

Requisition No. 2 for Disbursement

Requisition No. 2 Summary

Table 1: Assured Excavating Pay Applications/

Summary of % CDD Reimbursable & % Applicable Requisition 2

Section 2

Exhibits

Exhibit 11 Land Ownership Map

Exhibits A: Assured Excavating Pay Applications

Exhibits B: Assured Excavating Lein Releases

Section 3

Supplemental Documents

Exhibit C: Storey Park Parcel K Phase 3 Recorded Plat PB 110-PG 34

Exhibit D: Storey Park Parcel K Phase 3 Approved Construction Plans

Section 1
Requisition No. 2

REQUISITION NO. 2 SUMMARY

Storey Park Community Development District (CDD) Acquisition & Requisition Request No. 2 is detailed in the following report. Requisition No. 2 includes Assessment Area Five, more specifically, CDD lands located within, Area 12, Storey Park Parcel K Phase 3, as recorded in Plat Book 110 Pages 34-41 (see Exhibit C). Storey Park Parcel K Phase 3 includes 231 lots (65-25 ft. lots, 58-32 ft. lots, 43-40 ft. lots, 54-50 ft. lots, and 11-60 ft. lots).

Requisition No. 2 includes reimbursement request to Lennar Homes, LLC for Assessment Area Five Estimated Costs, per Exhibit 13 of the CDD Engineer's Report. The reimbursement request relates to Storey Park Parcel K including the following:

- Construction Costs (See Exhibit A)
 - Storey Park Parcel K Phase 3 (231 lots)

Please note Table 1 and the Exhibits referenced above provide additional details on costs, scope, and percentage of applicable costs which applies to CDD Assessment Area Five. In addition, the approved construction plans associated with the Phase 3 infrastructure construction are provided as Exhibit D.

Table 1 provides a summary of the percentage that is reimbursable based on CDD infrastructure related to the Phase 3 construction. At the time of this report, construction is ongoing, certificate of completions have not been issued. Requisition No. 2 includes a portion of the construction costs paid by Lennar to Assured Excavating based on Pay Applications reviewed by Poulos & Bennett.

Table 1
Storey Park Community Development District
Summary of % CDD Reimbursable % Applicable Requisition #2

Assured Excavating, Inc. Pay Application #6 Storey Park Tract K Ph3 Mobilization		CDD Requisition 2		
Description	Amount	% CDD Reimbursable	% Requisition #2	Amount
MOBILIZATION				
Mobilization	\$ 14,500.00	100%	100%	\$ 14,500.00
GENERIC STORM DRAINAGE				
15" CLASS III RCP	\$ 6,548.00	100%	100%	\$ 6,548.00
18" CLASS III RCP	\$ 14,742.00	100%	100%	\$ 14,742.00
24" CLASS III RCP	\$ 35,972.00	100%	100%	\$ 35,972.00
30" CLASS III RCP	\$ 43,537.20	100%	100%	\$ 43,537.20
36" CLASS III RCP	\$ 70,668.00	100%	100%	\$ 70,668.00
42" CLASS III RCP	\$ 139,949.60	100%	100%	\$ 139,949.60
48" CLASS III RCP	\$ 71,433.60	100%	100%	\$ 71,433.60
54" CLASS III RCP	\$ 75,440.00	100%	100%	\$ 75,440.00
60" CLASS III RCP	\$ 64,512.00	100%	100%	\$ 64,512.00
DEWATERING	\$ 42,192.00	100%	100%	\$ 42,192.00
Storm Testing	\$ 21,799.20	100%	100%	\$ 21,799.20
Conservation Area Signage	\$ 868.00	100%	100%	\$ 868.00
DUKE Access Driveway	\$ 9,300.00	100%	0%	\$ -
GENERIC STORM DRAINS: DRAINAGE STRUCTURES				
TYPE "V" INLET	\$ 4,495.00	100%	100%	\$ 4,495.00
FDOT TYPE "P-2" CURB INLET	\$ 45,035.00	100%	100%	\$ 45,035.00
FDOT TYPE "P-4" CURB INLET	\$ 119,629.00	100%	100%	\$ 119,629.00
TYPE "P" MANHOLE	\$ 21,855.00	100%	100%	\$ 21,855.00
TYPE "J" MANHOLE	\$ 76,250.00	100%	100%	\$ 76,250.00
Modify existing inlet	\$ 3,785.00	100%	100%	\$ 3,785.00
Subtotal:	\$ 882,510.60		Subtotal:	\$ 873,210.60
			Subtotal Less Retainage:	\$ 785,889.54

¹Trail Tracts Deeded to CDD

²Park & Stormwater Tracts Deeded to CDD

Table 1
Storey Park Community Development District
Summary of % CDD Reimbursable % Applicable Requisition #2

Assured Excavating, Inc. Pay Application #8 Storey Park Tract K-3 Sitework			CDD Requisition 2		
Description	Price	Amount	% CDD Reimbursable	% Requisition #2	Amount
SURVEY STAKING					
Construction & Lot Staking/Layout	\$	55,000.00	100%	90%	\$ 49,500.00
Certified as-built drawings	\$	29,500.00	100%	50%	\$ 14,750.00
Verify survey monuments (letter from surveyor)	\$	1,500.00	100%	100%	\$ 1,500.00
GRADING					
Final Grading (Lots)	\$	38,500.00	0%	0%	\$ -
Final Grading (Multi-Family Pads)	\$	4,500.00	0%	0%	\$ -
ROW Grading	\$	28,437.50	100%	0%	\$ -
EROSION CONTROL MAINTENANCE					
Silt Fence (SINGLE ROW)	\$	7,040.00	100%	100%	\$ 7,040.00
Silt Fence (DOUBLE ROW)	\$	264.00	100%	100%	\$ 264.00
Inlet Protection	\$	5,880.00	100%	100%	\$ 5,880.00
Floating Turbidity Barrier	\$	7,800.00	100%	100%	\$ 7,800.00
Sod (Entire ROW Back Of Curb)	\$	34,507.20	100%	0%	\$ -
Erosion Control Maintenance	\$	8,500.00	100%	75%	\$ 6,375.00
Temporary Construction Entrance	\$	4,250.00	100%	100%	\$ 4,250.00
SANITARY SEWER					
8" PVC Pipe (0-6' cut)	\$	42,554.40	100%	100%	\$ 42,554.40
8" PVC Pipe (6'-8' cut)	\$	56,918.40	100%	100%	\$ 56,918.40
8" PVC Pipe (8'-10' cut)	\$	20,479.20	100%	100%	\$ 20,479.20
Manhole (0-6' cut)	\$	54,145.00	100%	100%	\$ 54,145.00
Manhole (6'-8' cut)	\$	17,920.00	100%	100%	\$ 17,920.00
Single Service Assembly (Including Fittings)	\$	20,254.00	0%	100%	\$ -
Double Service Assembly (Including Fittings)	\$	80,000.00	0%	100%	\$ -
Connect to MH	\$	4,650.00	100%	100%	\$ 4,650.00
Dewatering	\$	35,280.00	100%	100%	\$ 35,280.00
Sanitary line testing	\$	20,384.00	100%	67%	\$ 13,624.00
GENERIC WATER					
4" PVC Water Main	\$	-	100%	100%	\$ -
6" PVC Water Main	\$	77,500.00	100%	100%	\$ 77,500.00
8" PVC Water Main	\$	52,572.00	100%	100%	\$ 52,572.00
Miscellaneous Fittings	\$	24,150.00	100%	100%	\$ 24,150.00
4" Gate Valves	\$	4,850.00	100%	100%	\$ 4,850.00
6" Gate Valves	\$	7,710.00	100%	100%	\$ 7,710.00
8" Gate Valves	\$	7,040.00	100%	100%	\$ 7,040.00
Fire Hydrant Assembly (Includes Gate Valve and Tee)	\$	41,364.00	100%	100%	\$ 41,364.00
Temporary Blow-Off Assembly (Hydro-Guard)	\$	8,660.00	100%	100%	\$ 8,660.00
Connect to Existing Water Main	\$	4,750.00	100%	100%	\$ 4,750.00
Temporary jumper	\$	8,150.00	100%	100%	\$ 8,150.00
Single Service Assembly	\$	26,182.00	0%	100%	\$ -
Double Service Assembly	\$	71,760.00	0%	100%	\$ -
Water Main Testing and Chlorination	\$	13,980.00	100%	54%	\$ 7,500.00
ASPHALT					
Maintenance of Traffic Services	\$	1,500.00	100%	0%	\$ -
1.5" Asphalt, Type SP-12.5 (1 LIFT) - Typical Roads	\$	137,275.00	100%	12%	\$ 17,000.00
6" Crushed Concrete (LBR 150) - Typical Roads	\$	213,987.50	100%	78%	\$ 166,989.75
1" Asphalt, Type SP-9.5 (1 LIFT) (Alleys)	\$	30,186.25	100%	81%	\$ 24,389.25
6" Crushed Concrete (LBR 150) (Alleys)	\$	52,801.25	100%	73%	\$ 38,358.75
12" Stabilized Subgrade (LBR 40) - Typical Roads/Alleys	\$	90,607.50	100%	100%	\$ 90,607.50
Curb Pad	\$	52,132.50	100%	86%	\$ 45,000.00
Type "F" Curb and Gutter*	\$	192,122.50	100%	100%	\$ 192,122.50
Ribbon Curb*	\$	58,450.00	100%	77%	\$ 44,817.50
Miami Curb*	\$	61,790.00	100%	87%	\$ 54,057.00
3' valley gutter	\$	5,735.00	100%	39%	\$ 2,220.00
Backfill and Grade Behind Curb	\$	8,687.50	100%	100%	\$ 8,687.50
4" Sidewalk (Unreinforced) - 5' sidewalk	\$	3,120.00	100%	0%	\$ -
Handicap Ramps with Truncated Domes- 5' Wide	\$	28,600.00	100%	73%	\$ 20,800.00
4" Sidewalk (Unreinforced) - 8' sidewalk	\$	6,168.00	100%	0%	\$ -
Handicap Ramps with Truncated Domes- 8' Wide	\$	18,500.00	100%	0%	\$ -
12" Stabilized Duke Access Road	\$	15,502.50	100%	0%	\$ -
Raised Colored Asphalt Crosswalk	\$	8,500.00	100%	0%	\$ -
Striping & Signage	\$	38,650.00	100%	0%	\$ -
RECLAIM					
Single Services	\$	9,750.00	0%	100%	\$ -
Double Services	\$	35,510.00	0%	100%	\$ -
6" PVC Reuse Water Main	\$	78,500.00	100%	100%	\$ 78,500.00
8" PVC Reuse Water Main	\$	59,312.00	100%	100%	\$ 59,312.00
Miscellaneous Fittings	\$	23,000.00	100%	100%	\$ 23,000.00
6" Gate Valves	\$	5,120.00	100%	100%	\$ 5,120.00

Table 1
Storey Park Community Development District
Summary of % CDD Reimbursable % Applicable Requisition #2

Assured Excavating, Inc. Pay Application #8 Storey Park Tract K-3 Sitework			CDD Requisition 2		
Description	Price	Amount	% CDD Reimbursable	% Requisition #2	Amount
8" Gate Valves	\$	3,520.00	100%	100%	\$ 3,520.00
Connect to stubout	\$	4,750.00	100%	100%	\$ 4,750.00
2" reclaim services	\$	6,600.00	100%	100%	\$ 6,600.00
Reuse Testing	\$	11,515.00	100%	53%	\$ 6,110.00
Change Order #1					
SEWER					
8" PVC 26	\$	18,059.44	100%	100%	\$ 18,059.44
Wire	\$	42.80	100%	100%	\$ 42.80
Single services	\$	2,476.80	0%	100%	\$ -
Double services	\$	9,943.32	0%	100%	\$ -
WATER					
8" DR-18 PVC pipe	\$	9,431.60	100%	100%	\$ 9,431.60
6" DR-18 PVC pipe	\$	10,410.00	100%	100%	\$ 10,410.00
Marking tape	\$	53.50	100%	100%	\$ 53.50
8" bell restraints	\$	69.84	100%	100%	\$ 69.84
6" bell restraints	\$	37.44	100%	100%	\$ 37.44
8" Gate valves	\$	1,851.08	100%	100%	\$ 1,851.08
6" Gate valves	\$	1,537.00	100%	100%	\$ 1,537.00
8" 22 1/2	\$	10.65	100%	100%	\$ 10.65
8" 45	\$	54.55	100%	100%	\$ 54.55
8" x 6" red	\$	15.66	100%	100%	\$ 15.66
8" x 6" tee	\$	57.39	100%	100%	\$ 57.39
6" SWVL TEE	\$	91.68	100%	100%	\$ 91.68
6" TEE	\$	39.81	100%	100%	\$ 39.81
6" 45	\$	59.92	100%	100%	\$ 59.92
6" 22 1/2	\$	13.60	100%	100%	\$ 13.60
8" WDG restraints	\$	173.00	100%	100%	\$ 173.00
6" WDG restraints	\$	276.06	100%	100%	\$ 276.06
Fire hydrant	\$	7,885.71	100%	100%	\$ 7,885.71
Temporary jumpers	\$	177.22	100%	100%	\$ 177.22
8" WDG restraints for tie in	\$	17.30	100%	100%	\$ 17.30
6" WDG restraints for tie in	\$	19.26	100%	100%	\$ 19.26
Single services	\$	1,049.60	0%	100%	\$ -
Double services	\$	2,605.98	0%	100%	\$ -
Townhome fire connection	\$	995.25	100%	100%	\$ 995.25
RECLAIM					
8" PVC pipe	\$	10,982.00	100%	100%	\$ 10,982.00
6" PVC pipe	\$	11,324.00	100%	100%	\$ 11,324.00
14 GA wire	\$	210.00	100%	100%	\$ 210.00
Marking tape	\$	53.50	100%	100%	\$ 53.50
8" bell restraints	\$	51.80	100%	100%	\$ 51.80
6" bell restraints	\$	37.44	100%	100%	\$ 37.44
8" G.V.	\$	925.06	100%	100%	\$ 925.06
6" G.V.	\$	1,229.60	100%	100%	\$ 1,229.60
8" 45	\$	43.64	100%	100%	\$ 43.64
8" TEE	\$	19.85	100%	100%	\$ 19.85
8" 22 1/2	\$	21.30	100%	100%	\$ 21.30
8" 11 1/4	\$	9.67	100%	100%	\$ 9.67
8" x 6" red	\$	15.66	100%	100%	\$ 15.66
8" WDG Restraints	\$	181.65	100%	100%	\$ 181.65
6" TEE	\$	26.52	100%	100%	\$ 26.52
6" 45	\$	44.94	100%	100%	\$ 44.94
6" 22 1/2	\$	20.40	100%	100%	\$ 20.40
6" 11 1/4	\$	14.28	100%	100%	\$ 14.28
6" WDG restraint	\$	154.08	100%	100%	\$ 154.08
Single services	\$	500.55	0%	100%	\$ -
Double services	\$	1,712.96	0%	100%	\$ -
2" services	\$	1,118.60	100%	100%	\$ 1,118.60
Change Order #2					
1 1/2" Grey SCH 40 PVC pipe	\$	3,480.00	0%	100%	\$ -
1 1/2" Grey SCH 40 90 degree bends	\$	150.00	0%	100%	\$ -
3" Grey SCH 40 PVC pipe	\$	71,685.00	0%	100%	\$ -
3" Grey SCH 40 90 degree bends	\$	3,276.00	0%	100%	\$ -
Subtotal:	\$	2,363,568.16		Subtotal:	\$ 1,557,001.50
				Subtotal Less Retainage:	\$ 1,401,301.35
Total- Construction Costs Eligible for CDD Reimbursement:					
					\$ 2,187,190.89
Total Reimbursable Bond Amount Remaining:					
					\$ 2,711,920.92
Total Requisition #2:					
					\$ 2,187,190.89

SECTION 1

RESOLUTION 2023-06

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

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

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

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

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

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

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

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

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

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

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Park Community Development District, this 14th day of February, 2023.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

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

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

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
Post Office Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ___ day of _____, 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 (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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

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

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

By: _____

Print: Mark McDonald

Title: Vice President

(Signature)

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 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 K-3, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract AT-K8, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract AT-K9, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract AT-K10, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract AT-K11, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract AT-K12, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract OS-K5, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract OS-K8, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract OS-K9, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract W1 4-1, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Storey Park Community Development District – Parcel K Phase 3

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ___ day of _____, 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, 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.

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

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

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

forever.

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

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Park Community Development District – Parcel K Phase 3

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 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.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Park Community Development District – Parcel K Phase 3

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Daniel LaRosa

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by Daniel LaRosa, as Chairman of the Board of Supervisors of the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is ☐ personally known to me or ☐ has produced _____ as identification.

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

EXHIBIT “A”

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

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

The Improvements were completed in accordance with the following, as applicable: City of Orlando Engineering Permit No. ENG2020-12598; Florida Department of Environmental Protection Permit Nos. 0080780-1196-DS and 0331089-013-DWC/CM; and South Florida Water Management District Individual Environmental Resource Permit No. 48-104305-P.

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

Tract K-3, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract AT-K8, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract AT-K9, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract AT-K10, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

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Tract OS-K9, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract W1 4-1, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Storey Park Community Development District – Parcel K Phase 3

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 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 as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Park – Parcel K Phase 3, as recorded in Plat Book 110, Page 34, of the Official Records of Orange County, Florida (the “Plat”).

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

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

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

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

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

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

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

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

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 5505 Blue Lagoon Drive, Miami, Florida 33126. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **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 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 PROPERTY AND IMPROVEMENTS

PROPERTY

Tract K-3, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract AT-K8, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

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Tract W1 4-1, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

IMPROVEMENTS

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

The Improvements were completed in accordance with the following, as applicable: City of Orlando Engineering Permit No. ENG2020-12598; Florida Department of Environmental Protection Permit Nos. 0080780-1196-DS and 0331089-013-DWC/CM; and South Florida Water Management District Individual Environmental Resource Permit No. 48-104305-P.

AGREEMENT REGARDING TAXES

Storey Park Community Development District – Parcel K Phase 3

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 (the “Developer”), and **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

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

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

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

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

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

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

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

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

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 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 is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 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 – Parcel K Phase 3

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

X _____

Title: Vice President

Print: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Park Community Development District – Parcel K Phase 3

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

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: Daniel LaRosa

Title: Chairman

EXHIBIT “A”

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IMPROVEMENTS

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The Improvements were completed in accordance with the following, as applicable: City of Orlando Engineering Permit No. ENG2020-12598; Florida Department of Environmental Protection Permit Nos. 0080780-1196-DS and 0331089-013-DWC/CM; and South Florida Water Management District Individual Environmental Resource Permit No. 48-104305-P.

CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Parcel K Phase 3

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

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

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

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

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

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

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

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Parcel K Phase 3

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

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Tract OS-K5, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract OS-K8, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract OS-K9, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

Tract W1 4-1, according to the STOREY PARK – PARCEL K PHASE 3 plat, as recorded in Plat Book 110, Page 34, Public Records of Orange County, Florida.

IMPROVEMENTS

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

The Improvements were completed in accordance with the following, as applicable: City of Orlando Engineering Permit No. ENG2020-12598; Florida Department of Environmental Protection Permit Nos. 0080780-1196-DS and 0331089-013-DWC/CM; and South Florida Water Management District Individual Environmental Resource Permit No. 48-104305-P.

SECTION VI



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: January 1, 2023

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

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

The parties hereto agree as follows

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

Two (2) L-6 Ponds Located at Storey Park CDD
Orlando, FL

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

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

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

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

The terms of this agreement shall be: 02/01/2023 thru 09/30/2024
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$323.00	Due	monthly as billed x 8.
Total Annual Cost	\$2,360.00		

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

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

Submitted: Telly R. Smith Date: 1/1/2023

AAM

Accepted

Date:

Customer

1/20/2023

Terms and Conditions

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

SECTION VII

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE STOREY PARK COMMUNITY DEVELOPMENT
DISTRICT AND EDUARDO RODRIGUES DIAS**

This **Temporary Access Easement Agreement** (“Easement Agreement”) is made and entered into this ___ day of _____, 2023, by and between:

Storey Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the “District”) and

Eduardo Rodrigues Dias, whose mailing address is 12168 Grammar Ln, Orlando, Florida 32832 (the “Homeowner”)

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”) by Ordinance No. 2015-7 of the Orlando City Council (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Orange County, Florida more particularly described as TRA CT OS-L6 ,STOREY PARK - PARC EL L, according to the Plat thereof as recorded in Plat Book 95, Page 73 of the Public Records of Orange County, Florida (Orange County Parcel ID :03-243 1-897 8-15-126)(the “District’s Property”) and

WHEREAS, Homeowner is the owner of property within the District having the address of 1216 8Grammar Ln., Orlando, Florida 32832, with a legal description of Lot 308, of STOREY PARK - PARC EL L PHASE 3, according to the Plat thereof as recorded in Plat Book 99, Page 9 of the Public Records of Orange County, Florida (Orange County Parcel ID :03-24 3 1-897 6 03-080)(the “Homeowner’s Property”) and

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

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

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

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **GRANT OF EASEMENT.** The District hereby grants to Homeowner a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of Homeowner (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool in the rear yard at Homeowner's Property (the "Easement") Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction of a swimming pool and related repair of the Easement Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowner agrees and acknowledges that, while the District grants access across the Easement Property, as depicted on Exhibit A, the District makes no representations or warranties of any kind that Homeowner has authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowner's use of the Easement Property is solely at its own risk. Homeowner shall be responsible for securing all required HOA approvals, utility approvals, if any, and permits from the City of Orlando or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowner's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.

3. **TERM.** Homeowner shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property or ninety (90) days from the date of this Easement Agreement, at which time the Easement shall automatically terminate.

4. **INDEMNIFICATION.**

a. Homeowner agrees to indemnify and hold the District (which shall, for the purpose of this section include the District's agents, employees, contractors, managers, etc.) harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property (or any adjacent or neighboring property) by Homeowner, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors)

b. Homeowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 76 828, *Florida Statutes*, and other law.

5. **DAMAGE.** In the event that Homeowner, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowner, at Homeowner's sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowner shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner. In the event the Homeowner does not fully repair damages under this Easement Agreement within the thirty (30) day period specified herein, the Homeowner hereby consents to the District repairing such damage at the sole cost of the Homeowner, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Homeowner's Property enforceable by the District.

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

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

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

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

To Homeowner:

Eduardo Rodrigues
1216 8Grammar Dr.
Orlando, Florida 32832

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

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

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 500 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

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

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

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

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

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

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

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

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

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

[Signatures Provided on Following Page.]

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

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT:**

Jason Showe
District Manager

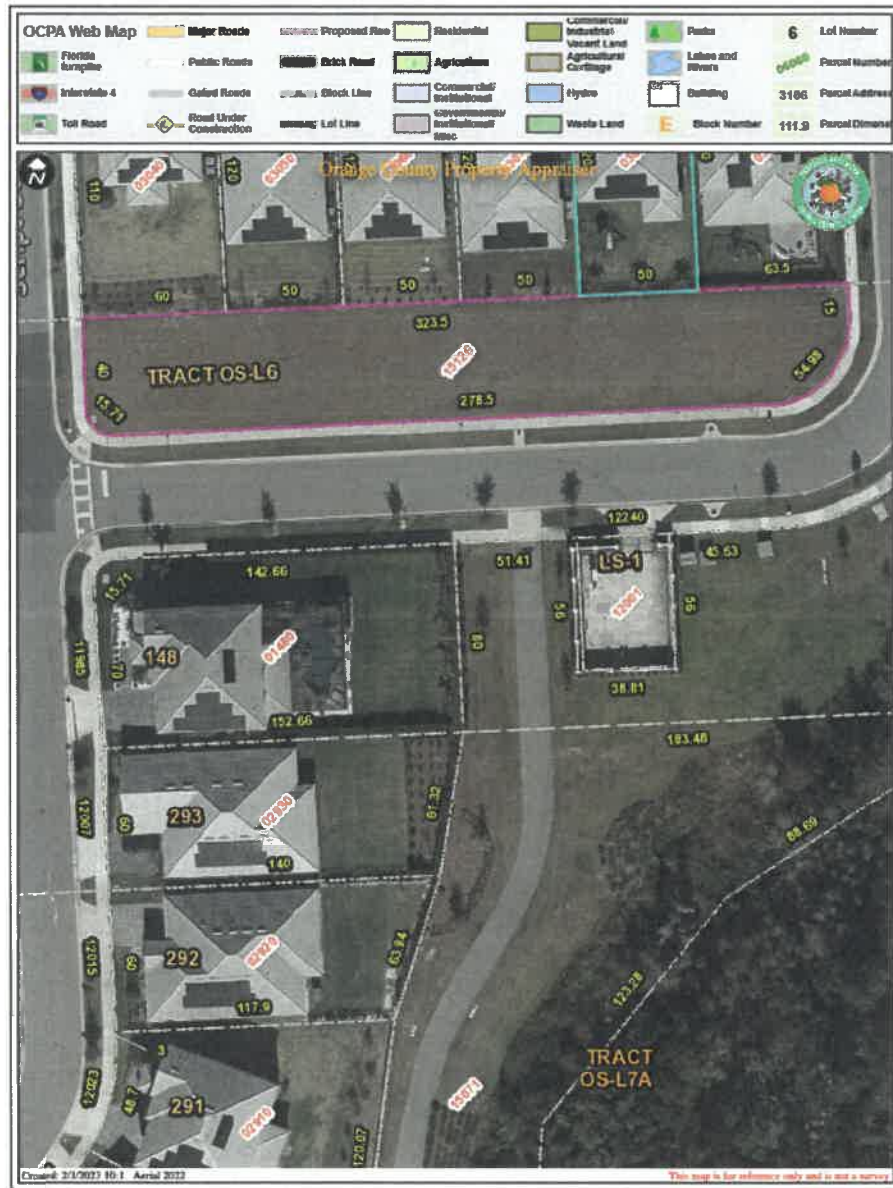
Date: _____, 2023

HOMEOWNER:



Eduardo Rodrigues Dias
Date: 02/06/2023

Easement Property



SECTION VIII



**Authorizing Resolution
For Participation in the Local Government Surplus Funds Trust Fund
(Florida PRIME)**

WHEREAS, Storey Park Community Development District ("Participant")
is (check one or more, as applicable)

☒ a governmental entity within the State of Florida not part of state government, including, without limitation, the following and the officers thereof: any county, municipality, school district, special district, clerk of circuit court, sheriff, property appraiser, tax collector, supervisor of elections, authority, board, public corporation, or any other political subdivision of the State of Florida, as described in Section 218.403(11), Florida Statutes and as authorized by Sections 218.407 and 215.44 (1) Florida Statutes;

☐ a state agency as described in Section 216.011, Florida Statutes, as authorized by Section 215.44(1), Florida Statutes;

☐ a Board of Trustees of a state university or college, as authorized by Section 215.44(1), Florida Statutes; or

☐ a direct support organization of any of the foregoing, as authorized by Section 215.44(1), Florida Statutes.

and is empowered to delegate to the State Board of Administration of Florida the authority to invest legally available funds in the Local Government Surplus Funds Trust Fund (Florida PRIME) and to act as custodian of investments purchased with such investment funds; and

WHEREAS, it is in the best interest of the Participant to invest its legally available funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.405, Florida Statutes; and

WHEREAS, the Florida Local Government Surplus Funds Trust Fund (Florida PRIME), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.405, Florida Statutes.

NOW THEREFORE, be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in Florida PRIME, for the purpose of transmitting funds that the Participant has determined to be legally available for investment in Florida PRIME.

B. That the individual, whose title is District Manager or District Accountant, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in Florida

PRIME and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until Florida PRIME receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting (if applicable) held on

the ____ Day of _____, 20 ____.

PARTICIPANT NAME: Storey Park Community Development District

BY: Signature _____
 Printed Name _____
 Title _____

(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

ATTEST: Signature _____
 Printed Name _____
 Title _____

SEAL:



SECTION IX

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

January 1, 2023 to January 31, 2023

Bank	Date	Check #	Amount
General Fund	1/5/23	993-1000	\$ 118,471.74
	1/13/23	1001-1002	\$ 34,579.01
	1/19/23	1003-1006	\$ 777,474.79
	1/26/23	1007-1008	\$ 638.50
			<hr/>
			\$ 931,164.04
Payroll	<u>January 2023</u>		
	Michael McQuarrie	50033	\$ 184.70
	Teresa Diaz	50034	\$ 184.70
			<hr/>
			\$ 369.40
			<hr/>
			\$ 931,533.44

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
1/05/23	00012	12/31/22	208202	202212	320	53800	47000		AQUATIC PLANT MGMT DEC22	*	311.00	
12/31/22	208203	202212	320	53800	47000				POND 12/L4/L5 MGMT DEC22	*	300.00	
1/05/23	00035	1/03/23	1-010323	202212	320	53800	48100		APPLIED AQUATIC MANAGEMENT, INC.	*	125.00	611.00 000993
1/03/23	1-010323	202301	320	53800	48100				SPEED ENFORCE 12/31/22	*	218.50	
1/03/23	1-010323	202301	320	53800	48100				SPEED ENFORCE 01/01/23	*		
1/05/23	00006	11/30/22	15-060(1	202210	310	51300	31100		CITY OF ORLANDO - POLICE DEPARTMENT	*	112.50	343.50 000994
11/30/22	15-060(1	202210	310	51300	31100				COORD.LAND CONVEY PHASE 5	*	56.25	
12/28/22	15-060(1	202211	310	51300	31100				SGN REQUISITION/LND CONVEY	*	56.25	
12/28/22	15-060(1	202211	310	51300	31100				AA5 BONDS PH3/SIGN REQ	*		
1/05/23	00015	12/21/22	12212022	202301	300	20700	10000		POULOS & BENNETT	*	49,018.97	225.00 000995
12/21/22	12212022	202301	300	20700	10000				FY23 DEBT SRVC SER2015	*		
1/05/23	00015	12/21/22	12212022	202301	300	20700	10100		STOREY PARK CDD C/O REGIONS BANK	*	19,738.53	49,018.97 000996
12/21/22	12212022	202301	300	20700	10100				FY23 DEBT SRVC SER2018	*		
1/05/23	00015	12/21/22	12212022	202301	300	20700	10200		STOREY PARK CDD C/O REGIONS BANK	*	19,001.54	19,738.53 000997
12/21/22	12212022	202301	300	20700	10200				FY23 DEBT SRVC SER2019	*		
1/05/23	00015	12/21/22	12212022	202301	300	20700	10500		STOREY PARK CDD C/O REGIONS BANK	*	26,593.20	19,001.54 000998
12/21/22	12212022	202301	300	20700	10500				FY23 DEBT SRVC SER2021	*		
1/05/23	00031	1/01/23	ON 47417	202301	320	53800	46200		STOREY PARK CDD C/O REGIONS BANK	*	2,940.00	26,593.20 000999
1/01/23	ON 47417	202301	320	53800	46200				MTHLY LANDSCAPE MNT JAN23	*		
1/01/23	208	202301	310	51300	34000				YELLOWSTONE LANDSCAPE	*	3,249.08	2,940.00 001000
1/01/23	208	202301	310	51300	35200				MANAGEMENT FEES JAN23	*	66.67	
1/01/23	208	202301	310	51300	35100				WEBSITE ADMIN JAN23	*	108.33	
1/01/23	208	202301	310	51300	35100				INFORMATION TECH JAN23	*		

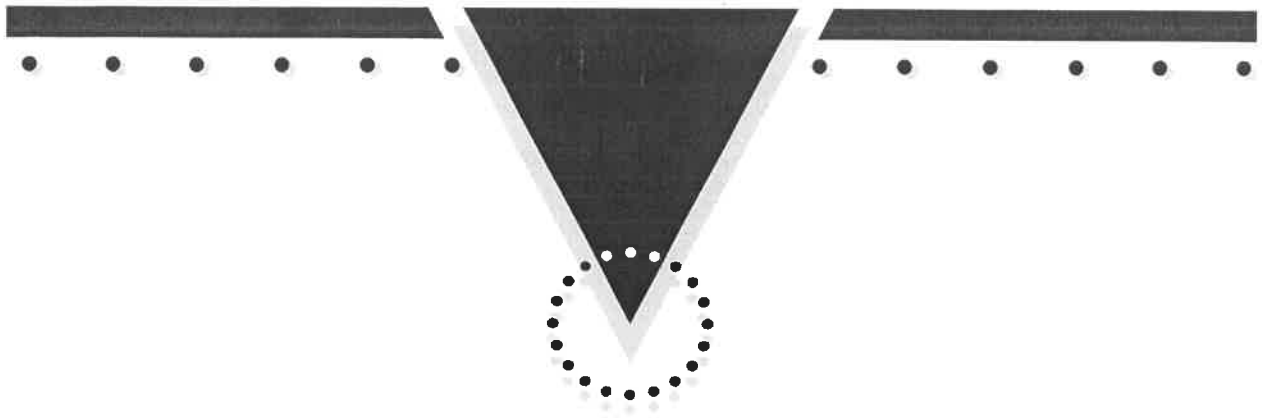
STOR -STOREY PARK- TWISCARRA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
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TOTAL FOR REGISTER 931,164.04

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
January 31, 2023**



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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
January 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
ASSETS:				
CASH	\$1,201,452	---	---	\$1,201,452
DUE FROM DEBT SERVICE	---	\$45,191	---	\$45,191
SERIES 2015				
RESERVE	---	\$313,187	---	\$313,187
REVENUE	---	\$599,605	---	\$599,605
INTEREST	---	\$180	---	\$180
SINKING FUND	---	\$165	---	\$165
GENERAL REDEMPTION	---	\$1,382	---	\$1,382
PREPAYMENT	---	\$0	---	\$0
SERIES 2018				
RESERVE	---	\$65,431	---	\$65,431
REVENUE	---	\$238,660	---	\$238,660
INTEREST	---	\$87	---	\$87
SINKING FUND	---	\$3	---	\$3
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$120,434	---	\$120,434
REVENUE	---	\$236,255	---	\$236,255
INTEREST	---	\$79	---	\$79
SINKING FUND	---	\$3	---	\$3
PREPAYMENT	---	\$1	---	\$1
SERIES 2021				
RESERVE	---	\$169,581	---	\$169,581
REVENUE	---	\$244,286	---	\$244,286
INTEREST	---	\$102	---	\$102
SINKING FUND	---	\$5	---	\$5
CONSTRUCTION	---	---	\$2,478	\$2,478
SERIES 2022				
RESERVE	---	\$102,401	---	\$102,401
REVENUE	---	\$249,492	---	\$249,492
INTEREST	---	\$299	---	\$299
CONSTRUCTION	---	---	\$2,737,171	\$2,737,171
TOTAL ASSETS	\$1,201,452	\$2,386,891	\$2,739,648	\$6,327,991
LIABILITIES:				
ACCOUNTS PAYABLE	\$2,797	---	\$2,214	\$5,010
DUE TO DEBT SERVICE 2015	---	---	---	\$0
DUE TO DEBT SERVICE 2018	---	---	---	\$0
DUE TO DEBT SERVICE 2019	---	---	---	\$0
DUE TO DEBT SERVICE 2021	---	\$45,191	---	\$45,191
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$914,518	---	\$914,518
RESTRICTED FOR DEBT SERVICE 2018	---	\$304,244	---	\$304,244
RESTRICTED FOR DEBT SERVICE 2019	---	\$356,772	---	\$356,772
RESTRICTED FOR DEBT SERVICE 2021	---	\$459,165	---	\$459,165
RESTRICTED FOR DEBT SERVICE 2022	---	\$307,000	---	\$307,000
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$2,339	\$2,339
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$2,735,096	\$2,735,096
UNASSIGNED	\$1,198,656	---	---	\$1,198,656
TOTAL LIABILITIES & FUND EQUITY	\$1,201,452	\$2,386,891	\$2,739,648	\$6,327,991

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,046,965	\$882,148	\$882,148	\$0
ASSESSMENTS - DIRECT BILLED	\$148,275	\$148,275	\$148,275	\$0
INTEREST	\$0	\$0	\$25	\$25
TOTAL REVENUES	\$1,195,240	\$1,030,423	\$1,030,448	\$25
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$4,000	\$400	\$3,600
FICA EXPENSE	\$918	\$306	\$31	\$275
ENGINEERING	\$12,000	\$4,000	\$225	\$3,775
ATTORNEY	\$25,000	\$8,333	\$3,905	\$4,429
ARBITRAGE	\$1,800	\$0	\$0	\$0
DISSEMINATION AGENT	\$17,500	\$5,833	\$5,833	\$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	\$12,996	\$12,996	\$0
INFORMATION TECHNOLOGY	\$1,300	\$433	\$433	\$0
WEBSITE ADMINISTRATION	\$800	\$267	\$267	(\$0)
TELEPHONE	\$300	\$100	\$0	\$100
POSTAGE	\$1,000	\$333	\$102	\$232
INSURANCE	\$7,250	\$7,250	\$6,464	\$786
PRINTING & BINDING	\$750	\$250	\$54	\$196
LEGAL ADVERTISING	\$2,500	\$833	\$677	\$156
OTHER CURRENT CHARGES	\$600	\$200	\$162	\$38
PROPERTY APPRAISER	\$1,500	\$0	\$0	\$0
OFFICE SUPPLIES	\$200	\$67	\$2	\$65
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$16,718	\$5,573	\$5,573	(\$0)
LANDSCAPE MAINTENANCE - CONTRACT	\$465,668	\$155,223	\$124,947	\$30,275
LAKE MAINTENANCE	\$41,305	\$13,768	\$3,624	\$10,144
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$4,583	\$0	\$4,583
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$1,667	\$0	\$1,667
OPERATING SUPPLIES	\$5,000	\$1,667	\$0	\$1,667
LANDSCAPE CONTINGENCY	\$10,000	\$3,333	\$8,800	(\$5,467)
IRRIGATION REPAIRS	\$20,000	\$6,667	\$1,287	\$5,380
ROADWAYS & SIDEWALKS	\$15,000	\$5,000	\$325	\$4,675
TRAIL MAINTENANCE	\$5,000	\$1,667	\$1,645	\$22
DOG PARK MAINTENANCE	\$3,500	\$1,167	\$0	\$1,167
SIGNAGE	\$5,000	\$1,667	\$6,405	(\$4,738)
PRESSURE WASHING	\$5,000	\$1,667	\$0	\$1,667
ENHANCED TRAFFIC ENFORCEMENT	\$39,500	\$13,167	\$5,152	\$8,015
UTILITY				
ELECTRIC	\$3,000	\$1,000	\$471	\$529
STREETLIGHTS	\$282,340	\$94,113	\$67,132	\$26,982
WATER & SEWER	\$30,000	\$10,000	\$4,810	\$5,190
OTHER				
PROPERTY INSURANCE	\$12,000	\$12,000	\$11,923	\$77
CONTINGENCY	\$1,977	\$659	\$0	\$659
CAPITAL OUTLAY	\$60,000	\$20,000	\$0	\$20,000
TOTAL EXPENDITURES	\$1,195,240	\$404,963	\$278,817	\$126,146
EXCESS REVENUES (EXPENDITURES)	\$0		\$751,631	
FUND BALANCE - Beginning	\$0		\$447,025	
FUND BALANCE - Ending	\$0		\$1,198,656	

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2015
Statement of Revenues & Expenditures
For The Period Ending January 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
ASSESSMENTS - TAX ROLL	\$616,298	\$519,419	\$519,419	\$0
INTEREST	\$250	\$83	\$5,974	\$5,891
TOTAL REVENUES	\$616,548	\$519,502	\$525,392	\$5,891

EXPENDITURES:

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		\$128,339	
FUND BALANCE - Beginning	\$458,105		\$786,179	
FUND BALANCE - Ending	\$474,816		\$914,518	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$209,155	\$209,155	\$0
INTEREST	\$100	\$33	\$1,801	\$1,768
TOTAL REVENUES	\$248,927	\$209,188	\$210,956	\$1,768

EXPENDITURES:

INTEREST - 12/15	\$87,541	\$87,541	\$87,541	\$0
PRINCIPAL - 6/15	\$70,000	\$0	\$0	\$0
INTEREST - 6/15	\$87,541	\$0	\$0	\$0
TOTAL EXPENDITURES	\$245,081	\$87,541	\$87,541	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,846		\$123,415	
FUND BALANCE - Beginning	\$109,630		\$180,829	
FUND BALANCE - Ending	\$113,476		\$304,244	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
ASSESSMENTS - TAX ROLL	\$238,964	\$201,346	\$201,346	\$0
INTEREST	\$0	\$0	\$2,357	\$2,357
TOTAL REVENUES	\$238,964	\$201,346	\$203,702	\$2,357

EXPENDITURES:

INTEREST - 12/15	\$79,669	\$79,669	\$79,669	\$0
PRINCIPAL - 6/15	\$80,000	\$0	\$0	\$0
INTEREST - 6/15	\$79,669	\$0	\$0	\$0
TOTAL EXPENDITURES	\$239,338	\$79,669	\$79,669	\$0
EXCESS REVENUES (EXPENDITURES)	(\$374)		\$124,033	
FUND BALANCE - Beginning	\$103,985		\$232,738	
FUND BALANCE - Ending	\$103,612		\$356,772	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
ASSESSMENTS - TAX ROLL	\$334,300	\$281,789	\$281,789	\$0
INTEREST	\$150	\$50	\$2,767	\$2,717
TOTAL REVENUES	\$334,450	\$281,839	\$284,556	\$2,717

EXPENDITURES:

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

OTHER SOURCES/(USES)

Transfer Out	\$0	\$0	(\$22)	\$22
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$22)	\$22

EXCESS REVENUES (EXPENDITURES)

FUND BALANCE - Beginning

FUND BALANCE - Ending

\$3,519	\$181,568
\$105,160	\$277,597
\$108,679	\$459,165

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$203,549	\$203,549
INTEREST	\$0	\$0	\$2,033	\$2,033
TOTAL REVENUES	\$0	\$0	\$205,581	\$205,581

EXPENDITURES:

INTEREST - 12/15	\$0	\$0	\$38,492	(\$38,492)
PRINCIPAL - 6/15	\$0	\$0	\$0	\$0
INTEREST - 6/15	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$38,492	(\$38,492)

OTHER SOURCES/(USES)

Transfer Out	\$0	\$0	(\$356)	\$356
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$356)	\$356

EXCESS REVENUES (EXPENDITURES)

FUND BALANCE - Beginning

FUND BALANCE - Ending

	\$0	\$166,734
	\$0	\$140,266
	\$0	\$307,000

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
INTEREST	\$0	\$0	\$1,303	\$1,303
TOTAL REVENUES	\$0	\$0	\$1,303	\$1,303

EXPENDITURES:

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

OTHER SOURCES/(USES)

TRANSFER IN	\$0	\$0	\$22	(\$22)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$22	(\$22)
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,325	
FUND BALANCE - Beginning	\$0		\$1,013	
FUND BALANCE - Ending	\$0		\$2,339	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/23	ACTUAL THRU 1/31/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$26,181	\$26,181
TOTAL REVENUES	\$0	\$0	\$26,181	\$26,181
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$356	(\$356)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$356	(\$356)
EXCESS REVENUES (EXPENDITURES)	\$0		\$26,537	
FUND BALANCE - Beginning	\$0		\$2,708,559	
FUND BALANCE - Ending	\$0		\$2,735,096	

Storey Park
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAXROLL	\$0	\$44,292	\$277,838	\$586,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$863,148
ASSESSMENTS - DIRECT BILLED	\$0	\$148,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,375
INTEREST	\$0	\$4	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
TOTAL REVENUES	\$0	\$192,571	\$277,844	\$586,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,036,448
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
FICA EXPENSE	\$0	\$0	\$0	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31
ENGINEERING	\$169	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225
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	\$1,458	\$1,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,833
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	\$3,249	\$3,249	\$3,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,996
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$433
WEBSITE ADMINISTRATION	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$90	\$94	\$11	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192
INSURANCE	\$6,464	\$0	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,494
PRINTING & BINDING	\$24	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24
LEGAL ADVERTISING	\$677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$677
OTHER CURRENT CHARGES	\$49	\$39	\$40	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
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	\$1,393	\$1,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,573
LANDSCAPE MAINTENANCE	\$31,237	\$31,237	\$31,237	\$31,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,947
LAKE MAINTENANCE	\$906	\$906	\$906	\$906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,624
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	\$7,900	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,800
LANDSCAPE CONTINGENCY	\$483	\$794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,287
ROADWAYS & SIDEWALKS	\$1,280	\$325	\$0	\$365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,925
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,645
DOG PARK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$1,835	\$1,505	\$0	\$1,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,405
PRESSURE WASHING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENHANCED TRAFFIC ENFORCEMENT	\$1,786	\$1,237	\$812	\$1,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,152
UTILITY:													
ELECTRIC	\$111	\$109	\$111	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$471
STREETLIGHTS	\$14,408	\$18,583	\$18,266	\$18,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,132
WATER & SEWER	\$1215	\$1,254	\$1,250	\$1,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,810
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	\$95,498	\$64,774	\$59,838	\$58,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,817
EXCESS REVENUES (EXPENDITURES)	(\$95,498)	\$127,797	\$212,007	\$507,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$757,631

**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	\$309,522	
RESERVE FUND BALANCE	\$313,187	
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	\$65,431	
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	\$120,434	
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	\$169,581	
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	\$102,401	
BONDS OUTSTANDING - 9/15/22		\$3,105,000
CURRENT BONDS OUTSTANDING		\$3,105,000

TAX COLLECTOR

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2022
11/17/22	12/1/22	1919312	\$ 175,911.60	\$ 175,911.58	\$ 74,137.32	\$ 101,774.26
11/17/22	2/1/23	1919312	\$ 87,955.80	\$ 87,955.81	\$ 37,068.67	\$ 50,887.14
11/17/22	4/1/23	1919312	\$ 87,955.80	\$ 87,955.81	\$ 37,068.67	\$ 50,887.14
			\$ 351,823.20	\$ 351,823.20	\$ 148,274.66	\$ 203,548.54

**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
12/1/22		Interest		\$ 6.99
12/5/22		Transfer from Reserve		\$ 22.10
1/3/23		Interest		\$ 8.08
TOTAL				\$ 1,325.48
Acquisition/Construction Fund at 9/30/22				\$ 336,193.93
Interest Earned thru 1/31/23				\$ 1,325.48
Requisitions Paid thru 1/31/23				\$ (335,041.70)
Remaining Acquisition/Construction Fund				\$ 2,477.71

**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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
			TOTAL	\$ -
Fiscal Year 2023				
10/1/22		Interest		\$ 2,957.18
11/1/22		Interest		\$ 6,518.26
12/1/22		Interest		\$ 7,770.59
12/5/22		Transfer from Reserve		\$ 355.77
1/3/23		Interest		\$ 8,935.01
			TOTAL	\$ 26,536.81
		Acquisition/Construction Fund at 9/30/22		\$ 2,710,633.74
		Interest Earned thru 1/31/23		\$ 26,536.81
		Requisitions Paid thru 1/31/23		\$ -
		Remaining Acquisition/Construction Fund		\$ 2,737,170.55