

*Storey Park Community
Development District*

Agenda

June 13, 2023

AGENDA

Storey Park

Community Development District

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

June 6, 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, June 13, 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. Approval of Minutes of the April 11, 2023 Meeting
4. Consideration of Temporary Construction Easement Agreement with Linus, LLC
5. Consideration of Resolution 2023-09 Approving the Conveyance of Real Property and Infrastructure Improvements from Lennar Homes, LLC
6. Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
7. Consideration of Series 2021 Requisition #7
8. Consideration of Resolution 2023-10 Designating Assistant Treasurer of the District
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Presentation of Number of Registered Voters - 2,092
 - v. Form 1: Statement of Financial Interests Filing Deadline Reminder - Due July 1, 2023
10. Public Comment Period
11. Supervisor's Requests
12. Other Business
 - A. Discussion of Pending Real Property Conveyances
 - B. Status of Pending Permit Transfers
13. Next Meeting Date - July 11, 2023 at Offices of GMS-CF, LLC
14. Adjournment

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

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, April 11, 2023 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Dan La Rosa	Chairman
Ben Kraljev	Vice Chairman
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary
Willem Boermans	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 who would like to provide any comments at this time. Hearing none,

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**

Mr. Showe: The Board has one vacancy and two carryovers in the General Elector Seats. One of the General Elector Seats is Seat #5, which Ms. Diaz is serving in. So, I think it may be appropriate to re-appoint her. We received a resume and Letter of Interest from Mr. Willem Boermans, who is here today. If you would, please introduce yourself.

Mr. Boermans: I am Mr. Willem Boermans. I have been living in Storey Park for about seven-and-a-half years. I saw it build from nothing to what it is today. I actually care for the neighborhood. I definitely feel like I can add something. I am currently on the HOA Board. I think you have some beautiful parks and I think we can make it a very beautiful and keep it a beautiful neighborhood.

Mr. La Rosa: Thank you.

Mr. Showe: If the Board would like to, you could appoint Mr. Boermans to Seat #5 and re-appoint Ms. Diaz to Seat #3.

On MOTION by Mr. La Rosa seconded by Mr. Kraljev with all in favor appointing Mr. Willem Boermans to Seat #5 and Ms. Teresa Diaz to Seat #3, was approved.
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Mr. La Rosa: Welcome to the Board.

C. Oath of Office for Newly Appointed Supervisor

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Boermans and Ms. Diaz.

Mr. Showe: I provided some documents to you. First, we need some information. We need your name, address, cellphone number and email address. Behind that is Form 1, Statement of Financial Interests, which is required to be filed with the Supervisor of Elections in Orange County within 30 days of today. There are potential fines if that form is not turned in. So, we encourage you when you turn it in, to get a stamped copy. It's also good to keep a copy of it in your records, because you will be required to complete one annually. Typically, they are mostly the same from year to year. Behind that is Form 1F, which looks similar to Form 1. The only difference with this form is you are required to file it in the event you ever leave the Board. It is not required right now. It is just for informational purposes. As a Board Member, you are eligible to receive compensation of \$200, for each Board Meeting. Should you choose to accept that compensation, you would need to complete I-9 and W-4 forms. You can complete those with the required identification and just give that back to me, either by email or at the next meeting, so we can complete the payroll process.

Mr. Boermans: Perfect.

Mr. Showe: Finally, you will receive a booklet that has the State of Florida stamp on the front. This is also very important. This is the Florida Commission on Ethics. It is the Guide to the Sunshine Law in the State of Florida, as you are now a public official. As a part of that, you are not permitted to speak to other Board Members about things that might come up before a vote of the Board outside of a publicly advertised meeting. That includes emails, text messages, social media, phone calls and any form of communication. So, it's very important, especially social media. That is the new thing that they are watching. Also, if you get emails from us, that has Board Members on it, it will say, "*Please do not reply to all*" at the bottom as a reminder. You are not required to keep any records from any of these meetings. This is our job as District Manager, but if you do keep things, our best recommendation is that you keep them in a separate folder with just CDD items. We occasionally get public records requests. So, if they ask for your records, we don't want you to have personal files intermingled with CDD items. The same applies to emails. If you choose to, create a separate CDD email and only use that. Otherwise, what a lot of folks do, is create a folder that you drop all CDD emails into. That way, your personal emails are not intermingled. Jay, do you have anything else?

Mr. Lazarovich: That pretty much covers it. If you need to get in touch with another Board Member, always go through GMS or our office. Our office will also send you an informational packet that covers the Sunshine Law in more detail. I'll get with you after the meeting.

Mr. Boermans: Yeah. For sure.

Mr. Showe: Just to supplement what Jay said, if you see something onsite that you think other Board Members need to be aware of, send it to me and we can say, "*Board Members, please see below.*" We'll facilitate it out so there's not a chain of command. We can pass on information. You can't say, "*Well I support the budget that's coming out*" and pass that on to other Board Members. If you ever have questions, just talk to me or Jay and we'll walk you through it.

Mr. Boermans: It makes it easier.

Mr. Showe: Absolutely.

Mr. Boermans: I'll have a separate email, like I did for the HOA. It makes it easier.

Mr. Showe: Perfect. Just send us that email address and we make sure it's in our records.

D. Election of Officers

E. Consideration of Resolution 2023-08 Electing Officers

Mr. Showe: The only thing that you need to do, if the Board wanted to retain the same officers, is to add Mr. Boermans as an Assistant Secretary.

Mr. Boermans: Do I vote already?

Mr. Showe: Absolutely. You're on the Board.

Mr. Boermans: Thank you.

On MOTION by Mr. La Rosa seconded by Mr. Kraljev with all in favor electing Mr. Willem Boermans as Assistant Secretary as evidenced by Resolution 2023-08 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 14, 2023 Meeting

Mr. Showe: We have the approval of the minutes of the March 14, 2023 meeting. Those minutes were included as part of your agenda package. We can take any corrections or changes to those minutes at this time or a motion to approve.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor the Minutes of the March 14, 2023 Meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing

Mr. Showe: The next item is the start of the budget process for Fiscal Year 2024. Resolution 2023-07 was provided to the Board. With this resolution, you are doing a couple of things mechanically for the Board. The first thing you are doing is approving a Proposed Budget, which will be attached as Exhibit A. We drafted that for you and it's in your agenda, but any changes that the Board would make today, would be incorporated in the final document. You are also setting the budget hearing, which we tentatively set for the July 11th meeting in this office. You are also directing us to transmit it to Orange County as well as the City of Orlando, which is required 60 days in advance of that hearing. We started the budget with no assessment increase. We had an increase the last couple of years, incrementally, but we were able to capture everything this year without an increase.

Mr. La Rosa: Great.

Mr. Showe: The admin side is largely the same. The biggest change was insurance. We are seeing that throughout the State. Insurance is going up for all of our properties, some as much as 50% on the actual property liability side. When you go to the operations side, which is on the next page, you will see that it increased. One of the big increases, is we actually were able to capture some carry forward from the last couple of years. So, we started a capital reserve for the District, which I think is important, considering the amount of infrastructure this District has. When those projects come up, there will be sufficient funds, hopefully, at least to get started on those projects.

Mr. La Rosa: Are we competitively bidding landscape maintenance?

Mr. Scheerer: We did a year ago. We did a formal Request for Proposal (RFP).

Mr. La Rosa: Are you planning to do it again?

Mr. Scheerer: Usually, there's a three-year agreement; one year with an additional two. Probably at the end of next year, we'll end up going back through the RFP process.

Mr. Showe: We certainly can. If there's a challenge with a vendor, if we don't think the District is getting value out of it, we typically recommend it. Based on Alan's experience out there with them, I think we are comfortable with the price, given the recent bid process that we did.

Mr. Scheerer: Yeah, I think the service is great. Willem lives there and has a relationship with them as well. I have no issues with the contractor, but now that we're at the end of the contract, it wouldn't be a bad idea to bid out the landscaping in advance or in conjunction with the budget in March of next year.

Mr. La Rosa: To keep them honest.

Mr. Scheerer: Keep them honest. Plus, if you look at the narrative, we've been putting this one in, this one in and this one in. I'm not saying that's wrong because when we actually went through the RFP, we did everything except for a cell tower tract and a couple of outlying parcels.

Mr. Kraljev: It was a pretty intense process.

Mr. Scheerer: Yeah. We had some future areas, which are all coming online next year.

Mr. Boermans: They are very nice areas, with the two bridges that go halfway through the woods.

Mr. Scheerer: That's what they are finishing out now out there.

Mr. Kraljev: We have Applied Aquatics too.

Mr. Scheerer: Yeah, they are doing a good job. I have no issues with them. As a matter of fact, there's a proposal for the three ponds that we'll discuss. If we choose to go with Applied Aquatics, we'll have one agreement with all of the ponds on it.

Mr. Showe: We like to streamline the process, so once the whole community is built out, we like to have one contractor cover everything. The same thing with landscaping, where they piecemeal things.

Mr. Scheerer: Yeah. We're having all of our contracts expire on a fiscal year basis as well, so they run October 1 through September 30. Usually, we do that for lakes and landscaping, to keep track of it better.

Mr. Showe: We built the budget similar to last year, as a buildout with everything included. So, we feel comfortable with where our numbers are at. Beyond that, when you get to Page 3, we break it down by assessment area to show you the individual assessments, which are tied to operation and maintenance (O&M). On Page 6 of the budget, we do a line-item detail where we try to detail out each of those account lines. We do the best job we can in explaining what they are in cases of the landscaping. As you go further in, we show you the contracts and detail out how all of those costs are broken down for transparency, for both the Board and the residents. You can see that we established that capital reserve with the \$400,000 that we had. Beyond that, on Pages 14 through the end of the budget, we show all of your debt service. Again, there's not much that the Board can do on those, as they are mechanically there for finding those debt service payments. But if the Board has any other questions on the budget, both Alan and I can certainly help answer any of those questions. If the Board is satisfied with the assessments and the way that the budget is laid out, we can take a motion. I'll note and I try to note these for most of my budgets, this doesn't lock the Board into any specific account line. We have full flexibility to move things around between the account lines. As we get closer to the final budget, we will have more actuals to look at. We may be doing some refining internally, but I think overall, we are pretty satisfied that we have everything covered and the District has some reserves, which is important as well.

Mr. La Rosa: Do you have an outline of the areas that the CDD will take ownership of for next year, which will require maintenance, i.e., cell tower park and some of these other parcels that we are going to take over?

Mr. Scheerer: We have a full map of all of those areas.

Mr. La Rosa: For purposes of the budget?

Mr. Scheerer: We already took over the cell tower last Friday. We did the walk-through last Friday. There were a couple of things that we need to do, but there's only one area left.

Mr. La Rosa: I have some that I'm going to bring up. That's why I'm asking.

Mr. Scheerer: We should probably go through the budget first.

Mr. La Rosa: Yeah.

Mr. Scheerer: Everything is covered in here. There are no areas not covered in this budget or last year's budget.

Mr. La Rosa: Stuff currently under control by the CDD.

Mr. Scheerer: No. Its future areas as well. When we did the RFP, we created a map. If you give me a couple of minutes, I can probably locate that map for you.

Mr. Showe: Page 9 of the budget shows all of the different areas that we added in, such as Parcel K, Parcel I5 and Future Phase I4.

Mr. Scheerer: Which we are doing now. It's not going to be a future phase. That contingency number is probably what makes up the parcels that we are taking ownership of. We are only missing those two little areas along Storey Time Drive that go parallel to Storey Park Boulevard towards Satire Street.

Mr. Kraljev: Parcels O6 and O8.

Mr. Scheerer: Parcels O6, O8 and O9. Those are the only ones. That's it and its done.

Mr. La Rosa: Okay.

Mr. McQuarrie: It might be helpful to give our Board Member a map of all the areas that we're talking about.

Mr. La Rosa: Can you send me that map as well?

Mr. Scheerer: Yes sir.

Mr. La Rosa: Show me what's currently been transferred.

Mr. Scheerer: How about I show you what we're missing?

Mr. La Rosa: Yeah.

Mr. Scheerer: It would probably be a lot easier.

Mr. La Rosa: Right. That's what I'm looking for, what you're missing. I want to make sure whatever you believe you're missing, actually encompasses everything that I think you're missing.

Mr. Scheerer: Yes sir.

Mr. Showe: As Alan indicated, there is about \$24,000 contingency for those areas.

Mr. Scheerer: I will see if I can get that map for you.

Mr. La Rosa: Perfect.

Ms. Diaz: What do you need under Ponds K-1, K-2 and K-4 to take them over?

Mr. Scheerer: I'm already doing them. You wanted me to start mowing Pond K-1, so we started mowing Pond K-1. We went ahead and got with the aquatic vendor. The next item after the budget is a proposal to include all of the K ponds under one contract. We are already doing Ponds K-2 and K-3. Pond K-1 is the only one that we need. The new boardwalks are going to be the CDDs. So, we'll just have to add those to the insurance. There is a line item in the budget for boardwalk maintenance.

Ms. Diaz: Do you need to do a turnover for the boardwalk?

Mr. Scheerer: Did they come in and inspect them?

Ms. Diaz: Yes.

Mr. Scheerer: Did you pass your inspection?

Ms. Diaz: I'm not sure.

Mr. Kraljev: I don't know if they closed the permit.

Mr. Scheerer: We will take those once the permit has been issued.

Mr. La Rosa: They did all three under one permit.

Mr. Scheerer: That's it. Is that the one that goes out into the woods?

Ms. Diaz: Yes.

Mr. Scheerer: Because the two boardwalks by the ponds are complete.

Ms. Diaz: Yes.

Mr. Scheerer: I saw the guy on the easement in between the two homes working in there.

Mr. La Rosa: So, what portion on that one in particular, because that one goes outside of the CDD boundary and goes into HOA property?

Mr. Scheerer: I'm just assuming that we're maintaining the entire boardwalk.

Mr. La Rosa: I think we need to look into that.

Mr. Scheerer: That may be a Jay question.

Mr. La Rosa: It goes off of our property and goes into someone else's property.

Ms. Diaz: I think that's correct.

Mr. La Rosa: I don't know if we're doing the tract where the landing is, up to the edge of the property line and someone else would be responsible for it, 100 feet out into the wetland.

Mr. Lazarovich: We'll take a look at that.

Mr. Scheerer: Yeah.

Mr. Showe: As Alan indicated there is a line item for boardwalk maintenance for \$5,000 worth of maintenance.

Mr. Scheerer: There may not be enough money in the future because that's all wood, right?

Mr. Kraljev: Yeah.

Mr. La Rosa: It is, but I think you are talking as far as the athletic trail.

Mr. Scheerer: The asphalt trail.

Mr. La Rosa: Then they go up and over.

Mr. Scheerer: Yes.

Mr. La Rosa: I'm thinking more about liability.

Mr. Scheerer: Those will get insured. As soon as you guys are done, I will get the SOVs from Teresa or someone else. Then we will add that to insurance. We will have the liability, but I don't know if we need to...

Mr. Kraljev: Do you want to be paying off the liability on someone else's property?

Mr. Scheerer: No. We're only talking about the two bridges, until you can come up with a solution.

Mr. La Rosa: Yeah, but again, only for maintenance. The CDD is going to maintain just that little portion. It's going to look great. They are going to continue to treat the wood and make sure that it looks nice.

Mr. Boermans: Just a quick question. There is an area that's connected around the pond, between Meridian Park and Storey Park. Was that properly done?

Ms. Diaz: The road?

Mr. Boermans: Not the road.

Mr. Scheerer: There is a road that runs between Storey Park and Meridian. There's also a sidewalk.

Mr. Boermans: Yes, a sidewalk.

Mr. Scheerer: A sidewalk that connects as well. This is getting off topic on the budget, but Meridian maintains from their side up to the fence. We had talked the last time about Lennar having to clean that utility easement, because just like the remainder of Storey Park, we maintain portions of that utility easement. It is my understanding that we have to keep that clean as well. That sidewalk is kind of strange. One day I showed up and there was a sidewalk that connected the two CDDs together. So, I'm assuming that was the plan. Is that your question, sir?

Mr. Boermans: Yes. A lot of people complain about it. However, when connecting both together, there are two beautiful CDD properties. Its beneficial for both.

Mr. Kraljev: It's a requirement of the STP.

Mr. La Rosa: It was. There had to be two connection points: one vehicular and one trail. It was required.

Mr. Boermans: Sorry about that.

Mr. Showe: No worries at all. Are there any other questions on the budget or is the Board comfortable.

Mr. La Rosa: I know we were a bit off topic, but it was all relating to the budget to ensure that the proper reserves were there.

Mr. Scheerer: Well, we have a reserve now.

Mr. Showe: We have a capital reserve, plus I believe that we built all of those account lines to cover all of the items.

Mr. Scheerer: The only thing that we would look at, since we are on the topic, you need to repair all of the asphalt that was damaged during the construction that was out there.

Mr. La Rosa: We want to wait until everything is done. That would be part of the city's punchlist.

Mr. Scheerer: When I say, "*You*," I'm referring to Daniel.

Mr. La Rosa: It will be part of multiple punch lists. It will be taken care of.

On MOTION by Mr. La Rosa seconded by Mr. Kraljev with all in favor Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for July 11, 2023 at 4:00 p.m. at this location, was approved.

SIXTH ORDER OF BUSINESS

Agreement with Applied Aquatic Management Inc. for K-1, K-2 & K-4 Ponds

Mr. Showe: Alan, do you want to go through this?

Mr. Scheerer: Yes. As we discussed briefly, this is a proposal with Applied Aquatic for the three ponds in Parcel K. We did start mowing the K-1 pond within the last 30 days. It’s really the only pond that we need to start the aquatic maintenance on. So, we thought that it would be easier to enter into another agreement that starts in April and expires September 30, 2024. These costs have been in your budget for about a year now and then carried forward in the next year as well. It does include hydrilla treatment.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor the Agreement with Applied Aquatic Management Inc. for K-1, K-2 & K-4 Ponds, was approved.

Mr. La Rosa: After this, that’s it for the ponds. Right?

Mr. Scheerer: Yeah, we’re done. Pond K-1 was the very last pond. There’s been a rumor that the two ponds on the north and south side of Dowden Road, just east of Storey Time Drive are owned by the developer. Mark mentioned that they may want us to maintain them. We don’t have anything that runs off into that. It looks like those are commercial. If I can get some confirmation on that, I can reduce your budget because when Mr. Mark McDonald told us that, we had some money in there just in case we didn’t want to be caught with our hands in our pockets and not have funding. But there are two additional ponds in the narrative for the budget that could cover those two ponds.

Mr. La Rosa: To the best of my knowledge, we’ve taken care of all the obligations.

Mr. Scheerer: Alright. I’ll work through all of the pond numbers. By the time that this Board meets again to adopt the final budget, that may be something we can pull out of the actual budget. We just wanted to be safe and not have something for you to maintain.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: I don't have any updates. Is the cell tower ready to be turned over?

Ms. Diaz: It was turned over.

Mr. Kraljev: We need to go ahead and do the deeds. Can you do that?

Mr. Lazarovich: Yeah.

Mr. Kraljev: Those are things that we talked about a while ago.

Mr. Scheerer: I have the SOVs for that. I'm going to send it over to the insurance company.

Mr. La Rosa: You should go look at it. It turned out great.

Mr. Scheerer: It looks good.

B. Engineer

Mr. Showe: What do you have, Christie?

Ms. Baxter: I have one item. I'm working on an evaluation for the Fee Study for speed humps. I should have that for you tomorrow.

Mr. Showe: Perfect. Sounds good.

Ms. Baxter: That's all I had for the Board today.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 1031 through 1050 for \$113,828.20. We also have March payroll for \$369.40 for a total of \$114,197.60. Both Alan and I can take any questions that the Board may have on those invoices or a motion to approve the Check Register.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor the March 1, 2023 through March 31, 2023 Check Register in the amount of \$114,197.60 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that is the Balance Sheet and Income Statement. This requires no action from the Board. Looking at your General Fund, we are doing better than budget to actuals. So, we are in great shape there. You are also doing great at your assessments. You are at 97% collected. That's really good for us at this time of the year.

iii. Field Manager's Report

Mr. Showe: Alan can go through his Field Manager's Report.

Mr. Scheerer: There's not a lot to report at this meeting. We did complete the Engineer's Report from last year on some sidewalk remediation work within the neighborhood. There was some curbing and some truncated dome damage. That was resolved and taken care of. We also did a sidewalk safety grinding inspection and remediation, since the CDD owns the sidewalks throughout the community. We have a guy that comes out and inspects all of the sidewalks. He will grind them and if necessary, we'll take them out and replace them. We do that typically once a year. So that was completed. We did do the walk through with Teresa, Carrie and the install contractor on the cell tower tract. It's nice to see that finally finished. I think it's going to be a good addition. Usually, once a year we close the dog park on Philosophy Way to maintain all of the equipment annually, do sod restoration and flea and tick applications. We'll be doing that probably the first of May. We'll get with Jason and the HOA to try to get the word out by posting a sign, *"The park is closed, please use the park off of Charades."*

Mr. Kraljev: They have the other park too.

Mr. Scheerer: They do, but that one has all of the goodies and a drinking fountain. Other than that, I think things are going well. It's hard to believe that this project is nearing final completion. It is great community and so far, so good. If there are any questions, I'll try to answer them for you and I'll get you those maps.

Mr. La Rosa: That's great. Thanks.

Mr. Scheerer: I can show them to you before you leave.

EIGHTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

TENTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Real Property Conveyances

B. Status of Pending Permit Transfers

Mr. Showe: Is there any other discussion of pending conveyances that we need to go over?

Mr. La Rosa: We already talked about them. I want to see the map first, compare it to this and go from there.

Mr. Scheerer: I don't have anything on the school site.

Mr. La Rosa: I know.

Mr. Scheerer: Don't tell me you're adding something else.

Mr. La Rosa: I would just like to see it and go from there.

Mr. Scheerer: We'll talk off the record.

ELEVENTH ORDER OF BUSINESS

**Next Meeting Date – May 9, 2023 at
Offices of GMS-CF, LLC**

Mr. Showe: The next meeting is scheduled for May 9, 2023 at 4:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

This instrument prepared by and return to:
M. Rebecca Wilson, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Post Office Box 2908
Orlando, Florida 32801-2809

Project: Epoch Wewahoottee
Property Appraisers Parcel ID Number:
Portion of 04-24-31-8980-00-004

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** (this “Easement Agreement”) is dated as of this ___ day of _____, 2023 (the “Effective Date”) by and between **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 (“Grantor”), and **LINUS, LLC**, a Florida limited liability company (“Grantee”), the foregoing sometimes being individually referred to herein as a “Party” or collectively as the “Parties.”

RECITALS

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

B. Grantor was created by the City of Orlando (the “City”) by the adoption of City Ordinance No. 2015-7 on March 9, 2015, Grantor was contracted by the adoption of City Ordinance No. 2019-50 on October 7, 2019, and Grantor 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, Grantor is authorized to construct, acquire, operate and maintain public infrastructure improvements and services as set forth in Section 190.012(1), *Florida Statutes*, for which Grantor may impose, levy and collect non-ad valorem special assessments on land within the boundaries described in the Ordinance (the “Property”).

D. Grantor owns certain real property which is dedicated for public use (the “District Property”) in Orange County, Florida, which is more particularly described in the Ordinance.

E. Grantee owns certain real property in Orange County, Florida, which is immediately adjacent to the District Property (the “Linus Property”).

F. The Parties have entered into that certain Cost Sharing Agreement for Maintenance of Shared Infrastructure dated _____, 2023 (the “Cost Sharing Agreement”).

G. Pursuant to the Cost Sharing Agreement, the Parties have agreed, *inter alia*, that Grantor shall grant Grantee a temporary access and construction easement (the “Easement”) upon, over and through the District Property, as shown and depicted on Exhibit “A” hereof (the “Easement Area”), for the purpose of constructing pedestrian access points, three (3) vehicular access points on Tract D and up to two (2) vehicular access points on Tract F (the “Work”),

H. Grantor is willing to grant Grantee a temporary access and construction easement over, upon, through and across the Easement Area for the purposes aforesaid, subject to and upon the terms, conditions and limitations hereinafter set forth below.

AGREEMENT

NOW THEREFORE, for an in consideration of the above recitals, the mutual promises and covenants contained hereinbelow, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties as follows:

1. **Integration of Recitals.** The foregoing recitals are true, accurate and correct and are incorporated herein by this reference.

2. **Grant of Temporary Access and Construction Easement.** Grantor hereby gives, grants, bargains and releases unto Grantee, its successors and assigns, for the benefit of Grantee, its contractors, employees and agents, a temporary easement for the purpose of providing temporary ingress and egress by Grantee over and across the Easement Area and to perform all such necessary acts for the Work, which shall be conducted with commercially reasonable construction practices and hours of operation. This Easement Agreement is subject and subordinate to the rights of the City of Orlando and Orange County and to the rights of others, if any, to locate, construct, maintain, repair and replace roadway related improvements and utilities over, through and across the Easement Area. This Easement Agreement shall automatically terminate upon completion of construction of the Work as evidenced by a certificate of completion signed by the engineer of record, along with the issuance of all approvals related thereto by all governing authorities having jurisdiction thereof, along with final acceptance of the Work by such governing authorities, as applicable. The Grantee acknowledges that the District Property includes public roads and sidewalks, such that a heightened level of safety and security is imperative to protect vehicular and pedestrian use. The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the free and full right of ingress and egress over and across the Easement Area. Grantor hereby retains the right to utilize the Easement Area for any purpose which the Grantor may desire which does not unreasonably interfere with the Grantee’s exercise of the easement rights herein granted.

3. **Indemnification.** The Grantee by its acceptance hereof covenants and agrees to indemnify the Grantor and its agents, contractors, employees, tenants, tenants’ agents, or invitees and hold them harmless from any and all claims for personal injuries, death, or property damage, and any liens, liabilities, losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys’ fees, which arise out of, in connection with, or by reason of the Grantee’s exercise of its rights under this Easement, except such loss or damage as may result from the negligence or willful acts of the Grantor or its agents, contractors, employees, tenants,

tenants' agents, or invitees. Grantee's liability and the indemnity provided herein shall survive the expiration or sooner termination of this Easement Agreement, as to events which occurred prior to such expiration or termination.

4. **Restoration of the Easement Area.** Grantee agrees to landscape, restore, and grade the Easement Area, including installation of landscaping, utilities, irrigation lines, etc., to its elevations prior to the Work and to its prior conditions and contours, in a safe and workmanlike manner following any disturbance occasioned by the Work within 30 days of the completion of the Work. Grantee agrees to have all affected roads swept at least once every 30 days during the performance of the Work. In the event the Grantee does not fully restore the District's Property as set forth herein within the 30 day period specified herein, the Grantee hereby consents to the Grantor restoring the District's Property at the sole cost of the Grantee, including interest at the highest rate permitted by law, fees for administration, interest charges; such costs may be a lien on Linus Property enforceable by Grantor.

5. **Compliance with Laws, Regulations, Rules and Policies.** At all times, Grantee shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders at Grantee's sole cost and expense, including but not limited to environmental laws. Grantee will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Work described herein as may be issued by any governmental agency having jurisdiction. Grantee is responsible for obtaining all permits or other approvals required for the Work at Grantor's sole cost and expense. Grantee shall perform an underground utility/line location search before commencing any Work.

Grantee shall obtain an approved Maintenance of Traffic (MOT) Plan for impacts to roadways caused by the Work herein. The MOT Plan shall be in accordance with the Manual on Uniform Traffic Control Devices (latest edition and revisions) and the Florida Department of Transportation Roadway Design Standards (latest edition and revisions). Grantee agrees to comply with all MOT requirements promulgated by the City of Orlando and/or Orange County, as applicable.

Grantee shall perform all Work between the hours of 8:00 a.m. and 6:00 p.m. to avoid inconvenience to neighboring properties.

6. **Limitation of Rights.** This Easement Agreement creates a non-exclusive temporary easement, and Grantee does not and shall not (at any time) claim any interest or estate of any kind or extent whatsoever in the Easement Area by virtue of this Easement Agreement or Grantee's use of the Easement Area pursuant hereto. Furthermore, except as for the Work, no new facilities shall be constructed on the Easement Area without the prior written consent of Grantor, which may be withheld in Grantor's sole and absolute discretion.

7. **Vehicular Ingress and Egress.** Only to the extent reasonably practicable to enable the Grantee to exercise its rights under this Easement Agreement, the Grantee's rights of vehicular ingress and egress to and from the Easement Area shall be limited to the public drives, roads, and parking areas constructed upon the land of which the Easement Area forms a part. No equipment, vehicles or materials of Grantee and/or its agents/contractors may be left overnight on the District Property.

8. **Insurance.** Grantee shall maintain comprehensive general liability insurance, at Grantee's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry and for the Work. Grantee shall name the Grantor as an additional insured. Certificates of insurance (and copies of all policies, if required by the Grantor) shall be furnished to the Grantor prior to the mitigation of any Work. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required under this Easement Agreement, without any lapse of coverage to District whatsoever.

Unless otherwise agreed to by Grantor and Grantee in writing, Grantee's contractors shall carry (at their own cost and expense), the following insurance:

a) Occurrence basis commercial general liability insurance (including broad form contractual coverage) and automobile liability insurance, each with minimum limits of Five Million Dollars (\$5,000,000.00) combined single limit per occurrence, protecting Grantee from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Grantee and/or Grantee's permitted users' hereunder or from or out of any act or omission of Grantee and/or Grantee's permitted users' and their related, affiliated and subsidiary companies and the officers, directors, agents, and employees of each, which insurance shall name Grantor as additional insured (the "Additional Insured"); and

b) Worker's compensation insurance as required by applicable Laws (and employer's liability insurance) with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence.

All such insurance required herein shall be with companies licensed to issue insurance in the State of Florida and which have a Best Guide rating of B+ VII or better, shall include a waiver of subrogation, be primary and noncontributory and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Grantor. Upon Grantor's written request, certificates of insurance, together with copies of the binding endorsements identifying the Additional Insured, shall be promptly furnished to Grantor. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required hereunder, without any lapse of coverage to Grantor.

9. **Public Records.** Grantee acknowledges that the Grantee is a special purpose government, subject to the Public Records Act, and certain records related to this Easement Agreement may be considered Public Records under Florida law.

10. **Entire Agreement.** This Easement Agreement contains the entire agreement between the Parties, and there are no other terms, conditions, promises, undertakings, statements or representations, express or implied, concerning the matters contemplated by this Easement Agreement. If any term, covenant, or condition of this Easement Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, such term, covenant or condition or such application shall be deemed severable, and the application of such term, covenant or condition to persons or circumstances other than those as to which it was held invalid or unenforceable, and the remainder of this Easement Agreement, shall not be affected thereby, and the remainder of this Easement Agreement shall be valid and enforceable to the fullest extent permitted by law.

11. **No Warranty and Amendments.** Grantor makes no representations, statements, warranties, or agreements to Grantee in connection with this Easement Agreement, the Easement Area or the District Property. This Easement Agreement embodies the entire understanding of the parties hereto, and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties hereto in the same manner as executed herein. Notwithstanding anything to the contrary set forth in this Easement Agreement, Grantee acknowledges and agrees that Grantee's (and Grantee's contractors') use of the Easement Area is at its own risk and neither Grantor nor Grantor's agents shall have any liability or obligation for or with respect to any loss or damage to any of the Linus Property arising out of or related to Grantor's or the Grantor's agents' use of or activities within the Easement Area or the Property.

12. **Modification.** No alterations, changes, modifications or amendments shall be made to this Easement Agreement, except in writing and signed by the Parties hereto.

13. **Binding Effect; Third Parties.** The provisions of this Easement Agreement constitute covenants running with the land of the Easement Area. The provisions of this Easement Agreement shall bind and inure to the benefit of the Parties hereto and their respective successors and assigns. This Easement Agreement is not intended to, and shall not, create any rights in, nor confer any benefits upon, anyone other than the Parties hereto, their respective successors and assigns, and the successors in title in and to the properties referenced herein. This Easement Agreement is assignable by Grantee so long as the assignee is a party related to or controlled by Grantee; Grantee shall provide Grantor with written notice of the assignment within ten (10) days of such assignment. Any other assignment, whether partial or in full, by Grantee shall require prior written consent of Grantor.

14. **Governing Law and Jurisdiction.** This Easement Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida.

Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Easement Agreement, or arising out of any matter pertaining to this Easement Agreement, shall be exclusively submitted before any court sitting in Orange County, Florida, having subject matter jurisdiction. The parties consent and submit to the exclusive jurisdiction of any such court. THE PARTIES EXPRESSLY AND VOLUNTARILY WAIVE ALL RIGHTS TO TRIAL BY JURY WITH RESPECT TO ANY MATTERS ARISING UNDER AND/OR IN CONNECTION WITH THIS EASEMENT AGREEMENT, THE EASEMENT, AND/OR THE EASEMENT AREA.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this Easement Agreement to be duly executed under seal and delivered by their respective authorized representative on the day and year first above written.

SIGNATURE PAGES TO FOLLOW

WITNESSES:

Print Name: _____

Print Name: _____

GRANTOR:

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

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

STATE OF FLORIDA)
COUNTY OF _____)

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

Signature of Notary Public

(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

AFFIX NOTARY STAMP

WITNESSES:

Print Name: _____

Print Name: _____

GRANTEE:

LINUS LLC, a Florida limited liability company

By: _____

Name: _____

Its: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023 by _____ as the _____, of LINUS LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.

Signature of Notary Public

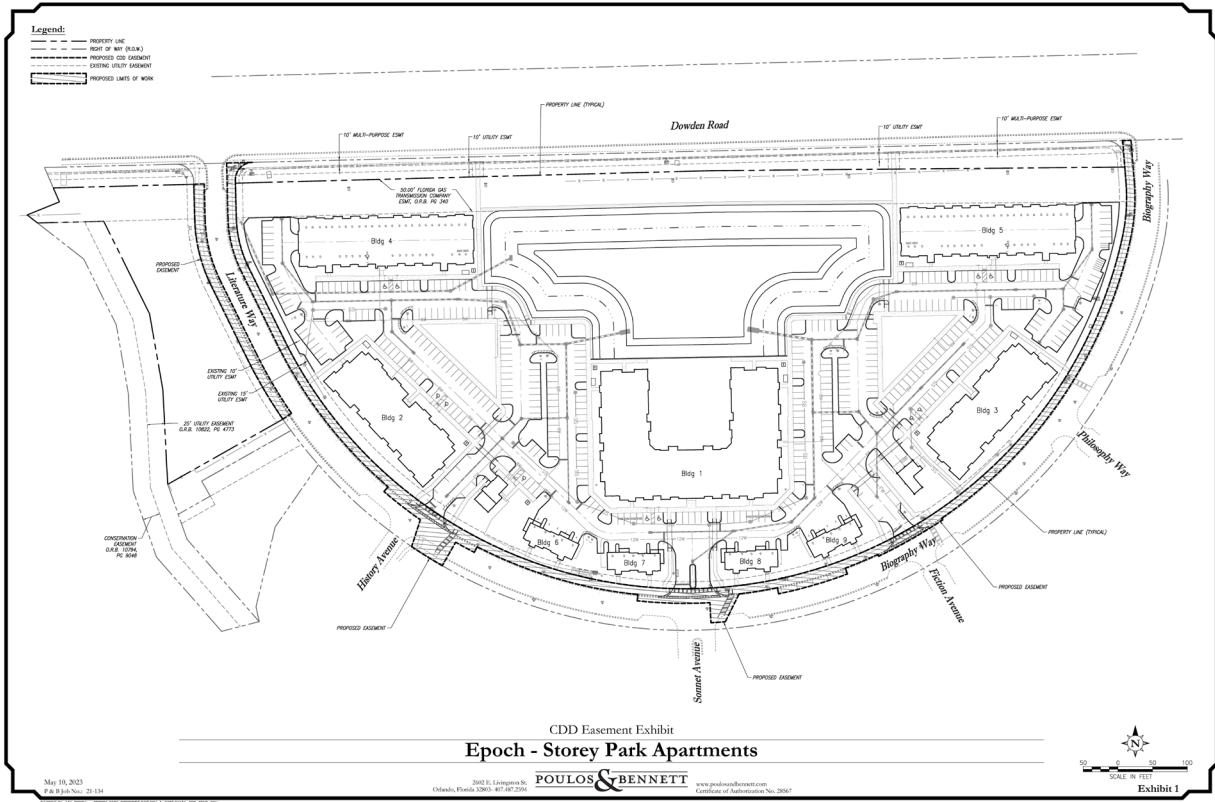
(Print Notary Name)

My Commission Expires: _____

Commission No.: _____

AFFIX NOTARY STAMP

EXHIBIT A- TEMPORARY CONSTRUCTION EASEMENT AREA



SECTION V

RESOLUTION 2023-09

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

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

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

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

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

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

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

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

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

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

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Park Community Development District, this 13th day of June, 2023.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

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

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

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

Parcel ID: 09-24-31-8985-15-006
09-24-31-8985-15-008
09-24-31-8985-16-011

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this __ day of _____, 2023 by **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126, to **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

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

EXHIBIT "A"

Description of the Property

Tract OS-6, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract OS-8, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract P-11, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Storey Park Community Development District – Phase 5

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ___ day of _____, 2023, by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC** (hereinafter referred to as the “Developer”), a Florida limited liability company, whose address is 505 Blue Lagoon Drive, Miami, Florida 33126, and

RECITALS

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

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

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

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

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

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

forever.

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

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Park Community Development District – Phase 5

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

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a
Florida limited liability company

Witness

By: _____

Printed Name

Print: Mark McDonald

Witness

Title: Vice President

Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Mark McDonald as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Storey Park Community Development District – Phase 5

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

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

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

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Roadway and Alley Construction and Improvements
2. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

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

Tract OS-6, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract OS-8, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract P-11, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Storey Park Community Development District – Phase 5

**STATE OF FLORIDA
COUNTY OF ORANGE**

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

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

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Park - Phase 5, as recorded in Plat Book 101, Page 96, of the Official Records of Orange County, Florida (the “Plat”).

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

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

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2023

Signed, sealed and delivered in our presence:

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

By: _____

(Print Name)

Print: Mark McDonald

(Signature)

Title: Vice President

(Print Name)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of June, 2023, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

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

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract OS-6, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract OS-8, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract P-11, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

AGREEMENT REGARDING TAXES

Storey Park Community Development District – Phase 5

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ___ day of _____, 2023, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 505 Blue Lagoon Drive, Miami, Florida 33126 (the “Developer”), and **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

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

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

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

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

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

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

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

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

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Park Community Development District – Phase 5

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

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

X _____

Title: Vice President

Print: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Park Community Development District – Phase 5

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: _____

Title: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract OS-6, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract OS-8, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract P-11, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Phase 5

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

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

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

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

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District.

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

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

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Phase 5

DATED: _____, 2023

Witness: _____

Print: _____

Christina Baxter, P.E.

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

on behalf of the company,

Poulos & Bennett, LLC

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023 by **CHRISTINA BAXTER** of Poulos & Bennett, LLC, a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver’s license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract OS-6, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract OS-8, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

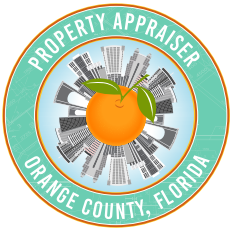
Tract P-11, according to the STOREY PARK - PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

SECTION VI



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 31 day of May 2023 between **AMY MERCADO** as Orange County Property Appraiser (Property Appraiser) and, **Storey Park CDD** (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2023.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2023 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:
 - A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to **\$0** per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.
9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Storey Park CDD
Jason Showe
Governmental Management Services
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771
jshowe@gmscfl.com
(407)841-5524 x109

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(407) 836-5353

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
AMY MERCADO, MBA

Date _____

STOREY PARK CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

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: **7**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Poulos & Bennett, LLC
- (D) Amount Payable: **\$453.75**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice #15-060(109) – Review & Sign Engineer’s Certification (Mar.23)
- (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(109)
 Date 04/28/2023

Project **15-060 STOREY PARK CDD**

Professional services for the period ending: March 31, 2023

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
AA4 BONDS K PHASE 2	0.00	0.00	195.00	648.75	0.00	453.75
Total	0.00		195.00	648.75		453.75

Hourly Tasks:

AA4 Bonds K Phase 2

	Hours	Rate	Billed Amount
Project Manager	2.75	165.00	453.75

Prepare requisition; Review and sign engineer's certification

Invoice total **453.75**

Storey Park CDD

AA4 Bonds K Phase 2

Date Range from: 2/1/2023 to 2/28/2023

Work In Progress

Employee/Activity	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff	
Nicolle M. Van Valkenburg	2.75	2.75							
Engineering Design	2.75	2.75							
	Date	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff
SP requisition final and coord with cdd	2/3/2023	2.50	2.50						
eng cert	2/13/2023	0.25	0.25						
Total		2.75	2.75						

SECTION VIII

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STOREY PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Storey Park Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Orlando, Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of June 2023.

ATTEST:

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

SECTION C

SECTION 1

Storey Park Community Development District

Summary of Checks

April 1, 2023 to May 31, 2023

Bank	Date	Check #	Amount
General Fund	4/6/23	1051-1054	\$ 3,932.50
	4/13/23	1055-1058	\$ 46,904.31
	4/20/23	1059-1064	\$ 27,597.38
	4/27/23	1065-1066	\$ 548.00
	5/4/23	1067-1068	\$ 1,233.50
	5/12/23	1069-1075	\$ 47,351.65
	5/17/23	1076-1081	\$ 7,460.98
	5/31/23	1082-1086	\$ 5,633.60
			\$ 140,661.92
Payroll	<u>April 2023</u>		
	Benjamin Kraljev	50039	\$ 184.70
	Michael McQuarrie	50040	\$ 184.70
	Teresa Diaz	50041	\$ 184.70
			\$ 554.10
			\$ 141,216.02

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/06/23	00012	3/31/23	210214	202303	320-53800-47000			L-6 POND MANAGEMENT MAR23 APPLIED AQUATIC MANAGEMENT, INC.	*	323.00	323.00	001051
4/06/23	00035	4/03/23	I-040323	202303	320-53800-48100			SPEED ENFORCE 03/26-31/23	*	424.50		
		4/03/23	I-040323	202304	320-53800-48100			SPEED ENFORCE 04/01/23 CITY OF ORLANDO - POLICE DEPARTMENT	*	125.00	549.50	001052
4/06/23	00006	3/31/23	15-060(1	202302	310-51300-31100			MISC.TEAM LEADER SRVC FEB POULOS & BENNETT	*	120.00	120.00	001053
4/06/23	00031	4/01/23	ON 50557	202304	320-53800-46200			MTHLY LANDSCAPE MNT APR23 YELLOWSTONE LANDSCAPE	*	2,940.00	2,940.00	001054
4/13/23	00035	4/10/23	I-041023	202304	320-53800-48100			SPEED ENFORCE 04/02-08/23 CITY OF ORLANDO - POLICE DEPARTMENT	*	343.50	343.50	001055
4/13/23	00002	4/01/23	214	202304	310-51300-34000			MANAGEMENT FEES APR23	*	3,249.08		
		4/01/23	214	202304	310-51300-35200			WEBSITE ADMIN APR23	*	66.67		
		4/01/23	214	202304	310-51300-35100			INFORMATION TECH APR23	*	108.33		
		4/01/23	214	202304	310-51300-31300			DISSEMINATION FEE APR23	*	1,458.33		
		4/01/23	214	202304	310-51300-51000			OFFICE SUPPLIES	*	.51		
		4/01/23	214	202304	310-51300-42000			POSTAGE	*	43.16		
		4/01/23	214	202304	310-51300-42500			COPIES	*	7.95		
		4/01/23	215	202304	320-53800-12000			FIELD MANAGEMENT APR23 GOVERNMENTAL MANAGEMENT SERVICES	*	1,393.17	6,327.20	001056
4/13/23	00028	4/01/23	6533	202304	320-53800-46200			LAWN MAINTENANCE APR23	*	24,990.00		
		4/01/23	6533	202304	320-53800-46200			LAWN MNT PH L1 APR23	*	600.49		
		4/01/23	6533	202304	320-53800-46200			LAWN MNT PH L2 APR23	*	874.00		

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/23		6533		202304 320-53800-46200	LAWN MNT PH I5 APR23	*	874.00		
4/01/23		6533		202304 320-53800-46200	LAWN MNT PH K APR23	*	958.34		
4/01/23		6533		202304 320-53800-46200	LAWN MNT PH I4 APR23	*	583.00		
4/05/23		6555		202304 320-53800-47300	IRG RPRS-EPIC PARK-03/31	*	853.78		
								OMEGASCAPES INC	29,733.61 001057
4/13/23	00013	3/30/23	108840	202303 310-51300-32300	FY23 SER.2019 BOND FEES	*	3,500.00		
		3/30/23	108841	202303 310-51300-32300	FY23 SER.2021 BOND FEES	*	3,500.00		
		3/30/23	108842	202303 310-51300-32300	FY23 SER.2018 BOND FEES	*	3,500.00		
								REGIONS BANK	10,500.00 001058
4/20/23	00012	4/15/23	210662	202304 320-53800-47000	AQUATIC PLANT MGMT APR23	*	311.00		
		4/15/23	210787	202304 320-53800-47000	POND L2/L4/L5 MGMT APR23	*	300.00		
								APPLIED AQUATIC MANAGEMENT, INC.	611.00 001059
4/20/23	00035	4/17/23	I-041723	202304 320-53800-48100	SPEED ENFORCE 04/09-15/23	*	549.50		
								CITY OF ORLANDO - POLICE DEPARTMENT	549.50 001060
4/20/23	00015	4/13/23	04132023	202304 300-20700-10000	FY23 DEBT SRVC SER2015	*	11,332.61		
								STOREY PARK CDD C/O REGIONS BANK	11,332.61 001061
4/20/23	00015	4/13/23	04132023	202304 300-20700-10100	FY23 DEBT SRVC SER2018	*	4,563.31		
								STOREY PARK CDD C/O REGIONS BANK	4,563.31 001062
4/20/23	00015	4/13/23	04132023	202304 300-20700-10200	FY23 DEBT SRVC SER2019	*	4,392.93		
								STOREY PARK CDD C/O REGIONS BANK	4,392.93 001063
4/20/23	00015	4/13/23	04132023	202304 300-20700-10500	FY23 DEBT SRVC SER2021	*	6,148.03		
								STOREY PARK CDD C/O REGIONS BANK	6,148.03 001064
4/27/23	00035	4/24/23	I-042423	202304 320-53800-48100	SCRTY 04/16/23 - 04/22/23	*	343.50		
								CITY OF ORLANDO - POLICE DEPARTMENT	343.50 001065
STOR -STOREY PARK- TVISCARRA									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/27/23	00001	4/03/23	71087774	202304	310-51300	48000		NOT.OF MEETING 04/11/23	*	204.50		
								ORLANDO SENTINEL			204.50	001066
5/04/23	00035	4/30/23	I-043023	202304	320-53800	48100		SCRTY 04/23/23 - 04/29/23	*	343.50		
								CITY OF ORLANDO - POLICE DEPARTMENT			343.50	001067
5/04/23	00004	5/04/23	18199	202210	320-53800	45000		FY23 ADD.PLAYGROUND&DOGPK	*	890.00		
								EGIS INSURANCE & RISK ADVISORS			890.00	001068
5/12/23	00012	4/30/23	210834	202304	320-53800	47000		L-6 POND MANAGEMENT APR23	*	323.00		
								APPLIED AQUATIC MANAGEMENT, INC.			323.00	001069
5/12/23	00035	5/09/23	I-050923	202305	320-53800	48100		SCRTY 04/30/23 - 05/06/23	*	755.50		
								CITY OF ORLANDO - POLICE DEPARTMENT			755.50	001070
5/12/23	00002	5/01/23	216	202305	310-51300	34000		MANAGEMENT FEES MAY23	*	3,249.08		
		5/01/23	216	202305	310-51300	35200		WEBSITE ADMIN MAY23	*	66.67		
		5/01/23	216	202305	310-51300	35100		INFORMATION TECH MAY23	*	108.33		
		5/01/23	216	202305	310-51300	31300		DISSEMINATION FEE MAY23	*	1,458.33		
		5/01/23	216	202305	310-51300	51000		OFFICE SUPPLIES	*	.45		
		5/01/23	216	202305	310-51300	42000		POSTAGE	*	19.94		
		5/01/23	216	202305	310-51300	42500		COPIES	*	17.85		
		5/01/23	217	202305	320-53800	12000		FIELD MANAGEMENT MAY23	*	1,393.17		
								GOVERNMENTAL MANAGEMENT SERVICES			6,313.82	001071
5/12/23	00009	5/02/23	24126	202304	310-51300	32200		FY22 AUDIT SERVICE APR23	*	4,500.00		
								GRAU & ASSOCIATES			4,500.00	001072
5/12/23	00005	4/05/23	111308	202303	310-51300	31500		LNDS CP EXT/MTG/CONST EASE	*	2,544.00		
		5/03/23	113127	202304	310-51300	31500		PARCEL K PH3/CS AGR/EASE	*	1,095.50		
								LATHAM, LUNA, EDEN & BEAUDINE, LLP			3,639.50	001073

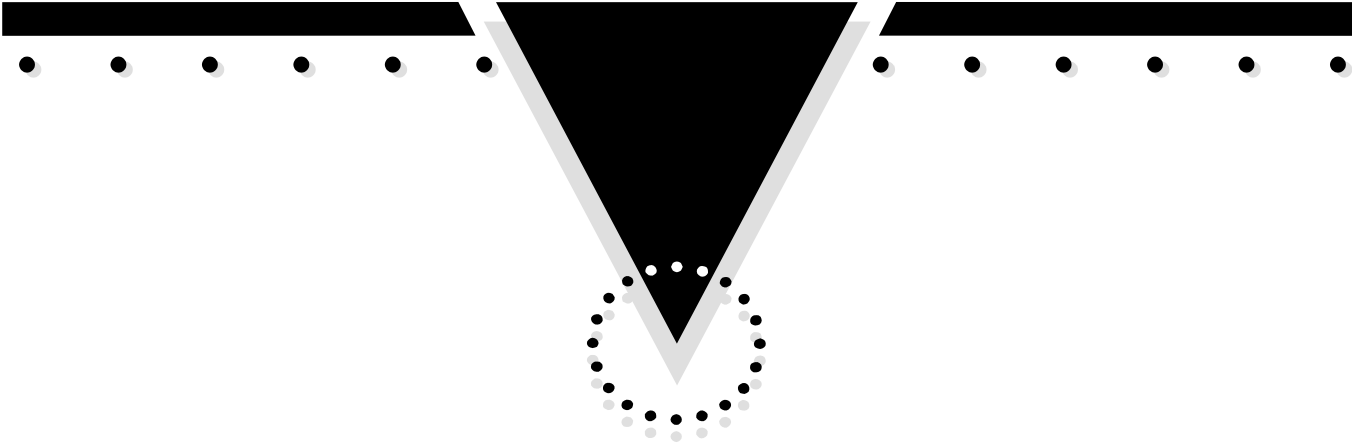
STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/12/23	00028	5/01/23 6592	202305 320-53800-46200	LAWN MAINTENANCE MAY23	*	24,990.00		
		5/01/23 6592	202305 320-53800-46200	LAWN MNT PH L1 MAY23	*	600.49		
		5/01/23 6592	202305 320-53800-46200	LAWN MNT PH L2 MAY23	*	874.00		
		5/01/23 6592	202305 320-53800-46200	LAWN MNT PH I5 MAY23	*	874.00		
		5/01/23 6592	202305 320-53800-46200	LAWN MNT PH K MAY23	*	958.34		
		5/01/23 6592	202305 320-53800-46200	LAWN MNT PH I4 MAY23	*	583.00		
							OMEGASCAPES INC	28,879.83 001074
5/12/23	00031	5/01/23 ON 52033	202305 320-53800-46200	MTHLY LANDSCAPE MNT MAY23	*	2,940.00		
							YELLOWSTONE LANDSCAPE	2,940.00 001075
5/17/23	00035	5/14/23 I-051423	202305 320-53800-48100	SCRTRY 05/07/23 - 05/13/23	*	549.50		
							CITY OF ORLANDO - POLICE DEPARTMENT	549.50 001076
5/17/23	00028	5/11/23 6636	202305 320-53800-47300	RPR MAINLINE LK 05/09/23	*	460.63		
							OMEGASCAPES INC	460.63 001077
5/17/23	00015	5/12/23 05122023	202305 300-20700-10000	FY23 DEBT SRVC SER2015	*	2,765.26		
							STOREY PARK CDD C/O REGIONS BANK	2,765.26 001078
5/17/23	00015	5/12/23 05122023	202305 300-20700-10100	FY23 DEBT SRVC SER2018	*	1,113.49		
							STOREY PARK CDD C/O REGIONS BANK	1,113.49 001079
5/17/23	00015	5/12/23 05122023	202305 300-20700-10200	FY23 DEBT SRVC SER2019	*	1,071.92		
							STOREY PARK CDD C/O REGIONS BANK	1,071.92 001080
5/17/23	00015	5/12/23 05122023	202305 300-20700-10500	FY23 DEBT SRVC SER2021	*	1,500.18		
							STOREY PARK CDD C/O REGIONS BANK	1,500.18 001081
5/31/23	00012	5/15/23 211343	202305 320-53800-47000	AQUATIC MGMT K1,2,4 MAY23	*	1,203.00		
		5/15/23 211344	202305 320-53800-47000	AQUATIC PLANT MGMT MAY23	*	311.00		
							STOR -STOREY PARK- TVISCARRA	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/15/23 211345	202305 320-53800-47000	L-6 POND MANAGEMENT MAY23	*	323.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,837.00 001082
5/31/23	00035	5/21/23 I-052123	202305 320-53800-48100	SCRTY 05/19/23 - 05/20/23	*	343.50	
		5/31/23 I-053123	202305 320-53800-48100	SCRTY 05/21/23 - 05/27/23	*	549.50	
				CITY OF ORLANDO - POLICE DEPARTMENT			893.00 001083
5/31/23	00036	5/15/23 B-17742	202305 320-53800-47700	INST.5FACES LOGO/CABINETS	*	880.00	
				KENDAL SIGNS INC			880.00 001084
5/31/23	00028	5/25/23 6650	202305 320-53800-47300	RPR DAMAGED MAINLINE TWR	*	1,393.60	
				OMEGASCAPES INC			1,393.60 001085
5/31/23	00006	4/28/23 15-060(1	202303 310-51300-31100	REV.EPOCH COST SHRE/SPEED	*	630.00	
				POULOS & BENNETT			630.00 001086
TOTAL FOR BANK A						140,661.92	
TOTAL FOR REGISTER						140,661.92	

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
May 31, 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
May 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
ASSETS:				
CASH	\$537,724	---	---	\$537,724
STATE BOARD OF ADMINISTRATION	\$506,841	---	---	\$506,841
SERIES 2015				
RESERVE	---	\$317,802	---	\$317,802
REVENUE	---	\$501,941	---	\$501,941
INTEREST	---	\$683	---	\$683
SINKING FUND	---	\$168	---	\$168
GENERAL REDEMPTION	---	\$1,402	---	\$1,402
PREPAYMENT	---	\$0	---	\$0
SERIES 2018				
RESERVE	---	\$66,395	---	\$66,395
REVENUE	---	\$281,146	---	\$281,146
INTEREST	---	\$88	---	\$88
SINKING FUND	---	\$3	---	\$3
GENERAL REDEMPTION	---	\$64	---	\$64
SERIES 2019				
RESERVE	---	\$122,208	---	\$122,208
REVENUE	---	\$277,251	---	\$277,251
INTEREST	---	\$80	---	\$80
SINKING FUND	---	\$3	---	\$3
PREPAYMENT	---	\$1	---	\$1
SERIES 2021				
RESERVE	---	\$172,080	---	\$172,080
REVENUE	---	\$345,996	---	\$345,996
INTEREST	---	\$104	---	\$104
SINKING FUND	---	\$5	---	\$5
CONSTRUCTION	---	---	\$1,625	\$1,625
SERIES 2022				
RESERVE	---	\$103,909	---	\$103,909
REVENUE	---	\$207,560	---	\$207,560
INTEREST	---	\$304	---	\$304
CONSTRUCTION	---	---	\$567,452	\$567,452
TOTAL ASSETS	\$1,044,565	\$2,399,193	\$569,077	\$4,012,835
LIABILITIES:				
ACCOUNTS PAYABLE	\$300	---	---	\$300
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$821,995	---	\$821,995
RESTRICTED FOR DEBT SERVICE 2018	---	\$347,697	---	\$347,697
RESTRICTED FOR DEBT SERVICE 2019	---	\$399,544	---	\$399,544
RESTRICTED FOR DEBT SERVICE 2021	---	\$518,185	---	\$518,185
RESTRICTED FOR DEBT SERVICE 2022	---	\$311,773	---	\$311,773
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$1,625	\$1,625
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$567,452	\$567,452
UNASSIGNED	\$1,044,265	---	---	\$1,044,265
TOTAL LIABILITIES & FUND EQUITY	\$1,044,565	\$2,399,193	\$569,077	\$4,012,835

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,046,965	\$1,047,070	\$1,047,070	\$0
ASSESSMENTS - DIRECT BILLED	\$148,275	\$148,275	\$148,275	\$0
INTEREST	\$0	\$0	\$8,389	\$8,389
TOTAL REVENUES	\$1,195,240	\$1,195,345	\$1,203,734	\$8,389
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$8,000	\$1,800	\$6,200
FICA EXPENSE	\$918	\$612	\$138	\$474
ENGINEERING	\$12,000	\$8,000	\$1,095	\$6,905
ATTORNEY	\$25,000	\$16,667	\$18,189	(\$1,522)
ARBITRAGE	\$1,800	\$0	\$0	\$0
DISSEMINATION AGENT	\$17,500	\$11,667	\$11,667	\$0
ANNUAL AUDIT	\$8,400	\$4,500	\$4,500	\$0
TRUSTEE FEES	\$17,500	\$10,500	\$10,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$38,989	\$25,993	\$25,993	\$0
INFORMATION TECHNOLOGY	\$1,300	\$867	\$867	\$0
WEBSITE ADMINISTRATION	\$800	\$533	\$533	(\$0)
TELEPHONE	\$300	\$200	\$0	\$200
POSTAGE	\$1,000	\$667	\$219	\$447
INSURANCE	\$7,250	\$7,250	\$6,464	\$786
PRINTING & BINDING	\$750	\$500	\$148	\$352
LEGAL ADVERTISING	\$2,500	\$1,667	\$882	\$785
OTHER CURRENT CHARGES	\$600	\$400	\$395	\$5
PROPERTY APPRAISER	\$1,500	\$0	\$0	\$0
OFFICE SUPPLIES	\$200	\$133	\$4	\$130
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$16,718	\$11,145	\$11,145	(\$0)
LANDSCAPE MAINTENANCE - CONTRACT	\$465,668	\$310,445	\$251,644	\$58,802
LAKE MAINTENANCE	\$41,305	\$27,537	\$8,563	\$18,974
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$9,167	\$0	\$9,167
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$3,333	\$0	\$3,333
OPERATING SUPPLIES	\$5,000	\$3,333	\$0	\$3,333
LANDSCAPE CONTINGENCY	\$10,000	\$6,667	\$8,800	(\$2,133)
IRRIGATION REPAIRS	\$20,000	\$13,333	\$7,034	\$6,299
ROADWAYS & SIDEWALKS	\$15,000	\$10,000	\$325	\$9,675
TRAIL MAINTENANCE	\$5,000	\$3,333	\$1,645	\$1,688
DOG PARK MAINTENANCE	\$3,500	\$2,333	\$0	\$2,333
SIGNAGE	\$5,000	\$3,333	\$12,385	(\$9,051)
PRESSURE WASHING	\$5,000	\$3,333	\$4,870	(\$1,537)
ENHANCED TRAFFIC ENFORCEMENT	\$39,500	\$26,333	\$13,748	\$12,586
UTILITY				
ELECTRIC	\$3,000	\$2,000	\$942	\$1,058
STREETLIGHTS	\$282,340	\$188,227	\$140,155	\$48,071
WATER & SEWER	\$30,000	\$20,000	\$10,233	\$9,767
OTHER				
PROPERTY INSURANCE	\$12,000	\$12,000	\$12,813	(\$813)
CONTINGENCY	\$1,977	\$1,318	\$0	\$1,318
CAPITAL OUTLAY	\$60,000	\$40,000	\$33,625	\$6,375
TOTAL EXPENDITURES	\$1,195,240	\$800,502	\$606,494	\$194,008
EXCESS REVENUES (EXPENDITURES)	\$0		\$597,240	
FUND BALANCE - Beginning	\$0		\$447,025	
FUND BALANCE - Ending	\$0		\$1,044,265	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$616,298	\$616,526	\$616,526	\$0
INTEREST	\$250	\$167	\$19,121	\$18,954
TOTAL REVENUES	\$616,548	\$616,693	\$635,647	\$18,954
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$207,056	\$207,056	\$207,053	\$3
PRINCIPAL - 11/1	\$190,000	\$190,000	\$190,000	\$0
INTEREST - 5/1	\$202,781	\$202,778	\$202,778	\$0
TOTAL EXPENDITURES	\$599,838	\$599,834	\$599,831	\$3
EXCESS REVENUES (EXPENDITURES)	\$16,711		\$35,816	
FUND BALANCE - Beginning	\$458,105		\$786,179	
FUND BALANCE - Ending	\$474,816		\$821,995	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$248,827	\$248,257	\$248,257	\$0
INTEREST	\$100	\$67	\$6,151	\$6,085
TOTAL REVENUES	\$248,927	\$248,324	\$254,409	\$6,085
<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		\$166,868	
FUND BALANCE - Beginning	\$109,630		\$180,829	
FUND BALANCE - Ending	\$113,476		\$347,697	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$238,964	\$238,988	\$238,988	\$0
INTEREST	\$0	\$0	\$7,486	\$7,486
TOTAL REVENUES	\$238,964	\$238,988	\$246,474	\$7,486
<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)		\$166,805	
FUND BALANCE - Beginning	\$103,985		\$232,738	
FUND BALANCE - Ending	\$103,612		\$399,544	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$334,300	\$334,471	\$334,471	\$0
INTEREST	\$150	\$100	\$9,105	\$9,005
TOTAL REVENUES	\$334,450	\$334,571	\$343,576	\$9,005
<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		\$240,588	
FUND BALANCE - Beginning	\$105,160		\$277,597	
FUND BALANCE - Ending	\$108,679		\$518,185	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$203,549	\$203,549
INTEREST	\$0	\$0	\$6,806	\$6,806
TOTAL REVENUES	\$0	\$0	\$210,354	\$210,354
<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		\$171,506	
FUND BALANCE - Beginning	\$0		\$140,266	
FUND BALANCE - Ending	\$0		\$311,773	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1,336	\$1,336
TOTAL REVENUES	\$0	\$0	\$1,336	\$1,336
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$746	(\$746)
TOTAL EXPENDITURES	\$0	\$0	\$746	(\$746)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$22	(\$22)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$22	(\$22)
EXCESS REVENUES (EXPENDITURES)	\$0		\$612	
FUND BALANCE - Beginning	\$0		\$1,013	
FUND BALANCE - Ending	\$0		\$1,625	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$46,054	\$46,054
TOTAL REVENUES	\$0	\$0	\$46,054	\$46,054
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$2,187,517	(\$2,187,517)
TOTAL EXPENDITURES	\$0	\$0	\$2,187,517	(\$2,187,517)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$356	(\$356)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$356	(\$356)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,141,107)	
FUND BALANCE - Beginning	\$0		\$2,708,559	
FUND BALANCE - Ending	\$0		\$567,452	

**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	\$271,838	\$566,018	\$120,634	\$20,345	\$19,247	\$4,696	\$0	\$0	\$0	\$0	\$1,047,070
ASSESSMENTS - DIRECT BILLED	\$0	\$148,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,275
INTEREST	\$3	\$4	\$6	\$12	\$694	\$3,328	\$2,096	\$2,246	\$0	\$0	\$0	\$0	\$8,389
TOTAL REVENUES	\$3	\$192,571	\$271,844	\$566,029	\$121,328	\$23,673	\$21,342	\$6,942	\$0	\$0	\$0	\$0	\$1,203,734
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$400	\$400	\$400	\$600	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA EXPENSE	\$0	\$0	\$0	\$31	\$31	\$31	\$46	\$0	\$0	\$0	\$0	\$0	\$138
ENGINEERING	\$169	\$56	\$0	\$120	\$120	\$630	\$0	\$0	\$0	\$0	\$0	\$0	\$1,095
ATTORNEY	\$2,492	\$1,413	\$0	\$0	\$10,645	\$2,544	\$1,096	\$0	\$0	\$0	\$0	\$0	\$18,189
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	\$1,458	\$1,458	\$1,458	\$0	\$0	\$0	\$0	\$11,667
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	\$4,500
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$10,500	\$0	\$0	\$0	\$0	\$0	\$0	\$10,500
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	\$3,249	\$3,249	\$3,249	\$0	\$0	\$0	\$0	\$25,993
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$867
WEBSITE ADMINISTRATION	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$533
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$50	\$34	\$11	\$6	\$18	\$36	\$43	\$20	\$0	\$0	\$0	\$0	\$219
INSURANCE	\$6,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,464
PRINTING & BINDING	\$24	\$2	\$28	\$0	\$16	\$52	\$8	\$18	\$0	\$0	\$0	\$0	\$148
LEGAL ADVERTISING	\$677	\$0	\$0	\$0	\$0	\$0	\$205	\$0	\$0	\$0	\$0	\$0	\$882
OTHER CURRENT CHARGES	\$43	\$39	\$40	\$85	\$39	\$40	\$70	\$40	\$0	\$0	\$0	\$0	\$395
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$1	\$0	\$1	\$0	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$4
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,393	\$1,393	\$1,393	\$1,393	\$1,393	\$1,393	\$1,393	\$1,393	\$0	\$0	\$0	\$0	\$11,145
LANDSCAPE MAINTENANCE	\$31,237	\$31,237	\$31,237	\$31,237	\$31,237	\$31,820	\$31,820	\$31,820	\$0	\$0	\$0	\$0	\$251,644
LAKE MAINTENANCE	\$906	\$906	\$906	\$906	\$934	\$934	\$934	\$2,137	\$0	\$0	\$0	\$0	\$8,563
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	\$7,900	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,800
IRRIGATION REPAIRS	\$493	\$794	\$0	\$0	\$1,923	\$1,117	\$854	\$1,854	\$0	\$0	\$0	\$0	\$7,034
ROADWAYS & SIDEWALKS	\$0	\$325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
TRAIL MAINTENANCE	\$1,280	\$0	\$0	\$365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,645
DOG PARK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$3,835	\$1,505	\$0	\$1,065	\$800	\$4,300	\$0	\$880	\$0	\$0	\$0	\$0	\$12,385
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	\$1,992	\$2,023	\$1,705	\$2,198	\$0	\$0	\$0	\$0	\$13,748
UTILITY													
ELECTRIC	\$111	\$109	\$111	\$140	\$126	\$114	\$117	\$115	\$0	\$0	\$0	\$0	\$942
STREETLIGHTS	\$14,408	\$18,583	\$18,266	\$15,875	\$15,524	\$22,322	\$16,654	\$18,523	\$0	\$0	\$0	\$0	\$140,155
WATER & SEWER	\$1,215	\$1,294	\$1,250	\$1,051	\$1,216	\$1,349	\$1,663	\$1,195	\$0	\$0	\$0	\$0	\$10,233
OTHER													
PROPERTY INSURANCE	\$11,849	\$964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,813
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$33,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,625
TOTAL EXPENDITURES	\$96,388	\$69,644	\$60,336	\$59,054	\$104,922	\$84,486	\$66,590	\$65,075	\$0	\$0	\$0	\$0	\$606,494
EXCESS REVENUES (EXPENDITURES)	(\$96,385)	\$122,927	\$211,509	\$506,976	\$16,406	(\$60,813)	(\$45,247)	(\$58,133)	\$0	\$0	\$0	\$0	\$597,240

**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	\$317,802
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	\$66,395
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	\$122,208
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	\$172,080
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	\$103,909
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

GROSS ASSESSMENTS \$ 2,643,683 \$ 1,113,792 \$ 655,813 \$ 264,077 \$ 254,217 \$ 355,784
 NET ASSESSMENTS \$ 2,485,062 \$ 1,046,965 \$ 616,464 \$ 248,232 \$ 238,964 \$ 334,437

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED						TOTAL
							GENERAL FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	
							2015	2018	2019	2021		
							42.13%	24.81%	9.99%	9.62%	13.46%	100%
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	\$ 27,892.36	\$ 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
3/14/23	10	\$ 39,195.10	\$ 1,492.57	\$ -	\$ 10,588.48	\$ 48,291.01	\$ 20,345.16	\$ 11,979.45	\$ 4,823.78	\$ 4,643.67	\$ 6,498.95	\$ 48,291.01
4/12/23	11	\$ 47,147.65	\$ 1,464.17	\$ -	\$ -	\$ 45,683.48	\$ 19,246.60	\$ 11,332.61	\$ 4,563.31	\$ 4,392.93	\$ 6,148.03	\$ 45,683.48
5/11/23	12	\$ 11,383.42	\$ 236.22	\$ -	\$ -	\$ 11,147.20	\$ 4,696.35	\$ 2,765.26	\$ 1,113.49	\$ 1,071.92	\$ 1,500.18	\$ 11,147.20
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 2,577,004.06	\$ 102,289.52	\$ 1,049.25	\$ 11,647.21	\$ 2,485,312.50	\$ 1,047,070.11	\$ 616,526.31	\$ 248,257.38	\$ 238,988.05	\$ 334,470.65	\$ 2,485,312.50

DIRECT BILLED ASSESSMENTS

LENNAR HOMES LLC \$351,823.20 \$148,274.66 \$203,548.54

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

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
10/26/22	3	Lennar Homes LLC	Parcel K PH2 Construction Costs	\$ 334,985.45
11/14/22	4	Poulos & Bennett	Invoice #15-060(96) - Parcel K Phase 2 Bill of Sale - Aug.22	\$ 56.25
3/9/23	5	Poulos & Bennett	Invoice #15-060(100) - Parcel K Ph2 Review of Utilities	\$ 138.75
3/28/23	6	Poulos & Bennett	Invoice #15-060(105) - Services for Land Conveyances	\$ 746.25
TOTAL				\$ 335,926.70
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
3/1/23		Interest		\$ 8.45
4/3/23		Interest		\$ 8.81
5/1/23		Interest		\$ 6.28
TOTAL				\$ 1,357.75
Acquisition/Construction Fund at 9/30/22				\$ 336,193.93
Interest Earned thru 5/31/23				\$ 1,357.75
Requisitions Paid thru 5/31/23				\$ (335,926.70)
Remaining Acquisition/Construction Fund				\$ 1,624.98

**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				<u>\$ 2,710,633.74</u>

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
3/9/23	1	Poulos & Bennett, LLC	Invoice #15-060(97) - Bond Coord. & Rev Engineer's Rept.	\$ 1,670.00
2/16/23	2	Lennar Homes LLC	Reimbursement for Infrastructure Costs - Parcel K Ph3	\$ 2,187,190.89
3/9/23	3	Poulos & Bennett, LLC	Invoice #15-060(98) - Phase 3 Legal Coord./Certification	\$ 405.00
3/28/23	4	Poulos & Bennett, LLC	Invoice #15-060(106) - Land Convey. PH4 Tracts & K3 Utilities	\$ 326.25
TOTAL				\$ 2,189,592.14
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
3/1/23		Interest		\$ 5,867.71
4/3/23		Interest		\$ 2,172.36
5/1/23		Interest		\$ 2,192.38
TOTAL				\$ 46,410.17
Acquisition/Construction Fund at 9/30/22				\$ 2,710,633.74
Interest Earned thru 5/31/23				\$ 46,410.17
Requisitions Paid thru 5/31/23				\$ (2,189,592.14)
Remaining Acquisition/Construction Fund				<u>\$ 567,451.77</u>

SECTION 4

BILL COWLES
Supervisor of Elections
Orange County, Florida



OUR MISSION IS TO:
Ensure the integrity of the electoral process.
Enhance public confidence.
Encourage citizen participation.

April 15, 2023

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

Dear Mr. Showe:

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the Development District as of **April 15, 2023**. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2023**, there are **2,092 registered voters** in the Storey Park Community Development District.

A map and list of addresses can be provided upon request. If you have any questions or corrections, please contact the Mapping Department at 407-254-6554.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley St
Orlando, FL 32806
soemapping@ocfelections.gov