

*Storey Park Community
Development District*

Agenda

March 14, 2023

AGENDA

Storey Park

Community Development District

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

March 7, 2023

**Board of Supervisors
Storey Park Community
Development District**

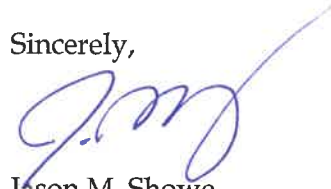
Dear Board Members:

The meeting of the Board of Supervisors of Storey Park Community Development District will be held **Tuesday, March 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 February 14, 2023 Meeting
5. Consideration of Landscape Maintenance Addendum for Parcel K from OmegaScapes
6. Consideration of Cost Sharing Agreement for Maintenance of Shared Infrastructure with Linus, LLC
7. Consideration of Series 2021 Requisition #6
8. 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
9. Public Comment Period
10. Supervisor's Requests
11. Other Business
 - A. Discussion of Pending Real Property Conveyances
 - B. Status of Pending Permit Transfers
12. Next Meeting Date - April 11, 2023 at the Orange County Library - Southeast Branch
13. 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-crow, 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 March, 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, February 14, 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
Ben Kraljev	Vice Chairman
Teresa Diaz	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 any members of the audience to make public comments. We will note for purposes of the recording that only members of staff and the Board are present.

THIRD ORDER OF BUSINESS

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**

Mr. Showe: We received a letter of interest from a resident that would like to be considered for one of the resident seats on the Board. Unfortunately, he is not here, so we can't make any moves because there are only three Board Members. In order to put him on the Board,

we would have to move one of you off and put you in the other seat, which we can't do with only three Board Members.

Mr. La Rosa: Okay. I thought we had two open seats.

Mr. Showe: Correct.

Mr. La Rosa: So why can't we move that individual? I don't think we have a problem with moving that individual into one of the open seats.

Mr. Showe: We need three Board Members and him here so that technically we maintain the quorum throughout the process.

Mr. La Rosa: Okay.

Mr. Showe: So, we'll just keep that on the agenda and I'll follow back up with him to see if he is available for the next meeting. We have another resident that we think might be interested so we'll reach out to them as well.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 10, 2023 Meeting

Mr. Showe: After that we have the approval of the minutes of the January 10th meeting. Those minutes are included as part of your agenda. We can take any corrections or changes the Board might have or we can accept a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. La Rosa with all in favor the Minutes of the January 10, 2023 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Series 2021 and Series 2022 Requisitions

A. Ratification of Series 2021 Requisitions #3 and #5

Mr. Showe: We have some requisitions. The first one is from the Series 2021 bonds. We would like for the Board to ratify Requisitions #3 and #5. Those are included as part of your agenda. Both are for work that was completed. The engineers approved all of these items. It's been through both counsel and staff. They have already been processed. We would just need a motion to ratify Requisitions #3 and #5 from the Series 2021 bonds.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Series 2021 Requisitions #3 and #5 were approved.

B. Ratification of Series 2021 Requisitions #1 and #3

Mr. Showe: Then from the Series 2022 bonds, we have Requisitions #1 and #3. These are mostly small requisitions for some preliminary work that was done, preparing the Engineer’s Report and some additional work completed by the engineer on Requisitions #1 and #3. We would like a motion to ratify those as well.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Series 2022 Requisitions #1 and #3 were approved.

C. Consideration of Series 2022 Requisition #2

Mr. Showe: The one that needs approval today would be Requisition #2 from the Series 2021 bonds. This is \$2.1 million paid back to Lennar for all of the work in Assessment Area 5. The engineer put together detailed backup on that. Everything has been through District Counsel. I have a copy of the backup if anyone would like to go through it, individually, but there are a lot of documents. We can take any questions from the Board or a motion to approve that requisition.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Series 2022 Requisition #2 was approved.

i. Resolution 2023-06 Approving the Conveyance of Real Property and Improvements – Item Added

Mr. Showe: Secondly, we added Resolution 2023-06, which we will let District Counsel present quickly.

Mr. Lazarovich: Yes. This resolution is related to Requisition #2, which conveys all tracts in Parcel K, Phase 3 from Lennar to the CDD. It involves roadways, alleys, open space and wetlands. As usual, we have a Warranty Deed, Bill of Sale Agreement Regarding Taxes, Owners Affidavit and Certificate of the District Engineer. We are just looking for a motion to approve.

Mr. Kraljev: Has it been executed?

Mr. Lazarovich: They have been executed by Lennar.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2023-06 Approving the Conveyance of Real Property and Improvements for Parcel I, Phase 4 was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Aquatic Management Agreement with Applied Aquatic Management, Inc.

Mr. Showe: This was already contemplated in your budget. So, they just provided that agreement. We need them to start maintaining those ponds.

Mr. Kraljev: Continue maintaining them.

Mr. Showe: Yes. We need a motion to ratify.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Aquatic Management Agreement with Applied Aquatic Management, Inc. was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Temporary Access Easement Agreement with Eduardo Rodrigues Dias

Mr. Showe: This agreement is for a resident that lives at 12168 Grammar Lane. He would like to install a pool and to do that, he needs to cross over CDD property. We reviewed it with District Counsel. Alan reviewed it on-site and we feel comfortable. He signed the agreement that indicates he will repair anything that's damaged as part of the process. We'll inspect it afterwards to make sure as well.

Mr. Scheerer: There were pre-existing conditions with the gas line easement. There is just unirrigated Bahia between the back of his house and Folklore Lane.

Mr. La Rosa: My only concern is the gas line. There are very specific requirements of what activity can take place as far as heavy trucks driving over it.

Mr. Kraljev: Has that been coordinated with the gas company?

Mr. La Rosa: Typically, FTT doesn't have any involvement unless there is excavation.

Mr. Scheerer: They are not excavating.

Mr. Kraljev: They receive gas trucks. So, you might want to reach out to them.

Mr. La Rosa: That's what I would do. Do you have the FTT contact?

Mr. Scheerer: Yeah. Shoot it over to me.

Mr. La Rosa: Usually, they are the type that just says, *"Let us know what's going on. We're cool with it."*

Mr. Scheerer: Yeah.

Mr. La Rosa: Any work we do around the gas main, would be just making sure that they are aware.

Mr. Kraljev: They are reasonable.

Mr. Scheerer: They usually don't have a whole lot. Like you said earlier, its mainly if you're digging or doing something. I can see those trucks backing up to that mess.

Mr. La Rosa: I can too.

Mr. Scheerer: I don't know how deep that mainline is.

Mr. La Rosa: Its 60-foot wide and the mainline is 9 or 12 feet deep. Which side does the pipe lay on? The north or south side?

Mr. Scheerer: Its directly across from the lift station.

Mr. La Rosa: So, it's on the north side. He can access it from the road and just go straight across the pipe.

Mr. Scheerer: Yeah. I don't want them driving linear. We want them the shortest distance between the road and the house.

Mr. Kraljev: The difference is you are crossing the pipeline.

Mr. La Rosa: The line goes right through the middle of that.

Mr. Scheerer: Right.

Mr. La Rosa: That's going to be an FTT thing.

Mr. Scheerer: Okay.

Mr. La Rosa: They might say, "*Hey, we would prefer they come in from this side and they stay away from the gas main.*"

Mr. Scheerer: He can stay up against the fence maybe or the property line.

Mr. La Rosa: Yeah, because that pipe is not exactly in the middle. It's kind of diagonal. So, it would be better for him to come in...

Mr. Scheerer: This way.

Mr. La Rosa: Yes. Correct.

Mr. Scheerer: Okay. We can coordinate that with the owner.

Mr. La Rosa: Absolutely.

Mr. Scheerer: I like the idea if you have a contact. I'll give them a call. When we have the address, we'll explain to them that we have a resident who wants to put in a pool and they would like to access the easement.

Mr. La Rosa: Okay.

Mr. Scheerer: If they have a problem with it...

Mr. La Rosa: We just don't approve it.

Mr. Scheerer: He doesn't get approval. It's that simple.

Mr. Kraljev: They can go through the side yard if they don't want to do it.

Mr. La Rosa: No. I don't think there's any room in the side yard.

Mr. Kraljev: You can do it. I've seen it.

Mr. Scheerer: I've seen it too.

Mr. La Rosa: He has to get permission from the neighbor.

Mr. Scheerer: Got you.

Mr. La Rosa: In the general agreement that we got from the attorney, is there some indemnification in there, some hold harmless, in case something happens?

Mr. Showe: Yeah. The homeowner agrees to indemnify the District hold harmless against any and all damage and they agree to repair anything.

Mr. La Rosa: There's a provision for damages. Then that's fine. I just want to make sure that we can't get sued if someone gets hurt.

Mr. Scheerer: So that will go for hydraulic fluid and stuff like that and make sure that it's all cleaned up.

Mr. Kraljev: If they don't repair it within 30 days, we have the right to repair it.

Mr. Showe: And charge them.

Mr. Scheerer: I believe that the HOA holds a \$2,000 or \$2,500 retainer for all ARC work that is being done.

Mr. Showe: Yeah.

Mr. Scheerer: Until its completed. So, we have that as well through the HOA.

Mr. La Rosa: Did they happen to tell you who the pool company was?

Mr. Showe: Yes.

Mr. Scheerer: Is it on the application?

Mr. La Rosa: I don't see it in the agreement.

Mr. Showe: American Pools and Spas.

Mr. Scheerer: Is that a good thing?

Mr. La Rosa: Yes. The Vice President is my next-door neighbor. That's fine.

Mr. Scheerer: I know who to send all of the pictures to.

Mr. La Rosa: They are pretty responsible. They are a big company. They are good.

Mr. Scheerer: Okay.

Mr. La Rosa: They have done all of our commercial pools.

Mr. Scheerer: Perfect.

Mr. Showe: So, if the Board's amenable, you could approve it subject to approval of the gas line company. We'll obviously communicate before its executed.

Mr. Scheerer: Thank you. I'll make sure when I speak to them, I send something to Jason and he can forward it to the Board to let them know that we received approval.

Mr. Showe: Yeah.

Mr. Scheerer: If the guy wants to meet with me, no problem. I can meet with the gas guy at any time.

Mr. La Rosa: Okay.

Mr. Scheerer: We'll make sure that its done the right way.

Mr. La Rosa: Yeah, the field guys are very easy to work with.

Mr. Kraljev: They fly a lot.

Mr. La Rosa: They fly back and forth.

Mr. Kraljev: It's not just a service lane.

Mr. La Rosa: It runs most of the power plants. It's the natural gas feed for Duke and Florida Power & Light (FPL).

Mr. Scheerer: yeah. We don't want to crack a hole in that. Thank God its 9 feet. I had a 26-inch gas main that was 3 feet.

Mr. La Rosa: That's scary.

Mr. Scheerer: Its insane.

Mr. Showe: We need a motion to approve the agreement subject to coordination with the gas line.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Temporary Access Easement Agreement with Eduardo Rodrigues Dias, subject to coordination with the gas line was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution to Establish State Board of Administration Operating Reserve Account

Mr. Showe: Next, is we always look at different investment opportunities for the District. Several years ago, we pulled a lot of our funding out of the State Board of Administration

(SBA), which is the investment pool that we normally use. But we started to put some more money back in there and its gaining about 4% interest from whatever monies are in there, which is more than we can get anywhere else. So, if the Board is amenable, we would like permission to open one of those accounts for Storey Park, so we can at least, start earning a little more interest.

Mr. Kraljev: What is the principal amount?

Mr. Showe: We haven't done that yet. Our accountants would look at three or four months of what you need for expenses and then they'll transfer some in there. You can get it back within typically 24 hours.

Mr. Kraljev: Okay.

Mr. Showe: But they only transfer enough that it's really an investment. So, if there is money that we need, it's not sitting there tied up. It would just allow the District to earn a little bit larger interest.

Mr. Kraljev: Okay. That interest is to the benefit of?

Mr. Showe: The CDD.

Mr. Kraljev: Okay. Thanks.

Mr. Showe: Absolutely. We would just need a motion from the Board to allow us to open that account.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution to Establish State Board of Administration Operating Reserve Account was adopted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we'll go to Staff Reports. We'll start with District Counsel.

Mr. Lazarovich: The only thing that we're still working on is we're negotiating with EHOF's counsel regarding the Cost Sharing Agreement. There's been some back and forth. We're trying to get a solid number on that.

Mr. La Rosa: The last one I saw was \$15,000.

Mr. Lazarovich: A not-to-exceed.

Mr. La Rosa: Not-to-exceed of \$20,000.

Mr. Lazarovich: We haven't heard back from them.

Mr. La Rosa: With a 2% escalator.

Mr. Lazarovich: 3%. We've not heard back yet.

Mr. Kraljev: Where are we on the I-5 transfer?

Ms. Diaz: They're currently working on the playground.

Mr. Kraljev: Are they getting close?

Mr. Lazarovich: They are getting close.

Mr. Kraljev: Dan, That's the only parcel we haven't transferred to the CDD.

Mr. La Rosa: I know.

Mr. Scheerer: Not true.

Mr. Kraljev: Close, but no cigar.

Mr. Scheerer: It's the rest of OSL-10 and 9.

Mr. Kraljev: That's because of the landscaping.

Mr. Scheerer: No sir. You did everything west of Story Time to Sonnet. This is the I-4 tract, for which you guys approved landscape maintenance at the previous meeting, but nothing in January. But what's not done is these two parcels and K-1.

Mr. Kraljev: I don't know if that landscaping ever got finished on the other side of the school.

Mr. Scheerer: Then whatever is going on here with that big Tract K pond.

Ms. Diaz: The boardwalk is waiting to be turned over.

Mr. Scheerer: It would be nice if we got it all at the same time.

Ms. Diaz: Yes.

Mr. Scheerer: We need to walk a lot of that too.

Mr. Kraljev: Can you do the maintenance on it?

Mr. Scheerer: We can do the pond maintenance. I know that it's kind of off topic, it's Jay's thing, but just remind me of the utility easement when I get to my report.

Mr. Kraljev: We do have a couple of loose ends.

Mr. Scheerer: Just a couple.

Mr. Kraljev: There shouldn't be too much left.

Mr. Scheerer: No. It's coming out really nice. I like the fencing around everything. I'm usually there every Friday.

Mr. La Rosa: We'll keep those on our radar.

Mr. Scheerer: Yeah.

Mr. Lazarovich: I have nothing further.

B. Engineer

Mr. Showe: What do you have, Christie?

Ms. Baxter: I'm looking at speed control measures along Imaginary Way. I'll work on that and get some information back to the CDD. One question that I had, as I was reviewing that, is awhile back, there was a question regarding putting a four-way stop at Imaginary Way and Satire Street. Was that installed or is that still a two-way stop?

Mr. Scheerer: It's still two-way.

Ms. Baxter: Okay. I'll mark that off as part of that plan that was requested. Beyond that, I don't have any other items for the Board today.

Mr. Showe: Just the background on that, I was going to cover that until Alan's report, but we did get a request. We had lots of requests from residents about speed control measures, some additional speed control. We did find a company that does speed studies so we can get some counts to see where the areas of speeding, the highest concerns would be. You can actually get some data and then figure out if you want to do something with that data once you have it. It's a little more effective than just using your eyes to figure out where the speed control devices might want to go. So, we'll bring a proposal back. We're not going to spend any money until we get a feel for it.

Mr. Kraljev: What do they charge?

Mr. Showe: They typically charge us about \$100 per location. It's not terrible. They come out for 24 hours, pop the lines and then they give you data about what percentage of cars are going over or under the speed limit. I figure if we did a couple of different locations throughout the community, we could get an idea if you want to do more throughout the community, but without the data, it's hard to make a recommendation.

Mr. Scheerer: It seems that Imaginary Way and Satire Street are always the two hotspots because we don't own Dowden, Storey Park or Story Time Drive. That is all the City of Orlando.

Mr. Showe: So, we'll still working on that issue. I received requests from the HOA. A whole bunch of residents were concerned about it. So, we just figured that we would at least bring you guys some information back at your next meeting.

C. District Manager’s Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 993 through 1008 for \$931,164.04. We also have January payroll for \$369.40 for a total of \$931,533.44. I will point out that about \$770,000 of that are transfers from the General Fund to your Debt Service Fund of assessments. Alan and I can take any questions on those invoices or a motion to approve the Check Register.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the January 1, 2023 through January 31, 2023 Check Register in the amount of \$931,533.44 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. In your General Fund, your budget to actuals are in good shape and you are 95% collected on your assessments already, so that’s very good.

iii. Field Manager’s Report

Mr. Showe: We can have Alan go through his Field Manager Report.

Mr. Scheerer: There are not a whole lot of updates. We completed all of the pressure washing in the CDD common areas. We did that over the last 30 to 45 days. So that was done. We’re going to look at maybe putting a fresh coat of paint on the split rail fence along Dowden Road between Story Time Drive and Biography Way, I guess. Maybe a little further down. In watching the development come to a close, one of the questions that I have, if I may, is the utility easement on the back side between Mattamy and us, is there a maintenance responsibility there that we need to be doing?

Mr. La Rosa: Who is maintaining that same utility easement on the back of L-4?

Mr. Scheerer: We are.

Mr. La Rosa: So, it’s the same easement.

Mr. Scheerer: Is there going to be a cleanup effort on that?

Mr. La Rosa: Oh yeah.

Mr. Scheerer: I know right now; I can’t get anything.

Mr. La Rosa: They’re going to bushhog that whole thing. They are going to cut it all down. They are going to weed form the bank and sod the berm all the way down from one end all the way to the other.

Mr. Scheerer: Okay.

Mr. La Rosa: The entire border of Mattamy is going to be sodded.

Mr. Scheerer: I guess that would be a question for Mattamy.

Mr. La Rosa: The Mattamy side looks fine in backyards. There is some along the edge of the road on their side.

Mr. Scheerer: Right.

Mr. La Rosa: I don't have any control over that.

Mr. Scheerer: Okay. Do you have a sidewalk that went in there? Is it pitched down like that to allow for drainage?

Mr. La Rosa: That's actually an access easement as well for the utility company. There are going to be ramps.

Mr. Scheerer: Okay.

Mr. La Rosa: There are going to be two; one on each side that will allow trucks to be able to drive in.

Mr. Scheerer: Okay. Because I know that the road connects.

Mr. La Rosa: The road does connect.

Mr. Scheerer: But there's a small pedestrian sidewalk, I'm assuming to get the walking path.

Mr. La Rosa: That is correct.

Mr. Scheerer: Okay. That's all I have. I think everything is looking good. We are trimming or are almost finished trimming all of the Crepe Myrtles. I think OmegaScapes does a really good job with that. They actually trained the foreman for Yellowstone since we have part of the Parcel K side of Dowden Road being done by Yellowstone. We did that and OmegaScapes was a little higher. Yellowstone was a little lower, but they are doing great. I think Shane and the team with OmegaScapes is a good team and Mr. Lathan Smith, the Account Manager for Yellowstone, also does Dowden West and Randal Park on either side of us. They were just awarded the contract for Narcoossee, which includes Dowden Road all the way to Narcoossee Road. I think the place looks really good. I did get with Kendal Signs. We had a couple of letters that were out on the Dowden Road entry signs, the Storey Park signs. We have some money in the budget to paint the metal work. If you see it, it's gotten ugly and faded. They said that they would get the light fixed and I got those lights fixed within a week or two. We're just waiting on

the painting. We're going to have those painted. I'll probably just start using Kendal on a regular basis. They seem to response well.

Mr. La Rosa: Okay. Has the K-1 park's entry monument been turned over yet?

Mr. Scheerer: The Stanza entrance monument and the roadway landscaping? Yes.

Mr. La Rosa: There is also a park.

Mr. Scheerer: There is a small pocket park in there and landscaping around a lift station in the back. All of that has been turned over.

Mr. La Rosa: What about the HOA?

Mr. Scheerer: They have already taken over the amenity.

Mr. La Rosa: It actually stays with Lennar.

Mr. Kraljev: The front end.

Mr. La Rosa: I saw that.

Mr. Kraljev: The HOA manages it.

Mr. La Rosa: We're putting in a dog park and some other stuff out there. We have the basketball courts.

Mr. Scheerer: Yeah. So, we have this pond, this pond, this lift station, this park, all of Dowden Road and the entry here. I think we'll probably get ready to take this over. I don't know where they are with home building and construction. That is just to get to the back side of that. The last thing that we have is K-1. Once all of this has been cleaned up on the utility easement, we'll have to add that.

Mr. La Rosa: Yeah. That little piece on the west side is all sodded.

Ms. Diaz: The boardwalk too.

Mr. La Rosa: Yeah. I believe that there's going to be a gazebo right there.

Ms. Diaz: In the middle of the boardwalk.

Mr. Scheerer: You have some asphalt work that you're going to have to do on some of this stuff because they butchered that asphalt to get to the trails.

Mr. La Rosa: Yeah. We have to redo the entryways.

Mr. Scheerer: Even this one here.

Mr. La Rosa: I don't think it has been done yet. I think that was just a stabilization.

Mr. Scheerer: Maybe.

Mr. La Rosa: It's all chewed up.

Ms. Diaz: It was gone.

Mr. Scheerer: Between the houses going in on either side.

Mr. La Rosa: Yeah.

Mr. Kraljev: The boardwalk isn't in yet?

Mr. La Rosa: No.

Mr. Scheerer: They're doing it now. Right?

Ms. Diaz: They are doing it now. They have to raise Palm trees.

Mr. La Rosa: We did extra borings out there.

Ms. Diaz: They said that is sand. I'm meeting with them tomorrow morning.

Mr. Scheerer: In earlier conversations, Ben, you had mentioned that you want me to go ahead and get a price to finish and start mowing and spreading this pond. Because that's really the last pond that we have or is there too much stuff in the way of the mow?

Ms. Diaz: No. There is not a lot of stuff in the way.

Mr. Scheerer: Either way, we can work around it. I'll look it over and walk with the landscaper on Friday. We'll take a look at it.

Mr. Kraljev: The sooner the better because then it gets out of control.

Mr. Scheerer: Yeah, well you know how it is. Plus, we're going into the growing season too.

Ms. Diaz: Landscaping should be gone all around. We are only waiting for the boardwalk.

Mr. Scheerer: Okay. Let me look at it on Friday and I'll walk it with OmegaScapes. I actually have a true-up meeting with them budget-wise. We are going to have to walk this entire easement and get an idea of just how much of that we need to add to the 2024 budget to make sure that its covered. Other than that, I think the place is looking good.

Mr. Kraljev: Thank you.

Mr. La Rosa: I agree.

TENTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor Requests? Hearing none.

TWELFTH ORDER OF BUSINESS **Other Business**

A. Discussion of Pending Real Property Conveyances

B. Status of Pending Permit Transfers

Mr. Showe: We handled the property conveyance. Are there any other items to discuss?

Hearing none.

THIRTEENTH ORDER OF BUSINESS **Next Meeting Date – March 14, 2023 at
4:00 PM at the Offices of GMS-CF, LLC**

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

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

Pricing Summary (originally priced 3/8/2022)

Storey Park CDD Phase K Addendum 3/1/2023 – Page 1 of 3

Core Services:

Grounds Maintenance:	\$ 46,536 per year	\$ 3,878 per month
Irrigation Maintenance:	\$ 6,084 per year	\$ 507 per month
Fertilization & Pest:	\$ 7,236 per year	\$ 603 per month

Total \$ 59,856 per year \$ 4,988 per month

Additional Services:

Mulch (140cy):	\$ 6,300 per year	\$ 525 per month
Palms (3):	\$ 324 per year	\$ 27 per month

Grand Total \$ 66,480 per year \$ 5,540 per month

Pricing subject to change with additional landscape plans provided. New areas turned over will be added as addendums to the contract



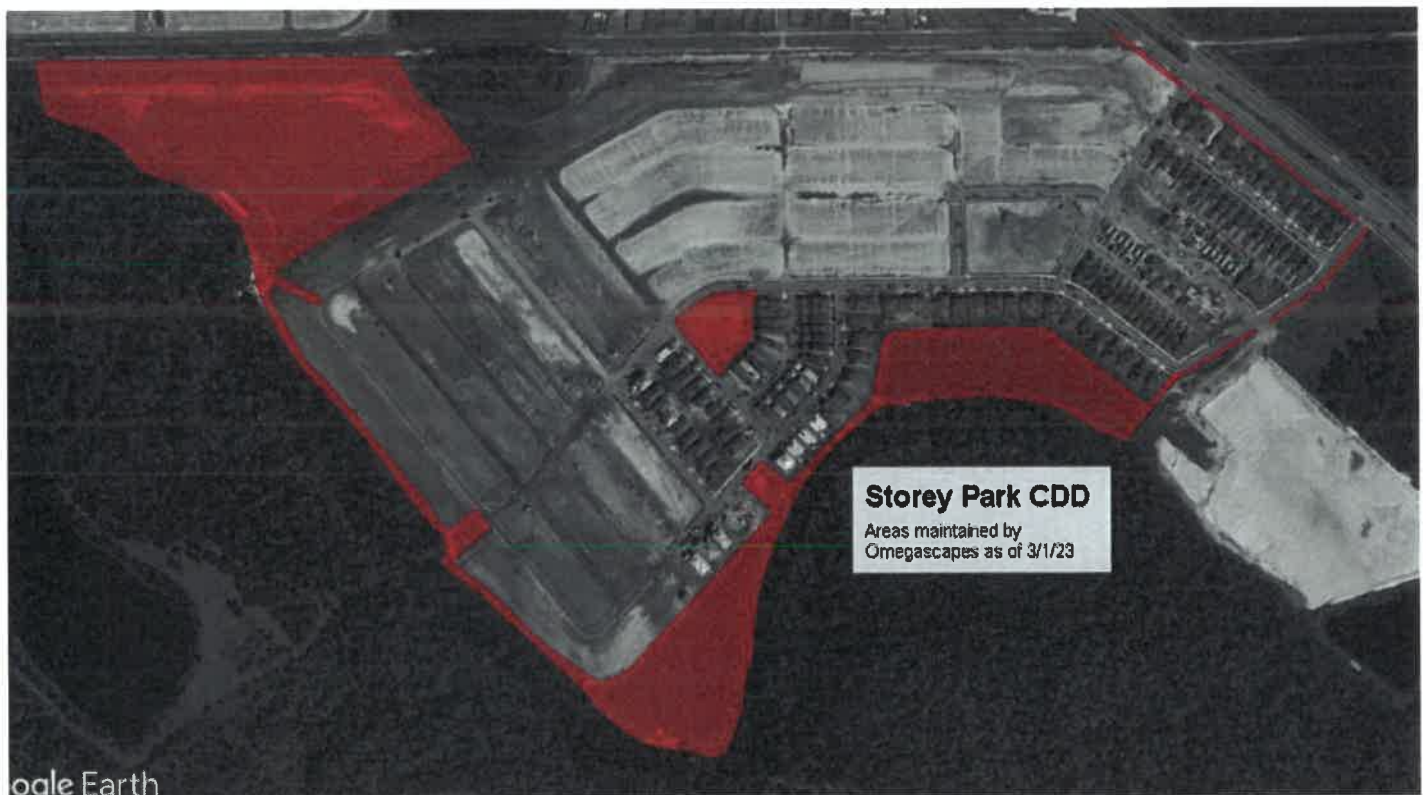
Frequency Breakdown for
Storey Park CDD Phase K Addendum 3/1/2023 – Page 2 of 3

FUNCTION	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL
MOWING (High Profile areas)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (Bermuda)	5	4	4	4	5	4	5	4	4	5	4	4	N/A
MOWING (ROW)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (Ponds/Fields)	2	2	3	4	3	4	3	4	3	3	3	2	36
HARD EDGING	2	2	3	4	4	5	4	5	4	4	3	2	42
BED EDGING	2	2	3	4	4	5	4	5	4	4	3	2	42
AIR BLOWING	2	2	3	4	4	5	4	5	4	4	3	2	42
WEED EAT/LINE TRIM	2	2	3	4	4	5	4	5	4	4	3	2	42
SHRUB TRIM	1	1	1	1	1	1	1	1	1	1	1	1	12
SPRAY/PULL WEEDS	1	1	1	1	1	1	1	1	1	1	1	1	12
CRAPE MYRTLE PRUNING up to 10'	0	1	0	0	0	0	0	0	0	0	0	0	1
SELECTIVE PRUNING up to 10'	0	0	0	0	0	0	0	0	0	0	0	1	1
PALM / ARBOR CARE	0	0	0	1	0	0	0	0	1	0	0	0	2
ST AUGUSTINE CHEM/FERT	1	0	1	0	1	0	1	0	1	0	1	0	6
SHRUB CHEM/FERT	0	1	0	1	0	1	0	1	0	1	0	1	6
ANNUALS	0	0	1	0	0	1	0	0	1	0	0	1	N/A
IRRIGATION CHECK	1	1	1	1	1	1	1	1	1	1	1	1	12
MULCH	1	0	0	0	0	0	0	0	0	0	0	0	1

Storey Park CDD Phase K Addendum 3/1/2023 – Page 3 of 3

As of March 1, 2023 Omegascapes will be billing for 80% of the scope of work in the Agreement for Storey Park CDD Phase K.

This map highlights the areas we are now maintaining. We will update the map and Pricing as new areas are turned over



$\$66,480 \times 80\% = \$53,184$ per year / $\$4,432$ per month

Signed by Storey Park CDD Manager:

Signed by Omegascapes:

Storey Park CDD Manager

Kevin Carmean, President

Storey Park Community Development District



SECTION IV

**This instrument was prepared by,
and return to:**

Jan A. Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

**COST SHARING AGREEMENT FOR
MAINTENANCE OF SHARED INFRASTRUCTURE**

THIS COST SHARING AGREEMENT FOR MAINTENANCE OF SHARED INFRASTRUCTURE (this “Agreement”) is effective as of the ___ day of _____, 2023 (“Effective Date”), by and between the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District”), and **LINUS LLC**, a Florida limited liability company, whose mailing address is 311 W. Oak Street, Kissimmee, Florida 34741 (“Linus”). The District and Linus are hereinafter sometimes referred to separately as “Party” and collectively as “Parties”.

RECITALS

A. The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”).

B. The District was created by the City of Orlando (the “City”) by the adoption of City Ordinance No. 2015-7 on March 9, 2015, the District was contracted by the adoption of City Ordinance 2019-50 on October 7, 2019, and the District was expanded by the adoption of City Ordinance No. 2020-53 on November 9, 2020 (collectively, the “Ordinance”), pursuant to the Act.

C. Pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services as set forth in Section 190.012(1), *Florida Statutes*, for which the District may impose, levy and collect non-ad valorem special assessments on land within the boundaries of the District.

D. The real property lying within the external boundaries of the District (the “District Property”) is described in the Ordinance.

E. Linus owns certain real property described in **Exhibit “A”** attached hereto (the “Linus Property”), which is immediately adjacent to the District Property (collectively, the District Property and the Linus Property shall be referred to herein as the “Overall Property”).

F. Linus intends to construct on the Linus Property a multifamily development comprised of approximately 325 dwelling units (“Linus Project”).

G. The District has, as part of its improvement plan for the District, acquired, constructed, installed or created, *inter alia*, certain infrastructure improvements, and will provide certain maintenance and repair services with respect to the foregoing improvements, within the District Property, including maintaining and insuring the roadway, landscaping and streetlighting for Biography Way and Literature Way (collectively, the “Shared Maintenance Area”).

H. The District has agreed to maintain, repair, replace and insure, as applicable, the Shared Maintenance Area, including the provision of those services as are more fully set forth below, as may be appropriate from time to time (the “Shared Services”), as such Shared Services confer a special and direct benefit on the District.

I. The District acknowledges Linus’ right of construction of three (3) vehicular access points on Literature/Biography Way, as generally depicted in MPL2022-10073 (“Linus Property Access Points”), and Linus agrees to enter into a Temporary Construction Easement with the District prior to commencement of construction of the Linus Property Access Points and/or any connection to the District’s Property, including drainage and utility connections. Linus agrees to submit construction plans to the District for review and comment concurrently with the City of Orlando Permitting.

J. Linus acknowledges that the Shared Maintenance Area and the Shared Services confer a special and direct benefit on the Linus Property.

K. Linus has agreed to pay the Linus Fair Share (as hereinafter defined) for the costs and expenses incurred by District in accordance with this Agreement with respect to the Shared Services.

L. The Parties desire to enter into this Agreement to memorialize their agreements regarding the Shared Maintenance Area, the Shared Services, the Linus Fair Share and certain other matters more particularly set forth below in this Agreement.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each Party, the District and Linus covenant and agree as follows:

1. The Shared Services and the Costs Thereof. The Shared Services shall include the following improvements and services:

Maintenance and insurance of the roadway, landscaping and streetlighting for Biography Way and Literature Way, depicted as a portion of Tract A, according to the STOREY PARK – PHASE 1 plat, as recorded in Plat Book 86, Page 61, Public Records of Orange County, Florida.

2. District Activities. District agrees to construct, install, provide, procure, operate, maintain, repair, replace and insure, as applicable, the Shared Maintenance Areas, as appropriate, all subject to Linus's payment of the Linus Fair Share, as described herein and in accordance with maintenance standards that are commensurate with those maintenance standards of performance found at the typical commercial or mixed-use development in the Orlando, Florida market area. The Shared Services performed pursuant to this Agreement shall comply in all respects with Applicable Law (as defined herein) and subject to any other governmental restrictions that otherwise limit the ability of the District to perform the Shared Services.

3. Linus Activities. Linus agrees to construct, install, operate, maintain, repair, replace and insure as applicable, the Linus Property Access Points and any areas solely related to the Linus Property. Linus agrees to enter into a Temporary Construction Easement with the District prior to commencement of construction of the Linus Property Access points and/or any connection to the District's Property, including drainage and utility connections. Linus agrees to submit construction plans to the District for review and comment concurrently with City of Orlando Permitting.

4. Cost Sharing: Linus Fair Share. Linus's Fair Share shall be \$15,000.00 per year plus a 3% annual increase up to \$20,000.00 per year. Notwithstanding any other provision of this Agreement, the parties agree that District shall not be obligated to fund any activities that are not contemplated by the District's adopted Budget, or that benefit only the Linus Property and not the District Property.

5. Payment of the Linus Fair Share. The Linus Fair Share shall be paid by Linus to the District, annually on October 1st of each year beginning the first October after the Linus Property has a final Certificate of Occupancy for the Linus Project.

The Linus Fair Share shall be paid by Linus (or its successors) to District within thirty (30) days after Linus (or its successors) receives District's written request for payment of the amount due, accompanied by documentation reasonably requested by Linus (or its successors). Any annual payment not paid within the said thirty (30) days shall accrue interest at the official prime rate of interest ("Prime") published from time to time by Truist Bank, its successors and assigns, plus three percent (3%), from the date due to the date of payment, and Linus (or its successors) shall also pay all costs and expenses, including but not limited to the fees and costs referred to in Section 26 below, incurred by District to collect the delinquent payment.

6. Security for the Linus Fair Share. If Linus shall fail to pay the Linus Fair Share as and when due, then the District shall provide written notice of such failure to Linus (the "Second Notice"). If Linus fails to pay District within thirty (30) days after receipt of the Second Notice, then District and Linus agree that the parties shall agree to meet with a mutually acceptable mediator in Orlando, Florida at a mutually agreeable time (but not later than sixty (60) days after the Second Notice) to discuss Linus's failure to pay the Linus Fair Share (the "Fair Share Mediation"); the cost of the mediator shall be shared equally by Linus and the District (unless, in the sole, reasonable discretion of the mediator, the failure to pay was due to the gross negligence or willful misconduct of one party, then the cost shall be paid solely by that party). If the parties cannot agree to the mediator, the terms of the Fair Share Mediation or if after such Fair Share Mediation Linus does not pay the Linus Fair Share as determined by the Fair Share Mediation,

then ninety (90) days after the Second Notice, District shall have the right to file a continuing lien upon the Linus Property for all payments past due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien hereunder. The District Manager, in its reasonable discretion, is hereby authorized by the District to file a notice of lien for on behalf of the District, without the need of further District action authorizing or directing such filing. The District may bring an action at law against the record title holder to the Linus Property to pay the amount due under this Agreement, or may foreclose the lien against the Linus Property in any manner authorized by law. The District shall partially release any filed lien for portions of the Linus Property comprising right of way or common areas within a plat, as necessary for approval of such plat, and shall partially release any filed lien for portions of the Linus Property subject to a plat if and when Linus has demonstrated, in the District's reasonable discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder.

7. Representations and Warranties.

(a) District. District represents and warrants to Linus as follows: District is a community development district duly organized and validly existing in the State of Florida and it is qualified to conduct business in the State of Florida. District has the full right, capacity, power and authority to enter into and perform its obligations under this Agreement. No approvals, authorizations or consents of any person or entity other than District are necessary in connection with this Agreement.

(b) Linus. Linus represents and warrants to District as follows: Linus is a Florida limited liability company, duly organized and validly existing in the State of Florida and it is qualified to conduct business in the State of Florida. Linus has the full right, capacity, power and authority to enter into and perform its obligations under this Agreement. No approvals, authorizations or consents of any person or entity other than Linus are necessary in connection with this Agreement.

8. Linus Obligations. All obligations of Linus under this Agreement under are absolute, unconditional, primary and direct.

9. Covenants Running With the Land; Successors and Assigns. The covenants, terms, and conditions set forth in this Agreement shall attach to and run with the properties described herein. The covenants, terms, and conditions set forth in this Agreement are binding on the Parties, their successors, and assigns.

10. Termination for Non-Payment.

In the event that Linus fails or is unable to pay the Linus Fair Share, for a period of sixty (60) days after its receipt of written notice from the District, the District may assign the maintenance of the improvements covered by the Shared Services to another party, without the consent of or prior notice to Linus, and the District's obligations hereunder shall terminate.

11. Notices. All notice or other communication required or permitted by this Agreement shall be in writing and may be delivered in person (by hand delivery or professional messenger service) to either Party or may be sent by registered or certified mail, with postage prepaid, return receipt requested or delivered by Express Mail of the U.S. Postal Service or Federal Express or any other courier service guaranteeing overnight delivery, charges prepaid and addressed as follows:

If to District: Storey Park Community Development District
c/o Governmental Management Services- Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

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

If to LINUS: Linus LLC
311 W. Oak Street
Kissimmee, Florida 34741
Attention: [Sunil M. Kakkar]

With a copy to: Lowndes
215 N. Eola Drive
Orlando, Florida 32801
Attention: Rebecca Wilson, Esq.

Any such notice or other communication sent by registered or certified mail, return receipt requested, shall be deemed to have been duly given and received seventy-two (72) hours after the same is so addressed and mailed with postage prepaid. Notices delivered by overnight service shall be deemed to have been given twenty-four (24) hours after delivery of the same, charges prepaid, to the U.S. Postal Service or private courier. Notice transmitted by facsimile transmission or similar means, shall not be effective service under this section. Any Party may change its address for purposes of this section by giving notice to the other Party as provided herein.

12. Relationship of the Parties. Neither Party is authorized to make or enter into, nor shall any Party make or enter into, any contract, agreement, understanding or commitment purporting to bind the other Party, and no contract, agreement, understanding or commitment purporting to bind either Party hereto shall be effective or binding, unless or until such contract, agreement, understanding or commitment is accepted in writing by the Party to be bound. This Agreement does not create or evidence any partnership or joint venture between District and Linus.

13. Third Party Beneficiaries. There are no third party beneficiaries of this Agreement.

14. District is a Public Entity; Public Records. Linus recognizes that District is a local unit of special purpose government created in accordance with the Uniform Community

Development District Act of 1980, Chapter 190, *Florida Statutes*. Linus understands and agrees that all documents of any kind provided to District in connection with this Agreement are public records and are treated as such in accordance with Florida law. Also, any books, documents (other than any original, signed counterparts of this Agreement belonging to Linus), records, correspondence or other information kept or obtained by District or furnished by District to Linus in connection with the activities contemplated herein, and any District records related to this Agreement, are property of District. If and to the extent that any such books, documents, records, correspondence or other information are public records under Chapter 119, *Florida Statutes*, District shall be entitled to permit the inspection and copying of such public records by members of the public pursuant to Chapter 119, *Florida Statutes*, and Linus agrees to make any such public records, or copies thereof, in Linus's possession available to District for that purpose.

15. Sovereign Immunity. Linus agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, as amended or other statutes or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

16. Recordation. The District shall cause this Agreement to be recorded, at District's expense, in the Public Records of Orange County, Florida.

17. Entire Agreement, Amendments. This Agreement (together with all exhibits attached hereto) contains all of the agreements of the Parties with respect to the matters contained herein and no prior or contemporaneous agreement or understanding, oral or written, pertaining to any such matters shall be effective for any purpose. No provision of this Agreement may be modified, amended or waived except by a written instrument signed by both Parties, unless specifically provided for herein.

18. Effective Date; Term. This Agreement will take effect on the date (the "Effective Date"), notwithstanding the date of execution by the parties hereto, and shall continue until such time as this Agreement is terminated in writing by both parties hereto as evidenced by a termination recorded in the public records of Orange County, Florida, or as otherwise provide herein. The parties agree that this Agreement may not be terminated for the first five (5) years after the Effective Date (other than for non-payment by Linus as provided in Section 10). If Linus has not obtained a building permit for the Linus Project within five (5) years, this Agreement shall terminate.

19. Indemnification. Linus agrees to defend, indemnify, and save harmless the District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, incurred or sustained by the District (its agents, assigns and contractors) arising from, growing out of, or resulting from the maintenance of the Shared Maintenance Areas or access to the Shared Maintenance Areas, or any other adjacent areas where District's equipment or personnel may be located, including costs, attorney's fees, and other expenses incurred by District in defending any such claim unless such loss, damage, or injury is due to the negligence of District, its employees, agents, or invitees.

20. Incorporation of Recitals and Exhibits. All of the recitals set forth at the beginning of this Agreement and all exhibits attached to this Agreement and referred to in this Agreement are hereby incorporated in this Agreement as though fully set forth herein.

21. Partial Invalidity. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Agreement shall continue in full force and effect and shall in no way be impaired or invalidated, and the Parties agree to substitute for the invalid or unenforceable provision a valid and enforceable provision that most closely approximates the intent and economic effect of the invalid or unenforceable provision.

22. Governing Law and Venue. This Agreement and all related documents shall be governed by, and construed in accordance with, the laws of the State of Florida (excluding its conflicts of laws provisions). Venue for any action arising out of or relating to this Agreement and any related document shall lie solely in a court of competent jurisdiction in Orange County, Florida and the corresponding courts of appeal.

23. Applicable Law. For the purposes of this Agreement, the term "Applicable Law" shall mean all existing and future applicable laws, rules, regulations, statutes, treaties, codes, ordinances, permits, certificates, and orders by any governmental authority with jurisdiction over the Overall Property, and applicable judgments, decrees, injunctions, writs, orders or like action of any court, arbitrator or other administrative, judicial or quasi-judicial tribunal or agency of competent jurisdiction, including but not limited to those pertaining to (a) health, safety or the environment, (b) the provision, etc., of the Shared Maintenance Areas, (c) the regulation, preservation, maintenance and creation of wetlands areas, the Endangered Species Act of 1973, as provided for in 16 USC §§ 1531 et seq., as amended from time to time, together with any other federal, state or local wildlife, vegetation or habitat protection acts, (d) the regulation, maintenance or preservation of archeological conditions, and (e) all building, zoning and fire codes and all permits, licenses, authorizations and regulations relating to the provision or operation of the Shared Maintenance Areas, as well as any Orange County ordinances applicable to the Overall Property.

24. No Waiver or Election of Remedies. The waiver by one Party of the performance of any covenant, condition or promise, or of the time for performing any act, under this Agreement shall not invalidate this Agreement nor shall it be considered a waiver by such Party of any other covenant, condition or promise, or of the time for performing any other act required, under this Agreement. The exercise of any remedy provided in this Agreement shall not be a waiver of any consistent remedy provided by law, and the provisions of this Agreement for any remedy shall not exclude any other remedy permitted by this Agreement.

25. Full Participation and Legal Advice; Construction of Agreement; Headings. Each Party has fully participated in the negotiation and preparation of this Agreement and each Party has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. The provisions of this Agreement shall be construed as to the fair meaning and not for or against any Party based upon any attribution of such Party as the sole source of the language in question. The section headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

26. Remedies. A default by either party under this Agreement shall entitle the other Party to all remedies available at law or in equity, which shall include but shall not be limited to reimbursement of costs and expenses and suit for damages (excluding speculative damages) and/or specific performance.

27. Prevailing Party Attorneys' Fees and Costs. If either Party institutes an action or proceeding for a declaration of the rights of the Parties under this Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, this Agreement, or in the event any Party is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing Party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

28. Time; Force Majeure. Time shall be of the essence as to all dates and times of performance under this Agreement. Notwithstanding the foregoing, in the event the deadline for the performance of an action or the giving of a notice falls on a Saturday, Sunday or national holiday, or any period provided for in this Agreement shall expire on a Saturday, Sunday or national holiday, then the date for the performance of such action or giving of such notice, or the expiration date of such period, as applicable, shall be automatically extended to midnight of the next following business day. Also, any provision of this Agreement to the contrary notwithstanding, any failure or delay of either Party to perform as provided under this Agreement shall not be a breach of this Agreement, and any applicable deadline shall be automatically extended, if and to the extent such failure or delay results from any of the following ("Force Majeure"): act of God, inclement weather, discovery of any adverse physical or environmental condition of the Property, moratorium or other stop work order issued by any Governmental Authority, delay caused by any Governmental Authority in approving or issuing, or in refusing to issue or approve, any license, permit or approval required for any work required to be performed by this Agreement, litigation, labor disputes, material shortage, terrorist act, war, sabotage, theft, vandalism, riot or civil commotion, delay caused by the other Party or any third party, or other cause beyond the delayed Party's reasonable control.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DISTRICT:

ATTEST:

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, *Florida Statutes*

By: _____
Name: _____

By: _____
Name: _____
Chairman/Vice-Chair, Board of Supervisors

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2023 by _____ as _____ of STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, *Florida Statutes*, for and on behalf of said district. They are personally known to me OR produced _____ as identification.

(Signature of Notary Public)

[SIGNATURES CONTINUE ON NEXT PAGE.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

WITNESSES

LINUS LLC, a Florida limited liability company

Print: _____

By: _____

Name: _____

Title: _____

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 _____, 20___, by _____ as _____ of LINUS LLC, a Florida limited liability company, for and on behalf of said company. They are personally known to me OR produced _____ as identification.

(Signature of Notary Public)

Exhibit "A"

Tract D and Tract F of STOREY PARK-PHASE 1, according to the Plat thereof, as recorded in Plat Book 86, Page 61, of the Public Records of Orange County, Florida.

SECTION VII

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

(Acquisition and Construction)

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

- (A) Requisition Number: **6**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Poulos & Bennett, LLC
- (D) Amount Payable: **\$746.25**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice #15-060(105) – Services for land conveyance. (Nov.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(105)
 Date 12/28/2022

Project **15-060 STOREY PARK CDD**

Professional services for the period ending: November 30, 2022

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.01 MISC. SERVICES CDD	0.00	0.00	32,397.50	33,143.75	0.00	746.25
.05 2019 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	6,487.50	6,487.50	0.00	0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	283.57	283.57	0.00	0.00
.06 2020 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	4,997.50	4,997.50	0.00	0.00
.07 2021 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	3,855.00	3,855.00	0.00	0.00
.09 2022 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	8,057.50	8,057.50	0.00	0.00
Total	0.00		56,078.57	56,824.82		746.25

Hourly Tasks:

.01 Misc. Services CDD

	Hours	Rate	Billed Amount
Practice Team Leader	0.75	225.00	168.75
Project Manager	3.50	165.00	577.50
Phase subtotal			746.25

**.01 Miscellaneous Services CDD - Review & sign requisitions;
 Respond to questions on multi-family parcel development;
 Land conveyances coordination**

Invoice total **746.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
15-060(102)	11/30/2022	112.50	112.50				
	Total	112.50	112.50	0.00	0.00	0.00	0.00

Storey Park CDD

.01 Misc. Services CDD

Date Range from: 11/1/2022 to 11/30/2022

Employee/Activity	Total	Work in Progress				Writeoff
		Billed	WIP Total	Billable	Deferred	
Christina M. Baxter	0.75	0.75				
Engineering Design	0.75	0.75				
signed requisitions						
	Total	Billed	WIP Total	Billable	Deferred	Writeoff
	0.25	0.25				
e-mail & info on MF parcel vs roadway impacts						
	Date					
	11/2/2022					
	11/28/2022					
	0.50	0.50				
Nicolle M. Van Valkenburg	3.50	3.50				
Engineering Design	3.50	3.50				
conveyance coord with Jay L.						
	Date	Billed	WIP Total	Billable	Deferred	Writeoff
	11/8/2022	0.50				
requisition review/coord with teresa						
	11/9/2022	1.00				
review revised requisition 4; conveyance ph 4 coord with Lennar/Jay L.						
	11/10/2022	0.50				
	11/25/2022	0.00				
SP apartments						
	11/28/2022	0.50				
SP apartments recommendations to Jason.						
	11/29/2022	1.00				
Total	4.25	4.25				

SECTION VIII

SECTION C

SECTION 1

Storey Park Community Development District

Summary of Checks

February 1, 2023 to February 28, 2023

Bank	Date	Check #	Amount
General Fund	2/2/23	1009-1019	\$ 202,981.81
	2/16/23	1020-1025	\$ 9,324.23
	2/20/23	1026	\$ 1,050,000.00
	2/23/23	1027-1030	\$ 9,298.05
			\$ 1,271,604.09
Payroll	<u>February 2023</u>		
	Benjamin Kraljev	50035	\$ 184.70
	Teresa Diaz	50036	\$ 184.70
			\$ 369.40
			\$1,271,973.49

*** CHECK DATES 02/01/2023 - 02/28/2023 *** STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
2/02/23	00020	1/27/23	5209	202301	320-53800-47700				*	1,065.00	
					REINST/RPR SIGNS FRM WIND						
1/27/23	5210	202301	320-53800-47600						*	365.00	
					RPR 3RAIL FENCE/POST CAPS						
					BERRY CONSTRUCTION INC.						1,430.00 001009
2/02/23	00035	1/29/23	I-012923	202301	320-53800-48100				*	755.50	
					SPEED ENFORCE 01/22-28/23						
2/09/23	00012	1/31/23	208864	202301	320-53800-47000				*	300.00	
					POND L2/L4/L5 MGMT JAN23						
1/31/23	208955	202301	320-53800-47000						*	311.00	
					AQUATIC PLANT MGMT JAN23						
					APPLIED AQUATIC MANAGEMENT, INC.						611.00 001011
2/09/23	00035	12/13/22	I-121322	202212	320-53800-48100				*	498.00	
					SPEED ENFORCE 12/05-11/23						
2/05/23	I-020523	202301	320-53800-48100						*	180.00	
					SPEED ENFORCE 01/29/23						
2/05/23	I-020523	202302	320-53800-48100						*	369.50	
					SPEED ENFORCE 02/03-04/23						
					CITY OF ORLANDO - POLICE DEPARTMENT						1,047.50 001012
2/01/23	210	202302	310-51300-34000						*	3,249.08	
					MANAGEMENT FEES FEB23						
2/01/23	210	202302	310-51300-35200						*	66.67	
					WEBSITE ADMIN FEB23						
2/01/23	210	202302	310-51300-35100						*	108.33	
					INFORMATION TECH FEB23						
2/01/23	210	202302	310-51300-31300						*	1,458.33	
					DISSEMINATION FEE FEB23						
2/01/23	210	202302	310-51300-51000						*	.57	
					OFFICE SUPPLIES						
2/01/23	210	202302	310-51300-42000						*	18.45	
					POSTAGE						
2/01/23	210	202302	310-51300-42500						*	15.75	
					COPIES						
2/01/23	211	202302	320-53800-12000						*	1,393.17	
					FIELD MANAGEMENT FEB23						
2/01/23	211A	202210	310-51300-42000						*	.39	
					USPS-941FORM MAILING 2022						
					GOVERNMENTAL MANAGEMENT SERVICES						6,310.74 001013
2/01/23	6391	202302	320-53800-46200						*	24,990.00	
					LAWN MAINTENANCE FEB23						

STOR -STOREY PARK- TVISCARRA

*** CHECK DATES 02/01/2023 - 02/28/2023 *** STOREY PARK - GENERAL FUND STOREY PARK - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
2/01/23	00015	6391	202302	320	53800	46200			OMEGASCAPES INC	*	600.49	28,296.83	001014
			LAWN MNT PH L1	FEB23									
2/01/23	00015	6391	202302	320	53800	46200			OMEGASCAPES INC	*	874.00	69,268.32	001015
			LAWN MNT PH L2	FEB23									
2/01/23	00015	6391	202302	320	53800	46200			OMEGASCAPES INC	*	874.00	27,892.36	001016
			LAWN MNT PH L5	FEB23									
2/01/23	00015	6391	202302	320	53800	46200			OMEGASCAPES INC	*	958.34	26,850.92	001017
			LAWN MNT PH K	FEB23									
2/03/23	00015	6391	202302	300	20700	10000			OMEGASCAPES INC	*	69,268.32	37,578.64	001018
			FY23 DEBT SRVC	SER2015									
2/03/23	00015	6391	202302	300	20700	10100			OMEGASCAPES INC	*	27,892.36	2,940.00	001019
			FY23 DEBT SRVC	SER2018									
2/03/23	00015	6391	202302	300	20700	10200			OMEGASCAPES INC	*	26,850.92	343.50	001020
			FY23 DEBT SRVC	SER2019									
2/03/23	00015	6391	202302	300	20700	10500			OMEGASCAPES INC	*	37,578.64	2,940.00	001021
			FY23 DEBT SRVC	SER2021									
2/01/23	00031	48808	202302	320	53800	46200			OMEGASCAPES INC	*	2,940.00	343.50	001022
			MTHLY LANDSCAPE MNT	FEB23									
2/13/23	00035	1021323	202302	320	53800	48100			OMEGASCAPES INC	*	343.50	4,870.00	001023
			SPEED ENFORCE	02/05-11/23									
11/26/22	00033	1822	202211	320	53800	47900			OMEGASCAPES INC	*	4,870.00	1,762.13	001024
			PRS.WSH-EFIC/PHLSPY/SATIR										
2/16/23	00015	02162023	202302	300	20700	10000			OMEGASCAPES INC	*	1,762.13	1,762.13	001025
			FY23 DEBT SRVC	SER2015									
2/16/23	00015	02162023	202302	300	20700	10100			OMEGASCAPES INC	*	709.56	1,762.13	001026
			FY23 DEBT SRVC	SER2018									
2/16/23	00015	02162023	202302	300	20700	10100			OMEGASCAPES INC	*	709.56	1,762.13	001027
			FY23 DEBT SRVC	SER2018									

STOR -STOREY PARK- TWISCARRA

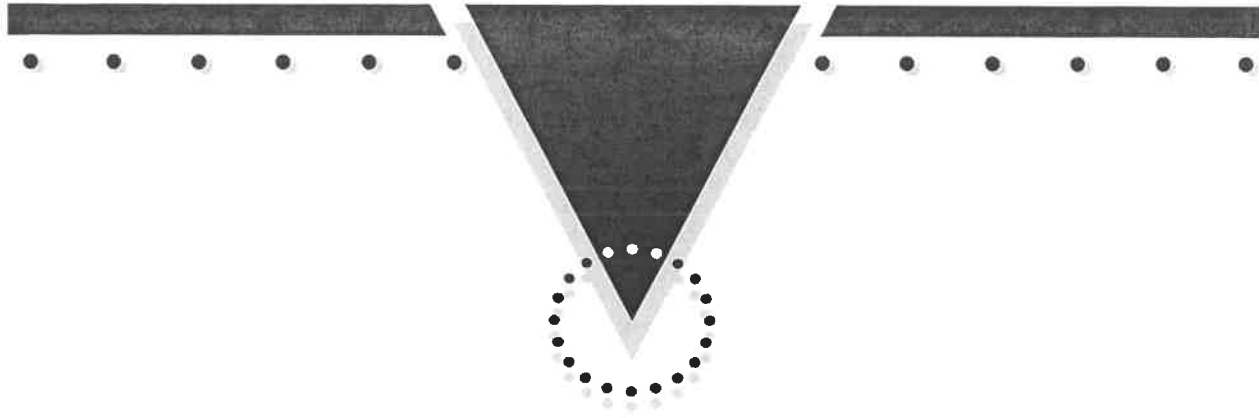
*** CHECK DATES 02/01/2023 - 02/28/2023 *** STOREY PARK - GENERAL FUND STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.#
2/16/23	00015	2/16/23	02162023	202302	300	20700	10200		STOREY PARK CDD C/O REGIONS BANK	*	683.07	683.07 001024
									FY23 DEBT SRVC SER2019			
2/16/23	00015	2/16/23	02162023	202302	300	20700	10500		STOREY PARK CDD C/O REGIONS BANK	*	955.97	955.97 001025
									FY23 DEBT SRVC SER2021			
2/20/23	00040	2/20/23	02202023	202302	300	15100	10000		STOREY PARK CDD C/O STATE	*	1,050,000.00	1,050,000.00 001026
									OPEN SBA OPER. RES. ACCT.			
2/23/23	00012	2/15/23	209356	202302	320	53800	47000		APPLIED AQUATIC MANAGEMENT, INC.	*	311.00	311.00 001027
									AQUATIC PLANT MGMT FEB23			
									POND L2/L4/L5 MGMT FEB23			
2/23/23	00035	2/19/23	I-021923	202302	320	53800	48100		CITY OF ORLANDO - POLICE DEPARTMENT	*	549.50	549.50 001028
									SPEED ENFORCE 02/12-02/18			
2/23/23	00024	2/10/23	34697	202302	320	53800	47700		FAUSNIGHT STRIPE & LINE INC.	*	800.00	800.00 001029
									FURN/INST.ST ID SGN ALLEY			
2/23/23	00005	2/03/23	109489	202302	310	51300	31500		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	7,337.55	7,337.55 001030
									EPOCH FAIR SHARE/SEWER CL			

TOTAL FOR BANK A 1,271,604.09
 TOTAL FOR REGISTER 1,271,604.09

STOR -STOREY PARK- TWISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
February 28, 2023**



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Series 2015</u>
4	<u>Debt Service Fund Series 2018</u>
5	<u>Debt Service Fund Series 2019</u>
6	<u>Debt Service Fund Series 2021</u>
7	<u>Debt Service Fund Series 2022</u>
8	<u>Capital Projects Series 2021</u>
9	<u>Capital Projects Series 2022</u>
10	<u>Month to Month</u>
11	<u>Long Term Debt Summary</u>
12	<u>FY23 Assessment Receipt Schedule</u>
13	<u>Construction Schedule Series 2021</u>
14	<u>Construction Schedule Series 2022</u>

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 28, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
ASSETS:				
CASH	\$198,856	---	---	\$198,856
STATE BOARD OF ADMINISTRATION	\$1,050,686	---	---	\$1,050,686
SERIES 2015				
RESERVE	---	\$314,290	---	\$314,290
REVENUE	---	\$671,714	---	\$671,714
INTEREST	---	\$181	---	\$181
SINKING FUND	---	\$166	---	\$166
GENERAL REDEMPTION	---	\$1,387	---	\$1,387
PREPAYMENT	---	\$0	---	\$0
SERIES 2018				
RESERVE	---	\$65,661	---	\$65,661
REVENUE	---	\$267,686	---	\$267,686
INTEREST	---	\$87	---	\$87
SINKING FUND	---	\$3	---	\$3
GENERAL REDEMPTION	---	\$64	---	\$64
SERIES 2019				
RESERVE	---	\$120,858	---	\$120,858
REVENUE	---	\$264,221	---	\$264,221
INTEREST	---	\$80	---	\$80
SINKING FUND	---	\$3	---	\$3
PREPAYMENT	---	\$1	---	\$1
SERIES 2021				
RESERVE	---	\$170,178	---	\$170,178
REVENUE	---	\$328,311	---	\$328,311
INTEREST	---	\$103	---	\$103
SINKING FUND	---	\$5	---	\$5
CONSTRUCTION	---	---	\$2,486	\$2,486
SERIES 2022				
RESERVE	---	\$102,761	---	\$102,761
REVENUE	---	\$205,179	---	\$205,179
INTEREST	---	\$300	---	\$300
CONSTRUCTION	---	---	\$559,621	\$559,621
TOTAL ASSETS	\$1,249,541	\$2,513,238	\$562,107	\$4,324,887
LIABILITIES:				
ACCOUNTS PAYABLE	\$2,305	---	\$2,214	\$4,519
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$987,737	---	\$987,737
RESTRICTED FOR DEBT SERVICE 2018	---	\$333,501	---	\$333,501
RESTRICTED FOR DEBT SERVICE 2019	---	\$385,162	---	\$385,162
RESTRICTED FOR DEBT SERVICE 2021	---	\$498,597	---	\$498,597
RESTRICTED FOR DEBT SERVICE 2022	---	\$308,241	---	\$308,241
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$2,348	\$2,348
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$557,546	\$557,546
UNASSIGNED	\$1,247,236	---	---	\$1,247,236
TOTAL LIABILITIES & FUND EQUITY	\$1,249,541	\$2,513,238	\$562,107	\$4,324,887

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,046,965	\$1,002,782	\$1,002,782	\$0
ASSESSMENTS - DIRECT BILLED	\$148,275	\$148,275	\$148,275	\$0
INTEREST	\$0	\$0	\$720	\$720
TOTAL REVENUES	\$1,195,240	\$1,151,057	\$1,151,776	\$720
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$4,000	\$800	\$3,200
FICA EXPENSE	\$918	\$306	\$61	\$245
ENGINEERING	\$12,000	\$4,000	\$225	\$3,775
ATTORNEY	\$25,000	\$8,333	\$11,242	(\$2,909)
ARBITRAGE	\$1,800	\$0	\$0	\$0
DISSEMINATION AGENT	\$17,500	\$5,833	\$7,292	(\$1,458)
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	\$16,245	(\$3,249)
INFORMATION TECHNOLOGY	\$1,300	\$433	\$542	(\$108)
WEBSITE ADMINISTRATION	\$800	\$267	\$333	(\$67)
TELEPHONE	\$300	\$100	\$0	\$100
POSTAGE	\$1,000	\$333	\$120	\$213
INSURANCE	\$7,250	\$7,250	\$6,464	\$786
PRINTING & BINDING	\$750	\$250	\$70	\$180
LEGAL ADVERTISING	\$2,500	\$833	\$677	\$156
OTHER CURRENT CHARGES	\$600	\$200	\$201	(\$1)
PROPERTY APPRAISER	\$1,500	\$0	\$0	\$0
OFFICE SUPPLIES	\$200	\$67	\$2	\$64
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	\$156,184	(\$961)
LAKE MAINTENANCE	\$41,305	\$13,768	\$4,558	\$9,210
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	\$2,719	\$3,948
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	\$7,205	(\$5,538)
PRESSURE WASHING	\$5,000	\$1,667	\$4,870	(\$3,203)
ENHANCED TRAFFIC ENFORCEMENT	\$39,500	\$13,167	\$7,642	\$5,525
UTILITY				
ELECTRIC	\$3,000	\$1,000	\$597	\$403
STREETLIGHTS	\$282,340	\$94,113	\$82,655	\$11,458
WATER & SEWER	\$30,000	\$10,000	\$6,026	\$3,974
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	\$350,172	\$54,791
EXCESS REVENUES (EXPENDITURES)	\$0		\$801,604	
FUND BALANCE - Beginning	\$0		\$445,632	
FUND BALANCE - Ending	\$0		\$1,247,236	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$616,298	\$590,449	\$590,449	\$0
INTEREST	\$250	\$83	\$8,162	\$8,079
TOTAL REVENUES	\$616,548	\$590,532	\$598,611	\$8,079
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		\$201,558	
FUND BALANCE - Beginning	\$458,105		\$786,179	
FUND BALANCE - Ending	\$474,816		\$987,737	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$248,827	\$237,757	\$237,757	\$0
INTEREST	\$100	\$33	\$2,456	\$2,423
TOTAL REVENUES	\$248,927	\$237,790	\$240,213	\$2,423
<u>EXPENDITURES:</u>				
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		\$152,673	
FUND BALANCE - Beginning	\$109,630		\$180,829	
FUND BALANCE - Ending	\$113,476		\$333,501	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$238,964	\$228,880	\$228,880	\$0
INTEREST	\$0	\$0	\$3,213	\$3,213
TOTAL REVENUES	\$238,964	\$228,880	\$232,092	\$3,213
<u>EXPENDITURES:</u>				
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)		\$152,423	
FUND BALANCE - Beginning	\$103,985		\$232,738	
FUND BALANCE - Ending	\$103,612		\$385,162	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$334,300	\$320,323	\$320,323	\$0
INTEREST	\$150	\$50	\$3,665	\$3,615
TOTAL REVENUES	\$334,450	\$320,373	\$323,988	\$3,615
<u>EXPENDITURES:</u>				
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
<u>OTHER SOURCES/(USES)</u>				
Transfer Out	\$0	\$0	(\$22)	\$22
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$22)	\$22
EXCESS REVENUES (EXPENDITURES)	\$3,519		\$221,001	
FUND BALANCE - Beginning	\$105,160		\$277,597	
FUND BALANCE - Ending	\$108,679		\$498,597	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$203,549	\$203,549
INTEREST	\$0	\$0	\$3,273	\$3,273
TOTAL REVENUES	\$0	\$0	\$206,822	\$206,822
<u>EXPENDITURES:</u>				
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)
<u>OTHER SOURCES/(USES)</u>				
Transfer Out	\$0	\$0	(\$356)	\$356
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$356)	\$356
EXCESS REVENUES (EXPENDITURES)	\$0		\$167,974	
FUND BALANCE - Beginning	\$0		\$140,266	
FUND BALANCE - Ending	\$0		\$308,241	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1,312	\$1,312
TOTAL REVENUES	\$0	\$0	\$1,312	\$1,312
<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	\$22	(\$22)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$22	(\$22)
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,334	
FUND BALANCE - Beginning	\$0		\$1,013	
FUND BALANCE - Ending	\$0		\$2,348	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$35,822	\$35,822
TOTAL REVENUES	\$0	\$0	\$35,822	\$35,822
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$2,187,191	(\$2,187,191)
TOTAL EXPENDITURES	\$0	\$0	\$2,187,191	(\$2,187,191)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$356	(\$356)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$356	(\$356)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,151,013)	
FUND BALANCE - Beginning	\$0		\$2,708,559	
FUND BALANCE - Ending	\$0		\$557,546	

**Storey Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$44,292	\$771,888	\$566,018	\$120,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,002,782
ASSESSMENTS - DIRECT BILLED	\$0	\$148,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,275
INTEREST	\$3	\$4	\$6	\$12	\$694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720
TOTAL REVENUES	\$3	\$192,571	\$771,894	\$566,029	\$121,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,151,776
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISION FEES	\$0	\$0	\$0	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA EXPENSE	\$0	\$0	\$0	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
ENGINEERING	\$169	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225
ATTORNEY	\$2,482	\$1,413	\$0	\$0	\$7,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,242
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$1,458	\$1,458	\$1,458	\$1,458	\$1,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,232
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	\$3,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,245
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$542
WEBSITE ADMINISTRATION	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$59	\$34	\$11	\$6	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120
INSURANCE	\$6,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,464
PRINTING & BINDING	\$24	\$2	\$28	\$0	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70
LEGAL ADVERTISING	\$677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$677
OTHER CURRENT CHARGES	\$43	\$39	\$40	\$40	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$1	\$0	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
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	\$31,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,184
LAKE MAINTENANCE	\$906	\$906	\$906	\$906	\$934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,558
MITIGATION MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$7,899	\$0	\$909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,808
IRRIGATION REPAIRS	\$493	\$794	\$0	\$0	\$1,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,729
ROADWAYS & SIDEWALKS	\$0	\$325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
TRAIL MAINTENANCE	\$1,280	\$0	\$0	\$985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,645
DOGS PARK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$3,485	\$1,505	\$0	\$1,065	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,205
PRESSURE WASHING	\$0	\$4,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,870
ENHANCED TRAFFIC ENFORCEMENT	\$1,786	\$1,237	\$1,310	\$1,498	\$1,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,642
UTILITY													
ELECTRIC	\$111	\$109	\$111	\$140	\$126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$597
STREETLIGHTS	\$14,408	\$18,563	\$18,266	\$15,875	\$15,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,655
WATER & SEWER	\$1,215	\$1,294	\$1,250	\$1,051	\$1,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,026
OTHER													
PROPERTY INSURANCE	\$10,939	\$964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,933
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	\$39,108	\$48,144	\$63,516	\$58,889	\$65,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,172
EXCESS REVENUE (EXPENDITURES)	(\$35,495)	\$122,927	\$211,209	\$507,141	\$55,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,604

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

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)	
INTEREST RATES:	4.000%, 4.500%, 5.000%, 5.125%
MATURITY DATE:	11/1/2045
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$303,522
RESERVE FUND BALANCE	\$314,290
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	\$65,661
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	\$120,858
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	\$170,178
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	\$102,751
BONDS OUTSTANDING - 9/15/22	\$3,105,000
CURRENT BONDS OUTSTANDING	\$3,105,000

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2020			2021			TOTAL 100%
							GENERAL FUND	DEBT SERVICE	TOTAL	GENERAL FUND	DEBT SERVICE	TOTAL	
		GROSS ASSESSMENTS \$					1,113,792	264,077	254,217	355,784			
		NET ASSESSMENTS \$					1,046,965	248,232	238,964	334,437			
							42.13%	24.81%	9.99%	9.62%	13.46%		
11/1/22	1	\$ 5,972.46	\$ 243.55	\$ -	\$ -	\$ 5,728.91	\$ 2,413.61	\$ 1,421.16	\$ 572.26	\$ 550.89	\$ 770.99	\$ 5,728.91	
11/14/22	2	\$ 18,655.09	\$ 745.99	\$ -	\$ -	\$ 17,909.10	\$ 7,545.16	\$ 4,442.67	\$ 1,788.94	\$ 1,722.14	\$ 2,410.19	\$ 17,909.10	
11/21/22	3	\$ 84,889.48	\$ 3,395.58	\$ -	\$ -	\$ 81,493.90	\$ 34,333.64	\$ 20,216.02	\$ 8,140.41	\$ 7,836.47	\$ 10,967.36	\$ 81,493.90	
12/5/22	4	\$ 116,490.65	\$ 4,659.63	\$ -	\$ -	\$ 111,831.02	\$ 47,114.77	\$ 27,741.69	\$ 11,170.78	\$ 10,753.69	\$ 15,050.10	\$ 111,831.02	
12/12/22	5	\$ 348,686.32	\$ 13,947.33	\$ -	\$ 1,058.73	\$ 335,797.72	\$ 141,472.65	\$ 83,300.64	\$ 33,542.77	\$ 32,290.36	\$ 45,191.29	\$ 335,797.72	
12/19/22	6	\$ 205,831.81	\$ 8,228.79	\$ -	\$ -	\$ 197,603.02	\$ 83,250.78	\$ 49,018.97	\$ 19,738.53	\$ 19,001.54	\$ 26,593.20	\$ 197,603.02	
1/11/23	7	\$ 1,399,470.89	\$ 55,978.42	\$ -	\$ -	\$ 1,343,492.47	\$ 566,017.67	\$ 333,277.39	\$ 134,201.20	\$ 129,190.45	\$ 180,805.75	\$ 1,343,492.47	
2/1/23	8	\$ 290,848.54	\$ 11,617.29	\$ -	\$ -	\$ 279,231.25	\$ 117,641.02	\$ 69,268.32	\$ 27,882.36	\$ 26,850.92	\$ 37,578.64	\$ 279,231.25	
2/13/23	9	\$ 8,432.65	\$ 279.98	\$ 1,049.25	\$ -	\$ 7,103.42	\$ 2,992.69	\$ 1,762.13	\$ 709.56	\$ 683.07	\$ 955.97	\$ 7,103.42	
TOTALS		\$ 2,479,277.89	\$ 99,096.56	\$ 1,049.25	\$ 1,058.73	\$ 2,380,190.81	\$ 1,002,782.00	\$ 590,448.99	\$ 237,756.80	\$ 228,879.53	\$ 320,323.48	\$ 2,380,190.81	

DIRECT BILLED ASSESSMENTS

LENNAR HOMES LLC		\$351,823.20		\$148,274.66		\$203,548.54	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	GENERAL FUND	SERIES 2022	AMOUNT RECEIVED	TOTAL
11/17/22	12/1/22	1919312	\$ 175,911.60	\$ 74,137.32	\$ 101,774.26		
11/17/22	2/1/23	1919312	\$ 87,955.80	\$ 37,068.67	\$ 50,887.14		
11/17/22	4/1/23	1919312	\$ 87,955.80	\$ 37,068.67	\$ 50,887.14		
TOTALS			\$ 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
2/1/23		Interest		\$ 8.73
TOTAL				\$ 1,334.21
Acquisition/Construction Fund at 9/30/22				\$ 336,193.93
Interest Earned thru 2/28/23				\$ 1,334.21
Requisitions Paid thru 2/28/23				\$ (335,041.70)
Remaining Acquisition/Construction Fund				\$ 2,486.44

**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				
2/16/23	2	Lennar Homes LLC	Reimbursement for Infrastructure Costs - Parcel K Ph3	\$ 2,187,190.89
TOTAL				\$ 2,187,190.89
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
2/1/23		Interest		\$ 9,640.91
TOTAL				\$ 36,177.72
Acquisition/Construction Fund at 9/30/22				\$ 2,710,633.74
Interest Earned thru 2/28 /23				\$ 36,177.72
Requisitions Paid thru 2/28 /23				\$ (2,187,190.89)
Remaining Acquisition/Construction Fund				\$ 559,620.57