

*Storey Park Community  
Development District*

*Agenda*

*July 11, 2023*

# AGENDA

# *Storey Park*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

July 4, 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, July 11, 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 June 13, 2023 Meeting
4. Consideration of Resolution 2023-11 Setting a Public Hearing on Proposed Revisions to the Parking and Towing Rules of the District
5. Public Hearing
  - A. Consideration of Resolution 2023-12 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2023-13 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Aquatic Maintenance Renewal Agreements (3) with Applied Aquatic Management, Inc. for the Fiscal Year 2024
7. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Presentation of Annual Report
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Field Manager's Report
    - iv. Approval of Fiscal Year 2024 Meeting Schedule
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
  - A. Discussion of Pending Real Property Conveyances
  - B. Status of Pending Permit Transfers
11. Next Meeting Date – August 8, 2023 at Offices of GMS-CF, LLC
12. 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,

A handwritten signature in black ink, appearing to read "J.M. Showe", with a stylized flourish extending to the left.

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, June 13, 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 <i>by phone</i>	Assistant Secretary
Teresa Diaz	Assistant Secretary
Willem Boermans	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: We will open it up for any members of the audience who would like to make any comments. We will note for purposes of the recording that we only have members of staff and the Board present today.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 11, 2023 Meeting**

Mr. Showe: The minutes from the April 11, 2023 meeting are included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

Mr. Kraljev MOVED to approve the Minutes of the April 11, 2023 Meeting were approved as presented and Ms. Diaz seconded the motion.
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Mr. Showe: Is there any discussion?

Mr. Kraljev: No.

On VOICE VOTE with all in favor the Minutes of the April 11, 2023 Meeting were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Temporary Construction Easement Agreement with Linus, LLC**

Mr. Showe: This is that apartment complex. I will let Jay run through this quickly for you.

Mr. Lazarovich: Yes. As you might recall, the Board previously approved a Cost Sharing Agreement with Linus. We wanted to have a temporary construction easement as soon as possible with them to bind them. The Cost Sharing Agreement, giving them the right, was also approved by the City of Orlando to have three access points attaching to CDD property. So, this is basically an additional protection for the District. We included our indemnification language, restoration, insurance requirements and compliance with laws. This also requires that they have an approved Maintenance of Traffic (MOT) Plan and sets the hours of operation that they can be constructing, which is 8:00 a.m. to 6:00 p.m. It sets several other protections for the CDD. This is in substantially final form. We worked with their attorney. If there are any questions, I can cover those or we are just looking for a motion to approve this.

Ms. Diaz MOVED to approve the Temporary Construction Easement Agreement with Linus, LLC and Mr. Kraljev seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Boermans: No.

On VOICE VOTE with all in favor the Temporary Construction Easement Agreement with Linus, LLC was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09 Approving the Conveyance of Real Property and Infrastructure Improvements from Lennar Homes, LLC**

Mr. Showe: We'll let District Counsel go through this.

Mr. Lazarovich: Yes. These are standard conveyance documents with a Special Warranty Deed, Bill of Sale, Owners Affidavit, Certificate of District Engineer as well as the Agreement Regarding Taxes. There were three tracts left in Phase 5, OS-6, OS-8 and P-11. This is just transferring those remaining three tracts from the developer to the CDD.

Mr. Kraljev: Fantastic.

Mr. Lazarovich: If there are any questions, I can answer those or a motion to approve.

Ms. Diaz: Are there five tracts?

Mr. Lazarovich: Three tracts; OS-6, OS-8 and P-11.

Mr. Kraljev: And I-5.

Ms. Diaz: Okay. What are these documents?

Mr. Lazarovich: The conveyance documents to transfer them from Lennar to the CDD.

Mr. Showe: Alright. We need a motion to approve.

Mr. Kraljev MOVED to adopt Resolution 2023-09 Approving the Conveyance of Real Property and Infrastructure Improvements from Lennar Homes, LLC and Mr. Boermans seconded the motion.

Mr. Showe: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor Resolution 2023-09 Approving the Conveyance of Real Property and Infrastructure Improvements from Lennar Homes, LLC was adopted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**

Mr. Showe: The Orange County Property Appraiser asks that the District enter into these on an annual basis. This just outlines their responsibilities and our responsibilities as the District for your assessment administration. Again, we really don't want to do it any other way, so we recommend just approval of this annual agreement.

Mr. Kraljev: How can we avoid the situation we had last year where they sent out the wrong notices to the wrong folks? Does this relate to this at all?



Mr. Showe: No. That’s actually through the Tax Collector. We sent them the correct file. We’re just going to have to be diligent again to verify it again as much as we can. We would ask for a motion to approve.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Series 2021 Requisition #7**

Mr. Showe: This is a small requisition for the Series 2021 bonds for payment to the District Engineer for some of their work on completing infrastructure and property transitions. We can take any comments or a motion to approve.

Mr. Kraljev: What are these invoices?

Mr. Showe: It is for engineering work relating to the conveyance documents. We reviewed them.

Mr. Kraljev: Is Christine on the line?

Mr. Showe: I don’t believe she is.

Mr. Kraljev: Okay.

Mr. Showe: This was for two-and-a-half hours working on those conveyance documents.

Mr. Kraljev: Okay.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Series 2021 Requisitions #7 was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-10 Designating an Assistant Treasurer of the District**

Mr. Showe: This is adding Mr. Darrin Mossing, Senior as an Assistant Treasurer for the District. Darrin is actually the President of our company. He has moved back into the State of Florida. He just wants to be added to all of our Districts as an Assistant Treasurer, in case there are items he needs to complete for our Accounting Department. Having him as Assistant Treasurer gives him that ability. They are doing this for all of our Districts throughout the State. So, we recommend a motion to approve unless there are any questions from the Board.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2023-10 Designating Darrin Mossing as an Assistant Treasurer was adopted.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich: At the last meeting, there was discussion on the landscaping around the boardwalk area. We looked into what we could propose to the owner. We would try to enter into a Cost Sharing Agreement with them for the landscaping, if that is what the Board would prefer, but there is no guarantee that they will agree to it. There was some concern that if within the CDD boundary, the landscaping was to a certain level and then outside of the boundary. We can't force them to hold it to a certain level unless we have some sort of agreement with them. We do have certain language that we can include, but it depends. There isn't much leverage because this was already approved.

Mr. Scheerer: Was that not the conversation about the boardwalk terminating onto someone else's property?

Mr. Lazarovich: At the last meeting?

Mr. Scheerer: Yeah.

Mr. Lazarovich: I believe someone had mentioned that the developer wanted to.

Mr. Scheerer: I think there was a boardwalk that was being installed.

Mr. Lazarovich: I think I emailed you that it was Parcel K, Phase 2.

Mr. Scheerer: I sent you the location of where the boardwalk was. The entrance to the boardwalk is going to be CDD property. That boardwalk terminates into an open tract of God knows where. I can bring my boat up to it.

Ms. Diaz: That's probably where it terminates.

Mr. Kraljev: Does Steve have any insight into that issue?

Ms. Diaz: No. What were you saying?

Mr. Scheerer: I don't know if Jay and I have our wires crossed on that, but I believe that Daniel was saying that somebody else will be picking up that boardwalk at the end of it and Lennar was only going to build it so far and then it's going to stop.

Mr. Lazarovich: That is outside of the boundary.

Mr. Scheerer: That stops at the Carr boundary. It's weird that there's nothing to block it off.

Mr. Lazarovich: It was a city requirement.

Mr. Scheerer: I don't think there's any landscaping.

Ms. Diaz: Yeah, it goes nowhere.

Mr. Scheerer: It goes somewhere. Somebody is going to end up on somebody's property back there.

Mr. Lazarovich: So, there's no need for one at the present moment, is my understanding.

Mr. Scheerer: Unless I misunderstood.

Ms. Diaz: There's no landscaping.

Mr. Scheerer: There's no landscaping.

Mr. Lazarovich: Okay.

Mr. Scheerer: It was that boardwalk.

Mr. Lazarovich: Yeah.

Mr. Scheerer: It terminates out in the woods. I don't know who owns the woods.

Mr. Kraljev: So, we think it was Carr?

Mr. Lazarovich: That was my understanding. I checked the property.

Mr. Scheerer: Yeah, I think what Daniel is saying, is that Lennar is going to build it and its going to stop. If they want to continue it, whoever owns that property will continue it. Is that everyone's understanding?

Ms. Diaz: Let's wait until he gets here because I'm not sure what's going to happen.

Mr. Scheerer: He just told me that it was going to go to the end of the District boundaries, which Jay commented on. That's what I got.

Mr. Lazarovich: Just leave it up to them.

Mr. Scheerer: Yeah. I'm just surprised that it dropped right off into the land. There wasn't an observation deck to keep people out of somebody's property.

Mr. Kraljev: How do you stop people?

Ms. Diaz: Yeah.

Mr. Kraljev: Why are we unable to put an observation deck with a fence around it?

Mr. Scheerer: That's probably the correct thing to do. I haven't been there since last Friday. There's still a trail with a lot of lumber.

Mr. Kraljev: What are your thoughts?

Ms. Diaz: Its open.

Mr. Scheerer: Yeah. It's wide open. I will talk to the property owner.

Mr. Boermans: I thought it would be same as with the cabins, that something would go over there.

Mr. Kraljev: No. That's not our property so we can't.

Mr. Boermans: Who does the maintenance for the cabins?

Mr. Scheerer: The HOA. It's not the CDD. Its private. It belongs to the HOA.

Mr. Kraljev: It will be developed.

Mr. Scheerer: Then the parcel needs to be transferred to the HOA because it's not the CDD.

Mr. Kraljev: The city thought eventually it would be developed and there would be a connection point to the next neighborhood.

Mr. Scheerer: Yeah. It wouldn't make more sense to me that we terminate it and don't give people the ability.

Mr. Kraljev: I was more concerned from a liability standpoint.

Mr. Scheerer: Yeah. We let them into someone's property because it's not blocked off. Anybody can just keep walking. I walked all the way around that.

Mr. Kraljev: Do they have a lease out there?

Mr. Scheerer: There is a little bit of everything. Is there another way for Lennar to finish that platform off?

Mr. Kraljev: Yeah, if that's the decision of the Board.

Mr. Scheerer: We're not paying for it. You're paying for it. That's your end.

Mr. Kraljev: I can't imagine that it would be a whole lot to do that.

Mr. Scheerer: I think it's something that we need to look into.

Mr. Kraljev: My recommendation would be to terminate it.

Mr. Scheerer: We need to put a terminus there.

Ms. Diaz: Yes.

Mr. Kraljev: Can we defer this?

Mr. Scheerer: Yeah, we can come back to it.

Mr. Showe: Is there anything else, Jay?

Mr. Lazarovich: No. Nothing else.

Mr. Kraljev: Thank you.

**B. Engineer**

Mr. Showe: Is the Engineer on the line? Okay. We'll proceed.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Showe: In your General Fund, we have Checks 1051 through 1086 for \$140,661.92. We also have April payroll for \$554.10 for a total of \$141,216.02. Both Alan and I can take any questions that the Board may have on those invoices or a motion to approve.

Mr. Kraljev: The only thing that I'm thinking, without going through all of the detail, is it possible to get a brief description on the Check Register?

Mr. Showe: Just in going through it, I would say that most of it is pretty much your usual stuff. There are the bank dissemination fees, which is \$10,000. There is approximately \$25,000 or so of it that goes from the General Fund to Debt Service. The rest of it looks like a lot of the monthly maintenance.

Mr. Kraljev: I wanted a category for lawn maintenance. That's fine. There's not that much to look through.

Mr. Scheerer: It kind of lists Phase L-1, L-2, I-5, etc. So, if someone wants to tie it to something without a complete description, there's information in there.

Mr. Kraljev: Okay.

Mr. Showe: I don't think there's anything unusual or outstanding.

Mr. Kraljev: It's pretty typical.

Mr. Scheerer: It's the payroll checks that throw us off.

Mr. Showe: Yeah. While we are getting checks in from the Property Appraiser for assessments, we cut a lot of checks back out to the different Debt Service Funds that are appropriate. Typically, I would say it's a little less, but while we're getting assessments, it does stretch a little bit. Is there a motion to approve the Check Register?

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the April 1, 2023 through May 31, 2023 Check Register in the amount of \$141,216.02 was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. Our budget to actuals, are better than budget to projects. So, we are in great shape on the General Fund. Assessment collections are about 98% collected. So, we're in great shape there as well.

### iii. Field Manager's Report

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

Mr. Scheerer: There's not a lot of updates. I think the property is in really good shape. Anybody that's driven through there lately will see that. The Crepe Myrtles are starting to bloom. It looks really good. Landscaping is in great shape. We are going through the dog parks and doing some general maintenance items. We did submit an insurance application for the new dog park and playground off of Charades Street. We did have an irrigation line that got disconnected, somewhere between that dog park and another tract of CDD property, but we finally got that located and repaired. I know that Lennar wants to do the walk-through of the boardwalks at some point, but we are trying to get confirmation from the District Engineer because it's a structural item. I would like to have the engineer take a look at everything. At first glance, the boardwalk to the middle of the woods, doesn't look like it's been treated. I don't know if they're going to treat or seal it. The one that goes over the K-1 pond, the big pond, has been sealed, but I didn't see that the boardwalk was sealed.

Ms. Diaz: I'll take a look at it.

Mr. Scheerer: Just take a look at it, because you can tell the difference. Maybe the lumber is still wet and they have to wait before you can water seal it. The other one is dark and looks like it's being protected. The new ones don't. One of a couple of other things is the asphalt and the timeline for getting that repaired.

Ms. Diaz: Next week.

Mr. Scheerer: Good. It should look so much better.

*Mr. La Rosa joined the meeting.*

Mr. Kraljev: Do we want to revisit the boardwalk, now that Mr. La Rosa is present?

Mr. Scheerer: Sure.

Mr. Showe: If there's nothing else.

Mr. Scheerer: I don't have anything. If you have any questions, I'd be happy to answer them. If not, you all know how to get a hold of me.

Mr. Showe: I can finish the District Manager's Report and then we can cycle right back.

**iv. Presentation of Number of Registered Voters – 2,092**

Mr. Showe: The District is required to present the number of registered voters on an annual basis. As of April 15, there are 2,092 registered voters within Storey Park. That is an increase of about 400 from last year, which was around 1,700. Again, the District has already started its turnover process, so it doesn't impact anything we're doing.

**v. Form 1: Statement of Financial Interests Filing Deadline Reminder – Due July 1, 2023**

Mr. Showe: This is a reminder for all Board Members, that you should receive your Form 1, Statement of Financial Interests in the mail. You should've received them already, but you have until July 1<sup>st</sup> to get those back to the Supervisor of Elections. Mr. Kraljev, you probably met your qualifications since you qualified this year, but for the rest of the Board Members, annually you have to complete a Form 1.

Mr. Kraljev: Okay.

Mr. Showe: They typically will send that out to you in the mail. We'll follow up with staff on any questions that we get. I don't want you guys to get fined.

**TENTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

• **Boardwalk Discussion**

Mr. Showe: We can cycle back to the boardwalk issue.

Mr. Kraljev: We had discussion about the boardwalk and how it terminates on the other side, from a standpoint, of having it open where people can wander into the property. I don't know if there's some thought and discussion about somehow terminating it and putting a little platform at the railing.

Ms. Diaz: So, no one has access to the private property.

Mr. La Rosa: I'm not opposed to looking into that, just putting in a railing and blocking it off. They're going to connect it at some point. So, it will be connected to the other side, because it's an elevated deck. You can just walk in the dark and fall off the end.

Mr. Scheerer: You can't fall off the end. It levels right out onto the ground. You can just go straight onto the owner's property and wander freely. I walked through it. I didn't walk all the way through, obviously.

Mr. La Rosa: You can do that right now. Somebody can just walk up onto one of the ponds and walk onto their property.

Mr. Scheerer: That thing is not going anywhere in a hurricane.

Mr. La Rosa: Can we at least put a sign?

Mr. Boermans: A sign is important saying, "*Private Property.*"

Mr. Scheerer: Is that something we're going to add?

Mr. La Rosa: In actuality, it will be private property well before they get to that point.

Mr. Kraljev: Right.

Mr. La Rosa: So, if we want, we can put it at the private property line and say, "*Anything Beyond this Point is Private Property.*"

Mr. Scheerer: We just need to figure out where that's at.

Mr. La Rosa: Okay. I don't know that we could put a barrier and block it off, notifying people that they are leaving one property and going onto another. That's very reasonable.

Mr. Scheerer: With respect to that, because it's very unique, is there any thought that Lennar would consider putting up a sign saying not to use it after dark?

Mr. La Rosa: We have that anyway at all of our amenities.

Mr. Scheerer: I know.

Mr. La Rosa: I think having our standard liability signage, would be smart and is something we can explore. Theresa, make a note. That should be right at the start where we're going to have the gazebo built there.

Mr. Scheerer: It should close at dusk anyway, because the homeowners on either side are going to go crazy.

Mr. La Rosa: Exactly. There needs to be some enforceability on that. So, no, I don't have any issue with that. I will repost those signs all over our amenities.

Mr. Scheerer: I know that I'm kind of stepping out of line here, but I guess that we need to go through the District rules to see if have similar rules in place for this gazebo/BBQ area. It would apply to any gazebo/BBQ, area like we have at the other park.

Mr. Showe: Yeah. We will make a note to internally review that.



Mr. Scheerer: We will come up with some sort of rule, sign or something for these people.

Mr. La Rosa: Yeah. We can use our standard rule sign that we use at the pools and the Clubhouses saying, "*The Amenities are Open from Dawn until Dusk.*" We can put it on a freestanding 4x4.

Mr. Scheerer: We have a whole trailer full of 6x6 signs.

Mr. La Rosa: I think that would be an easy fix.

Mr. Scheerer: Okay. Thank you. That was the only question as to walking on somebody's property and the guy gets mad.

Mr. La Rosa: They would block entry

Mr. Scheerer: Not that they can't.

Mr. La Rosa: Blocking entry is a little bit different, because we can't say whether or not somebody can just wander off of their backyard, go up over and go right onto that property.

Mr. Scheerer: Sure. That never happens.

Mr. La Rosa: Certainly. I don't have any problem. Signage is prudent.

Mr. Scheerer: Our insurance is going to want that anyway.

Mr. Kraljev: We're going to end up with go carts and motorcycles going through there. You need to put a pipe out at the end of it.

Ms. Diaz: What if there's cattle around that area?

Mr. Scheerer: They could walk right over that.

Mr. La Rosa: They could wander onto the property.

Mr. Scheerer: Did you see the video of the bear on the beach?

Ms. Diaz: That bear doesn't belong to anybody.

Mr. La Rosa: You're not going to have free range cattle out there. It will be coming from someplace where it comes through gates. Because that has happened before more than once.

Mr. Boermans: There were cows on the apartment side.

Mr. La Rosa: They got access.

Mr. Showe: They must know when inspectors are coming out to verify.

Mr. Scheerer: Okay. Like I said, we're just waiting on Poulos & Bennett to confirm a date to come out and inspect.

Mr. La Rosa: Well, Poulos & Bennett are not a Structural Engineer.

Mr. Scheerer: They're not?

Mr. La Rosa: No. They are a Civil Engineer. They wouldn't write a certification letter. What we need is to get Jared's engineer who is in Jacksonville. He works for the Army Corp of Engineers. He needs to come out and do an inspection, because he designed it.

Mr. Scheerer: If he designed it and they installed it, he would be the perfect guy to come out and make sure it was done.

Mr. La Rosa: Whoever stamped the ink is the one that we need. The Structural Engineer who designed it, needs to come out and do a visual inspection on it. Frank gave a design, but that design was then given to Jared's engineer, who may or may not have altered it. Because ultimately it was his decision, but if they went with Frank's design, then we can get Frank up here from Miami and he can inspect it himself. If it was built to his specifications, he should inspect it.

Ms. Diaz: Yes.

Mr. Scheerer: Perfect. That would be great.

Ms. Diaz: You already have those plans?

Mr. Scheerer: Yes. You sent me an email with everything. I'm just waiting on an inspection, on a walk-through. If they need to be sealed, what needs to be treated? Like I said, there may be a lag from when he goes in to absorb the water, but that's fine too.

Mr. La Rosa: Do the plans call for sealing?

Mr. Scheerer: I didn't read through all of the plans.

Mr. La Rosa: If it's not called out on the plans, it's not going to be sealed.

Mr. Scheerer: I got you.

Mr. La Rosa: They are not just arbitrarily going to do that.

Mr. Scheerer: They won't arbitrarily do it.

Mr. La Rosa: That's what I'm saying. Let's make sure it's not something that we already paid for.

Mr. Scheerer: Yes sir. I was just asking the question, because the first time I walked through it, was on Friday.

Mr. La Rosa: Did you say that one of them looked like it was?

Mr. Scheerer: Yeah.

Mr. La Rosa: That's a little weird.

Mr. Scheerer: Yeah. That wood is dark. So, if something was sprayed on it, it's not natural. I could be wrong.

Mr. La Rosa: Okay.

Mr. Scheerer: I put up a wood fence at my house, waited 30 days and then I put some water sealant on it. What is your schedule on the dog park on Folklore Lane?

Ms. Diaz: July 2<sup>nd</sup>. I'm just getting proposals right now.

Mr. Scheerer: Okay.

Ms. Diaz: There is a dog park and there's also a playground.

Mr. Scheerer: Well, the dog park is there.

Ms. Diaz: The fence.

Mr. Scheerer: The fence is there. The park is there. I think the design had a couple of benches inside of the park itself.

Ms. Diaz: Yes.

Mr. Scheerer: Then you were going to add a playground?

Ms. Diaz: Yes.

Mr. La Rosa: At the edge of L-1.

Mr. Kraljev: It's at the end of L-1

Mr. Scheerer: Where Folklore Lane turns.

Ms. Diaz: Its I-2, L-1.

Mr. La Rosa: Okay, and we're adding a play area out there?

Ms. Diaz: Yes.

Mr. La Rosa: Is it an exercise area or a kids play area?

Ms. Diaz: It's a playground.

Mr. La Rosa: Is Carrie bidding that out?

Ms. Diaz: It's me.

Mr. La Rosa: I'll give it Melanie. Then we can make a decision after that. Is it called out on the site plan?

Mr. Kraljev: It was originally.

Ms. Diaz: On the hardscaping.

Mr. La Rosa: I didn't get the thank you letter for the park that I built on I-5 with an open field and two soccer goals, but it's okay. I know that the residents are happy. It was my pleasure.

## **ELEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Showe: Are there any Supervisor's Requests?

Mr. La Rosa: Do you know the final pieces of landscaping that are needed, so we can get the stuff along Innovation Way south, the last remaining pieces that need to be turned over?

Ms. Diaz: Yes. It's actually L-2.

Mr. La Rosa: Has everything that has been landscaped to this point, been turned over and all you're waiting on now is for stuff that still needs to be completed? Because that would make the list easier for us.

Mr. Scheerer: There are only two parcels.

Ms. Diaz: L-8 and OS-09.

Mr. Scheerer: That's correct.

Mr. La Rosa: On both sides of the road?

Mr. Scheerer: It's all as you are going into Innovation Way south, right there on the left.

Mr. La Rosa: Okay.

Mr. Scheerer: Its basically from Storey Time Drive going east to the first road, which is Satire Street.

Mr. La Rosa: Okay.

Mr. Scheerer: Then that little space after Satire Street going east where it dead ends and terminates by that guy's backyard by the pond.

Mr. La Rosa: Yeah. It's the portion along Segment 3, which was never built. It will be built someday.

Mr. Scheerer: There's nothing in Parcel K, except for that little part where you are doing the hardscape where the boardwalk is. That is probably one of the last things that we have.

Mr. La Rosa: Okay.

Mr. Scheerer: I'm glad you brought that up. We talked about the utility easement running between us and Dowden Road. I'm getting that cleaned up so we can start maintaining it. We're ready to start doing the other side.

Mr. La Rosa: Yeah. There are still silt fences there, because we added sod along that side and a silt fence. I think the question was how far to take it out. The silt fence is there to keep the slope from eroding.

Mr. Scheerer: Sure.

Mr. La Rosa: That's a utility access easement that runs along power lines there.

Mr. Scheerer: Yes sir.

Mr. La Rosa: I know that we're getting enough rain to just seed and mulch that entire area. I thought Lydia had gotten a proposal from somebody about running sod all the way.

Ms. Diaz: I made a proposal for that, but when we looked at it, it was already sodded.

Mr. La Rosa: Well, somebody sodded it up to a point and it stopped.

Ms. Diaz: Exactly.

Mr. La Rosa: I think you're talking about that point the rest of the way down.

Mr. Scheerer: I'm basically talking from that point all the way to the fence where the trucks travel. We have to clean all of that up, right?

Ms. Diaz: Yeah.

Mr. La Rosa: Where the trucks travel now. I'm a little bit confused.

Mr. Scheerer: There's a road that comes off of the other utilities that's in the back of Storey Park that we're already maintaining. It comes across Dowden Road and is continuous.

Mr. La Rosa: There's a fence there?

Mr. Scheerer: I think there's a parcel.

Mr. La Rosa: I didn't think there was. I thought you could just walk right down and up and over into Meridian Park.

Mr. Scheerer: There's a sidewalk there.

Mr. La Rosa: There's a fence line on two sides of the road. I know that we put driveway cuts on both sides of the cut through so you could go up and over and then back down again. I don't recall there being a fence. Could you verify?

Ms. Diaz: Yes.

Mr. La Rosa: If there's a fence there, that's easier because it's a clear delineation line.

Mr. Scheerer: Yeah. I'm pretty sure that there's a cattle fence there. Because on the Storey Park side, as you're going down that road, it terminates at a gate. There's a cattle gate there.

Mr. La Rosa: Sure.

Mr. Scheerer: Whereas on the other side, it just keeps going.

Mr. La Rosa: But even in L-4, that far over, there's a fence there? I don't think there is.

Mr. Scheerer: I'm only talking about at the gate.

Mr. La Rosa: I know, but if you think about how L-4 is, which is on the opposite side of the road, there's no fence there.

Mr. Scheerer: There's none.

Mr. La Rosa: Because you can go out onto the road and go straight out.

Mr. Scheerer: Correct.

Mr. La Rosa: It doesn't look like a fence.

Mr. Scheerer: I swear that I saw a fence there.

Mr. La Rosa: We have a silt fence along there. The other side, Rainey Park, has a lot of PVC white fences and then behind it, is just Bahia.

Mr. Scheerer: I'm going to take a look.

Ms. Diaz: I have a picture.

Mr. La Rosa: This is a drone that we have fly over there once a week.

Mr. Scheerer: Nice.

Mr. La Rosa: We had a silt fence along there. I walked through there before and I'm pretty sure there's not a fence.

Mr. Scheerer: Alright. I guess the question is, if we are going to maintain it, at what point do you maintain it? I figured it was a road, just like the other road.

Mr. La Rosa: I'll double check. I'm assuming that we own up to Meridian.

Mr. Scheerer: Yeah.

Mr. La Rosa: Its 100% of the easements on our property or do we split it? This is the area, going north away from it and then you have this natural area.

Mr. Scheerer: Right.

Mr. La Rosa: You can see, when we take all of silt fence out, we have construction along here, so the silt fence is going to stay there. All of these are going to be developed. So, we're going to leave the silt fence there as well.

Mr. Scheerer: That makes sense.

Mr. La Rosa: Otherwise, they're going to destroy all of the sod that's there. So, we're better off letting the sod that we put in along the side, grow in. But if you want, look at the silt fence down across the road, to the edge of the property line.

Mr. Kraljev: That's a good point. I wouldn't do too much in there until it's time to build.

Mr. La Rosa: Yeah.

Mr. Scheerer: You're probably right.

Mr. La Rosa: This back edge and down the edge of that slip, should be getting mowed. Otherwise, you're going to have essentially disturbed area up to the silt fence. Then on the other side of it, you're going to have 5-foot-tall weeds. It's going to be nasty. So, we can take a peak at that. Why don't we actually go put eyes on it? That's the easiest way.

Mr. Scheerer: Yeah. I think that's what I'm going to do.

Mr. La Rosa: But from a stabilization standpoint, as far as anything washing out along that backside, its stabilized. Where it sits now, has a silt fence and row of sod ken. We're going to erode into that area with how we're set up right now, which is the most important thing.

Mr. Scheerer: Yes.

Mr. La Rosa: Coming back and bush hogging it and mowing it, is not that big of a deal and is not difficult to do. Yeah, I would definitely want to wait until this whole row of homes are in, because homebuilding is going to strip it.

Mr. Scheerer: Oh yeah.

Mr. La Rosa: Wherever you stop, is where they are going to stop, whether they are putting sod back there now.

Mr. Scheerer: Are you the homebuilder? I thought it was Lennar. There are two or three features there. Right, Ben?

Mr. La Rosa: You can show them how nice and neat and clean it is now.

Mr. Scheerer: I don't believe the picture. If you want to see how it is now, we do a field walk.

Mr. Kraljev: This gives us a good historical perspective.

Mr. Scheerer: It really does and that's a great thing.

Mr. Kraljev: You can't run from that.

Mr. Scheerer: That's a great tool to have.

Mr. Kraljev: It's great.

Ms. Diaz: It is.

Mr. La Rosa: Okay. If we're going to leave that silt fence up, maybe we have Adam or Lydia seed and mulch this entire section. We'll clean it up and spray this entire area with hydroseed. That way, you'll just get Bahia to actually start growing.

Ms. Diaz: I have a proposal.

Mr. Scheerer: Alan, I don't want to sod all of this because it will be trash. I would rather just seed and mulch, leave the silt fence up and it can be mowed and maintained.

Mr. Scheerer: That school is going up, so things are crazy there.

Mr. Boermans: Oh yeah.

Ms. Diaz: We will mow this area.

Mr. Showe: Are there any other Supervisor Requests?

Mr. La Rosa: Over in L-2 is where we did the other weir bridge. Right?

Mr. Kraljev: Yes.

Mr. Scheerer: That's the aluminum bridge. Right?

Mr. Kraljev: Yeah.

Mr. La Rosa: Do we have bollards at the end of that so you can't drive something across there?

Mr. Scheerer: No sir. I think the bollards were installed at the trail heads in the asphalt.

Mr. La Rosa: Yeah. Some people just go around them.

Mr. Scheerer: They do whatever they want. It's kind of easy access, especially in the HOA south. You can just slide up through that mess.

Mr. La Rosa: Oh yeah. You can get right up to L-1 and L-3.

Mr. Scheerer: Those are all of the headaches we were having years ago with the dirt bikes.

Mr. La Rosa: If they are late for school in the morning, they woosh right by you.

Mr. Kraljev: Oh yeah.

Mr. Scheerer: We had a couple of really involved homeowners that were sending us letters.

Mr. La Rosa: What is the condition of the asphalt paths?

Ms. Diaz: I think it looks good.



Mr. La Rosa: Because you are going to be doing landscaping right there. That's the whole section that we're talking about landscaping, right there on Section 3.

Ms. Diaz: We're cutting all of this, correct?

Mr. La Rosa: Yeah.

Ms. Diaz: I think the asphalt looks good.

Mr. Scheerer: Where?

Ms. Diaz: On OS-L8 an OS-L9.

Mr. Scheerer: It is up to Satire Street.

Mr. La Rosa: Every place where there's a seam, we're going to go in and do patches. Every place where there's an intersection or a connection with something else, is chewed up. So, we will fix all of those.

Mr. Scheerer: Yeah. It's not bad along the OS-L8 side, which would be heading west from Satire Street, where it dead ends. It's not bad. It just has a couple of spots that need to be cleaned out.

Mr. Boermans: Once you get through the first bank, there's a school. A lot of people have eroding land. On the pathway, a lot of times, there's a lot of sand on it.

Mr. La Rosa: Are you talking about heading around towards the lift station, coming up around Hammock Park up around the corner there?

Mr. Boermans: Yeah.

Mr. La Rosa: That's been eroding. We put sod in there at one point because you have that steep slope.

Mr. Kraljev: They also have all of their gutters right there going downhill.

Mr. Scheerer: Correct. They all drain back that way.

Mr. Kraljev: Unless they put some rocks back there to break up the velocity, it will continue.

Mr. La Rosa: Are those A-grade ponds? Isn't that supposed to go back or are they A-grade to B-grade ponds?

Mr. Kraljev: It doesn't matter. Where does it go?

Mr. La Rosa: I know, but with A-grade ponds, the downspout is on the side of the house. It is going to go out to the front.

Mr. Kraljev: It should, but a lot of them are on the back of the house.

Mr. La Rosa: People are extending them out.

Mr. Kraljev: Yes. That is what is carrying the dirt now onto the trail.

Mr. Scheerer: That's been a pain for a while.

Mr. La Rosa: Okay.

Mr. Boermans: Some people do French drains, but it's not resolving anything.

Mr. La Rosa: Yes, a French drain with a bubble up.

Mr. Scheerer: Correct.

Mr. La Rosa: On the back side or the front side?

Mr. Boermans: The back side and then right before the pathway. It would've been better to do it underneath it and then go into the pond.

Mr. La Rosa: They can't. Its private property.

Mr. Scheerer: They should've even gone past their property line.

Mr. La Rosa: Yeah.

Mr. Scheerer: If they're now on the slope, that's CDD property. Most of it is.

Mr. La Rosa: In actuality, they should all go to the front.

Mr. Scheerer: That would be nice.

Mr. La Rosa: Or even on the side where the swale is pitched.

Mr. Boermans: That makes sense.

Mr. Scheerer: They don't want to walk in any water.

Mr. Showe: Are there any other Board requests?

Mr. La Rosa: That's it for me.

Ms. Diaz: I don't have any.

Mr. La Rosa: I'll make an effort to get out there sometime, if not the end of this week, sometime next week.

Mr. Scheerer: Give me a shout out if you're in the area.

Mr. Boermans: I don't know if this is part of it, but we are missing some sidewalks on the end of History Avenue.

Mr. La Rosa: We'll get that put in, where it comes up short and where we have this open gap. For the life of me, I can't figure out why they didn't connect it.

Mr. Scheerer: There's a fire line, I think. That's what I thought it was.

Mr. La Rosa: It was, but all of that has been abandoned. That was all feeding the cell tower.

Mr. Scheerer: I got you.

Mr. La Rosa: We left that whole area undisturbed. It's like a big open area. We platted it and left that area open. But now, there's no reason why we can't get sidewalk over there. We'll get that connected.

Mr. Scheerer: The lady that lives at the end of Folklore Lane, is missing a chunk of sidewalk.

Mr. La Rosa: It is coming out of I-5 on the school side, the big easement that fed all of the power to the cellphone tower. When they did the sidewalk, they left it short.

Mr. Scheerer: Its History Avenue and Storey Park Boulevard. There's another section at the end of Folklore Lane too. Where the road ends, she has the house on the right. The address is 12616 Folklore Lane.

Mr. Kraljev: We fixed most of them.

Mr. Scheerer: You did, but she has a couple of utility boxes, basically where Folklore Lane dead ends at the utility.

Mr. Boermans: At the end of Folklore Lane, was there ever an idea to build a trough in the back? It looks like there's something here.

Mr. Scheerer: That's the utility.

Mr. Kraljev: On Folklore Lane, its L-1 and L-2.

Mr. Scheerer: That's the utility easement for OUC.

Mr. Boermans: There was a boat parked all the way back in the easement.

Mr. Scheerer: Wow. Is that illegal? Can you put boats in your backyard?

Mr. La Rosa: No, people are not supposed to park their boats in their backyard and certainly not on somebody else's property, which that area is.

Mr. Boermans: Technically, it is CDD property.

Mr. La Rosa: Technically, 100% yes. One person put in a pool off of that easement, but they got permission from the CDD to use that access to get to their pool.

Mr. Scheerer: They did.

Mr. Boermans: There is another one on History Avenue. They just decided to go through the dog park.



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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

**RESOLUTION NO. 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2023 AT \_\_\_\_ A.M./P.M. AT THE GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA OFFICE, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON PROPOSED REVISIONS TO THE PARKING AND TOWING RULES OF THE DISTRICT ADOPTED ON OCTOBER 24, 2019 BY ITS RESOLUTION 2020-01, IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Storey Park Community Development District (the “District”), pursuant to Board action, has previously determined to establish and/or modify rules related to parking on District Property and the towing of improperly parked vehicles on district property by the adoption of its Parking and Towing Rules Adopted October 24, 2019 by Resolution 2020-01 (the “Parking and Towing Rules”), the Board now desires to hold a public hearing to consider the advisability and propriety of revisions to said rules and policies with the modification of several parking and no-parking locations in the District to respond to safety and parking adequacy concerns, including the removal of two parking spaces on Imaginary Way and designating the west side of Poetry Way as a Parking Zone and the south side of Folklore Lane near Script Street as a Parking Zone, to be covered by the Rule, and also desires to provide notice of said public hearing; and

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

1. That there is hereby declared a public hearing to be held at \_\_\_\_ a.m./p.m., on \_\_\_\_\_, 2023, at the Governmental Management Services – Central Florida Office, 219 East Livingston Street, Orlando, Florida, 32801, for the purpose of hearing comment and objection to the revisions to the Parking and Towing Rules. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 219 East Livingston Street, Orlando, FL 32801 or via email to [JShowe@gmscfl.com](mailto:JShowe@gmscfl.com).
2. That the Board also hereby authorizes preliminary, proposed revisions to the Parking and Towing Rules, attached hereto as Exhibit “A”.
3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Orange County.
4. That this Resolution shall become effective upon its passage.

*[SIGNATURES ON FOLLOWING PAGE.]*

**SIGNATURE PAGE TO RESOLUTION 2023-11  
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

**PASSED AND ADOPTED** this \_\_\_\_ day of July, 2023.

**BOARD OF SUPERVISORS OF THE  
STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT,** a Florida  
community development district

**ATTEST:**

\_\_\_\_\_  
Jason Showe  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**EXHIBIT "A"**



**PRELIMINARY REVISED PARKING AND TOWING**  
**RULES AND POLICIES**

[ATTACHED BELOW]

# STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted October 24, 2019 by Resolution 2020-01  
Revised \_\_\_\_\_, 2023 by Resolution 2023-11

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Storey Park Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the revised parking and towing map shown in Appendix 1.0 (the "Revised District Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes Parking Areas throughout the community on District property. No trailers shall be parked in any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 Revised On-Street Parking.
- 1.3.1 On-street parking in the District is prohibited in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:
- (a) Guests and visitors shall be permitted to park on the streets for no longer than six (6) continuous hours in any one day. While parking, guests and visitors shall follow all parking rules and regulations, including those of the

Orange County, the City of Orlando and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

(f) Overnight parking, defined as parking between the hours of 10:00pm and 8:00am, shall be prohibited in the areas as indicated on the District Parking and Towing Map attached as Appendix 1.0

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to single-family home mailboxes. A clearance of fifteen (15') feet before the mailbox and fifteen (15') feet after the mailbox is required.

1.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

1.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area, and shall immediately be removed.

1.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

1.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

## 1.5 Enforcement

1.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules upon first offense, may receive a warning affixed to the vehicle or vessel. Towing may be initiated only after the first offense of the vehicle, trailer, or object parked in violation of these Rules. Thereafter, upon direction in writing (email and facsimile are acceptable) from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida Statutes*. A vehicle or vessel parked in violation of the District Parking and Towing Rules for a period of longer than twenty-four (24) hours after receiving its initial warning under this section shall be subject to towing.

1.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

1.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

1.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

**Appendix 1.0**

**Revised District Parking and Towing Map**

[ATTACHED BELOW]

# SECTION V

# SECTION A



**RESOLUTION 2023-12**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Storey Park Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set July 11, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Storey Park Community Development District for the Fiscal Year Ending September 30, 2024,” as adopted by the Board of Supervisors on July 22, 2023.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Storey Park Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2015	\$ _____
DEBT SERVICE FUND – SERIES 2018	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
DEBT SERVICE FUND – SERIES 2021	\$ _____
DEBT SERVICE FUND – SERIES 2022	\$ _____
TOTAL ALL FUNDS	\$ _____

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 11<sup>th</sup> day of July, 2023.

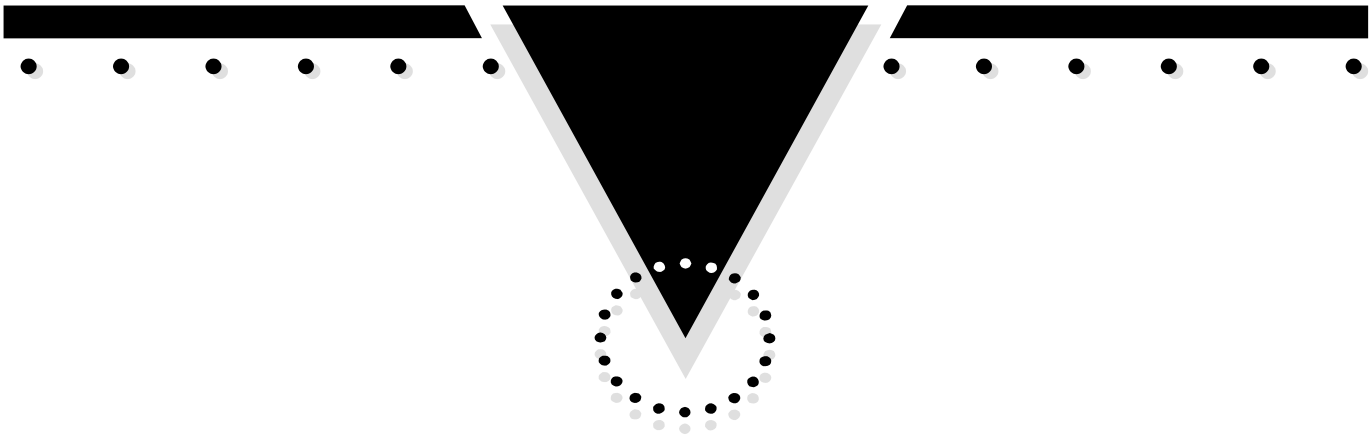
ATTEST:

**STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_



**Storey Park**  
**Community Development District**

**Proposed Budget**  
**FY 2024**



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# Storey Park

## Community Development District

### Fiscal Year 2024 General Fund

<u>Description</u>	<b>Adopted Budget FY2023</b>	<b>Actual Thru 5/31/23</b>	<b>Projected Next 4 Months</b>	<b>Total Thru 9/30/23</b>	<b>Proposed Budget FY2024</b>
<b><u>Revenues</u></b>					
Special Assessments	\$1,195,240	\$1,195,345	\$0	\$1,195,345	\$1,191,240
Interest	\$0	\$8,389	\$4,196	\$12,585	\$5,000
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$402,507
<b>Total Revenues</b>	<b>\$1,195,240</b>	<b>\$1,203,734</b>	<b>\$4,196</b>	<b>\$1,207,930</b>	<b>\$1,598,747</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$12,000	\$1,800	\$2,400	\$4,200	\$12,000
FICA Expense	\$918	\$138	\$184	\$321	\$918
Engineering	\$12,000	\$1,095	\$6,905	\$8,000	\$12,000
Attorney	\$25,000	\$19,832	\$5,168	\$25,000	\$25,000
Arbitrage	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Dissemination Agent	\$17,500	\$11,667	\$5,833	\$17,500	\$17,500
Annual Audit	\$8,400	\$4,500	\$5,900	\$10,400	\$10,400
Trustee Fees	\$17,500	\$10,500	\$7,000	\$17,500	\$17,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$7,500
Management Fees	\$38,989	\$25,993	\$12,996	\$38,989	\$45,000
Information Technology	\$1,300	\$867	\$433	\$1,300	\$1,800
Website Maintenance	\$800	\$533	\$267	\$800	\$1,200
Telephone	\$300	\$0	\$25	\$25	\$150
Postage	\$1,000	\$221	\$129	\$350	\$750
Insurance	\$7,250	\$6,464	\$0	\$6,464	\$7,500
Printing & Binding	\$750	\$148	\$102	\$250	\$750
Legal Advertising	\$2,500	\$882	\$1,619	\$2,500	\$2,500
Other Current Charges	\$600	\$395	\$150	\$545	\$600
Property Appraiser	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Office Supplies	\$200	\$4	\$21	\$25	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$155,482</b>	<b>\$90,212</b>	<b>\$52,432</b>	<b>\$142,644</b>	<b>\$166,643</b>

# Storey Park

## Community Development District

### Fiscal Year 2024 General Fund

Description	Adopted Budget FY2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
<i>Operation &amp; Maintenance</i>					
<b>Contract Services</b>					
Field Management	\$16,718	\$11,145	\$5,573	\$16,718	\$18,000
Landscape Maintenance - Contract	\$465,668	\$251,644	\$127,279	\$378,923	\$467,986
Lake Maintenance	\$41,305	\$8,563	\$3,736	\$12,299	\$42,425
Mitigation Monitoring & Maintenance	\$13,750	\$0	\$12,650	\$12,650	\$13,750
<b>Repairs &amp; Maintenance</b>					
Repairs - General	\$5,000	\$0	\$2,500	\$2,500	\$15,000
Operating Supplies	\$5,000	\$0	\$750	\$750	\$1,500
Landscape Contingency	\$10,000	\$8,800	\$1,490	\$10,290	\$20,000
Irrigation Repairs	\$20,000	\$7,034	\$5,466	\$12,500	\$20,000
Roadways & Sidewalks	\$15,000	\$325	\$4,675	\$5,000	\$15,000
Trail & Boardwalk Maintenance	\$5,000	\$1,645	\$855	\$2,500	\$5,000
Dog Park Maintenance	\$3,500	\$1,030	\$720	\$1,750	\$3,500
Signage	\$5,000	\$12,385	\$0	\$12,385	\$8,619
Pressure Washing	\$5,000	\$4,870	\$0	\$4,870	\$7,500
Enhanced Traffic Enforcement	\$39,500	\$13,748	\$11,453	\$25,201	\$39,500
<b>Utility</b>					
Electric	\$3,000	\$942	\$458	\$1,400	\$3,000
Water & Sewer	\$30,000	\$10,233	\$5,000	\$15,233	\$30,000
Streetlights	\$282,340	\$140,155	\$74,093	\$214,248	\$294,340
<b>Other</b>					
Property Insurance	\$12,000	\$12,813	\$0	\$12,813	\$22,500
Contingency	\$1,977	\$0	\$495	\$495	\$1,977
Capital Outlay	\$60,000	\$33,625	\$25,000	\$58,625	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$402,507
<b>Operation &amp; Maintenance Expenses</b>	<b>\$1,039,758</b>	<b>\$518,957</b>	<b>\$282,193</b>	<b>\$801,149</b>	<b>\$1,432,104</b>
<b>Total Expenditures</b>	<b>\$1,195,240</b>	<b>\$609,169</b>	<b>\$334,624</b>	<b>\$943,793</b>	<b>\$1,598,747</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$594,565</b>	<b>(\$330,428)</b>	<b>\$264,137</b>	<b>\$0</b>

Net Assessments	\$1,191,240
Add: Discounts & Collection	\$76,037
Gross Assessments	\$1,267,277

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**  
**PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE**  
**ASSESSMENT AREA 1**

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt	Gross Annual Debt	Net Annual O&M	Gross Annual O&M
				Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit
Townhome - 20'	18	0.40	7	\$476	\$506	\$345	\$367
Townhome - 25'	117	0.50	59	\$595	\$633	\$432	\$459
Single Family 32'	171	0.64	109	\$761	\$810	\$552	\$588
Single Family 40'	160	0.80	128	\$952	\$1,013	\$690	\$735
Single Family 50'	161	1.00	161	\$1,190	\$1,266	\$863	\$918
Single Family 60'	46	1.20	55	\$1,428	\$1,519	\$1,036	\$1,102
	<u>673</u>		<u>519</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Townhome - 20'	18	0.40	7.20	0.52%	\$6,611	\$8,568	\$9,115
Townhome - 25'	117	0.50	58.50	4.24%	\$53,714	\$69,615	\$74,059
Single Family 32'	171	0.64	109.44	7.93%	\$100,486	\$130,131	\$138,437
Single Family 40'	160	0.80	128.00	9.27%	\$117,527	\$152,320	\$162,043
Single Family 50'	161	1.00	161.00	11.66%	\$147,828	\$191,590	\$203,819
Single Family 60'	46	1.20	55.20	4.00%	\$50,684	\$65,688	\$69,881
	<u>673.00</u>		<u>519.34</u>	<u>38%</u>	<u>\$ 476,849</u>	<u>\$ 617,912</u>	<u>\$657,353</u>

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**  
**PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE**  
**ASSESSMENT AREA 2**

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt	Gross Annual Debt	Net Annual O&M	Gross Annual O&M
				Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	58	0.50	29	\$595	\$633	\$432	\$459
Single Family 32'	60	0.64	38	\$761	\$810	\$552	\$588
Single Family 40'	33	0.80	26	\$952	\$1,013	\$690	\$735
Single Family 50'	96	1.00	96	\$1,190	\$1,266	\$863	\$918
Single Family 60'	15	1.20	18	\$1,428	\$1,519	\$1,036	\$1,102
Single Family 70'	0	0.00	0	\$0	\$0	\$0	\$0
Total	<u>262</u>		<u>208</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	58	0.50	29.00	2.10%	\$26,627	\$33,911	\$36,076
Single Family 32'	60	0.64	38.40	2.78%	\$35,258	\$45,691	\$48,607
Single Family 40'	33	0.80	26.40	1.91%	\$24,240	\$33,316	\$35,443
Single Family 50'	96	1.00	96.00	6.96%	\$88,146	\$113,037	\$120,252
Single Family 60'	15	1.20	18.00	1.30%	\$16,527	\$22,845	\$24,303
	<u>262.00</u>		<u>207.80</u>	<u>15%</u>	<u>\$ 190,798</u>	<u>\$ 248,800</u>	<u>\$264,681</u>



**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**  
**PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE**  
**ASSESSMENT AREA 3**

Product Type	No. of Units	ERUs per		Net Annual Debt		Gross Annual		Net Annual O&M		Gross Annual	
		Unit	Total ERUs	Assessment Per Unit	Assessment Per Unit	Debt Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	O&M Assessment Per Unit		
Apartments	0	0.00	0			\$0	\$0	\$0	\$0		\$0
Townhome - 20'	0	0.00	0			\$0	\$0	\$0	\$0		\$0
Townhome - 25'	0	0.50	0			\$0	\$0	\$0	\$0		\$0
Single Family 32'	0	0.64	0			\$0	\$0	\$0	\$0		\$0
Single Family 40'	72	0.80	57.60			\$952	\$1,013	\$690	\$735		\$735
Single Family 50'	82	1.00	82.00			\$1,190	\$1,266	\$863	\$918		\$918
Single Family 60'	51	1.20	61.20			\$1,428	\$1,519	\$1,036	\$1,102		\$1,102
Single Family 70'	0	0.00	0.00			\$0	\$0	\$0	\$0		\$0
<b>Total</b>	<b>205</b>		<b>200.80</b>								

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	0	0.50	0.00	0.00%	\$0	\$0	\$0.00
Single Family 32'	0	0.64	0.00	0.00%	\$0	\$0	\$0.00
Single Family 40'	72	0.80	57.60	4.17%	\$52,887	\$68,544	\$72,919
Single Family 50'	82	1.00	82.00	5.94%	\$75,291	\$97,580	\$103,809
Single Family 60'	51	1.20	61.20	4.43%	\$56,193	\$72,821	\$77,469
<b>Total</b>	<b>205.00</b>		<b>200.80</b>	<b>15%</b>	<b>\$ 184,371</b>	<b>\$ 238,945</b>	<b>\$ 254,197</b>

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**  
**PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE**  
**ASSESSMENT AREA 4 (Parcel K - Phases 1 & 2 )**

Product Type	No. of Units	ERUs per		Net Annual Debt		Gross Annual		Net Annual O&M		Gross Annual	
		Unit	Total ERUs	Assessment Per Unit	Assessment Per Unit	Debt Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	O&M Assessment Per Unit		
Apartments	0	0.00	0			\$0	\$0	\$0	\$0		\$0
Townhome - 20'	0	0.00	0			\$0	\$0	\$0	\$0		\$0
Townhome - 25'	86	0.50	43			\$595	\$633	\$432	\$459		\$459
Single Family 32'	76	0.64	49			\$761	\$810	\$552	\$588		\$588
Single Family 40'	77	0.80	61.60			\$952	\$1,013	\$690	\$735		\$735
Single Family 50'	69	1.00	69.00			\$1,190	\$1,266	\$863	\$918		\$918
Single Family 60'	49	1.20	58.80			\$1,428	\$1,519	\$1,036	\$1,102		\$1,102
Single Family 70'	0	0.00	0.00			\$0	\$0	\$0	\$0		\$0
<b>Total</b>	<b>357</b>		<b>281.04</b>								

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	86	0.50	43.00	3.12%	\$39,482	\$51,170	\$54,436
Single Family 32'	76	0.64	48.64	3.52%	\$44,660	\$57,836	\$61,528
Single Family 40'	77	0.80	61.60	4.46%	\$56,560	\$73,304	\$77,983
Single Family 50'	69	1.00	69.00	5.00%	\$63,355	\$82,110	\$87,351
Single Family 60'	49	1.20	58.80	4.26%	\$53,989	\$69,965	\$74,431
<b>Total</b>	<b>357.00</b>		<b>281.04</b>	<b>20%</b>	<b>\$ 258,046</b>	<b>\$ 334,385</b>	<b>\$ 355,729</b>

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**  
**PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE**  
**ASSESSMENT AREA 5 (Parcel K - Phase 3)**

Product Type	No. of Units	ERUs per		Net Annual Debt	Gross Annual Debt	Net Annual O&M	Gross Annual O&M
		Unit	Total ERUs	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit
Apartments	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	65	0.50	33	\$595	\$633	\$432	\$459
Single Family 32'	58	0.64	37	\$761	\$810	\$552	\$588
Single Family 40'	43	0.80	34.40	\$952	\$1,013	\$690	\$735
Single Family 50'	54	1.00	54.00	\$1,190	\$1,266	\$863	\$918
Single Family 60'	11	1.20	13.20	\$1,428	\$1,519	\$1,036	\$1,102
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
<b>Total</b>	<b>231</b>		<b>171.22</b>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M	Net Debt	Gross Debt
					Assessments	Assessments	Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	65	0.50	32.50	2.35%	\$29,841	\$38,675	\$41,144
Single Family 32'	58	0.64	37.12	2.69%	\$34,083	\$44,138	\$46,955
Single Family 40'	43	0.80	34.40	2.49%	\$31,586	\$40,936	\$43,549
Single Family 50'	54	1.00	54.00	3.91%	\$49,582	\$64,260	\$68,362
Single Family 60'	11	1.20	13.20	0.96%	\$12,120	\$15,708	\$16,711
	<b>231.00</b>		<b>171.22</b>	<b>12%</b>	<b>\$ 157,211</b>	<b>\$ 203,717</b>	<b>\$ 216,720</b>

	<b>1728.00</b>		<b>1380.20</b>	<b>100%</b>	<b>\$ 1,267,277</b>		
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**Storey Park**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Special Assessments*

The District will levy a non-ad valorem assessment on all the assessable property (AA1, AA2, AA3 & AA4) within the District in order to pay for the operating expenditures during the fiscal year. These assessments are billed on tax bills and those outside AA1-AA4 will be directly billed to the property owners.

*Interest*

The District generates funds from invested funds.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

*Engineering*

The District's Engineer, Poulos & Bennet, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's Attorney, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly Board meetings, preparation and review of agreements and resolutions, and other research as directed by the Board of Supervisors and the District Manager.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015 Special Assessment Revenue Bonds, Series 2021 Special Assessment Revenue Bonds & Series 2022 Special Assessment Bonds. The District has contracted with Grau & Associates for this service.

**Storey Park**  
**Community Development District**  
GENERAL FUND BUDGET

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15C2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on Series 2015, 2018, 2019 & 2021 Special Assessment Bonds. The District expects to issue a new bond issuance before the end of FY2022.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by and Independent Certified Public Accounting Firm. The District's current auditing firm is Grau & Associates.

Trustee Fees

The District will pay annual trustee fees for the Series 2015 Special Assessment Bonds, the Series 2018 Special Assessment Bonds, the Series 2019 Special Assessments Bonds, Series 2021 Special Assessments Bonds and the Series 2022 Special Assessment Bonds held at Regions Bank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to administer the collection of a Non-Ad Valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

**Storey Park**  
**Community Development District**  
GENERAL FUND BUDGET

Postage

Mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public officials liability and property insurance coverages. The coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, envelopes, photocopies and other printed material.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Property Appraiser

Represents any fee the District may be charged by Orange County Property Appraiser's office for assessment administration services.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operation & Maintenance:**

**Contract Services**

Field Management

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

**Storey Park**  
**Community Development District**  
 GENERAL FUND BUDGET

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. Amount budgeted represents current areas being maintained and a contingency for areas due to come online during fiscal year.

Description	Monthly	Annual
<b>Landscape Maintenance:</b>		
<b>OmegaScapes</b>		
Common Area	\$24,990	\$ 299,880
Phase L1	\$600	\$ 7,206
Phase L2	\$900	\$ 10,803
Future Phase I4	\$583	\$ 6,996
Phase I5	\$874	\$ 10,488
Parcel K	\$5,540	\$ 66,480
2 Additional Ponds - Dowden Road	\$530	\$ 6,360
Contingency		\$ 24,493
<b>Yellowstone Landscape</b>		
Dowden Road East	\$2,940	\$ 35,280
<b>Total</b>		<b>\$ 467,986</b>

Lake Maintenance

Represents cost for maintaining 4 retention ponds and 5 additional ponds within the District boundaries as well as contingency for additional ponds due to come on line during fiscal year. The District has contracted with Applied Aquatic Management Inc. for these services.

Description	Monthly	Annual
Lake Maintenance:		
4 Retention Ponds	\$311	\$3,732
L-2, L-4 & L-5 Ponds	\$300	\$3,600
L6-1 & L6-2 Ponds	\$323	\$3,876
L-7, M1 Prcl M Tracts A & F, Ponds 1-2 & 1-3	\$600	\$7,200
K-1, K-2 & K-4	\$1,203	\$14,436
2 Additional Ponds - Dowden Road	\$630	\$7,560
Contingency		\$2,021
<b>Total</b>		<b>\$42,425</b>

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries.

**Repairs & Maintenance**

Repairs – General

Represents any miscellaneous repairs throughout the fiscal year to the common areas maintained by the District that are not covered under any other expense line item.

# Storey Park Community Development District

GENERAL FUND BUDGET

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining the District.

Landscape Contingency

Represents estimated costs for any additional services not included in the landscape contract.

Irrigation Repairs

Represents estimated costs for repairs to the irrigation system.

Roadways & Sidewalks

Represented estimated costs for any maintenance of roadways and sidewalks.

Trail & Boardwalk Maintenance

Represents estimated costs for any maintenance to the trail and boardwalk.

Dog Park Maintenance

Represents estimated costs for any maintenance to the dog park.

Signage

Represents estimated cost to maintain all signs.

Pressure Washing

Represents estimated cost to pressure wash areas within the District boundaries.

Enhanced Traffic Enforcement

Represents proposed costs from Orlando Police Department to provide traffic enforcement 3 days a week by an officer for 4 hours each day.

**Utilities**

Electric

Represents cost of electric for items such as irrigation controllers, monument lighting, etc. and reclaimed water for irrigation of common areas. District currently has three accounts with Duke Energy.

Description	Monthly	Annual
11647 Epic Avenue	\$15	\$180
11868 Dowden Road	\$35	\$420
13903 Storey Park Blvd Sign	\$45	\$540
Contingency (Approx. 8 Future Meters)		\$1,860
<b>Total</b>		<b>\$3,000</b>

**Storey Park**  
**Community Development District**  
 GENERAL FUND BUDGET

Water & Sewer

Represents cost of reclaimed water within the common areas of the District. District currently has one master account with Orange County Utilities that covers four service locations.

Description	Monthly	Annual
Orange County Utilities Acct#4516746301	\$2,200	\$26,400
11002 History Avenue		
11354 Dowden Road		
11548 Thriller Lane		
11801 Imaginary Way		
11810 Sonnet Avenue		
11836 Prologue Avenue		
11883 Prologue Avenue		
11943 Hometown Place		
12069 Satire Street		
12094 Ballad Place		
12181 Philosophy Way		
12281 Satire Street		
12330 Folklore Lane		
Future Areas		\$3,600
<b>Total</b>		<b>\$30,000</b>



**Storey Park**  
**Community Development District**  
GENERAL FUND BUDGET

Streetlights

Represents cost of electric for streetlights currently billed to the District and small contingency. District currently has thirteen accounts with Duke Energy.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
000 Dowden Rd. Lite, SL (42)	\$1,525	\$18,300
000 Dowden Rd. Ph 2 SL	\$225	\$2,700
000 Dowden Rd Ph3 & 4 SL	\$825	\$9,900
000 Innovation Way S Ph 1 SL	\$600	\$7,200
000 Storey Time Dr. Lite SL L PH1&2 (77)	\$3,100	\$37,200
000 Wewahootee Rd. Connector Rd SL	\$825	\$9,900
000 Wewahootee Rd. Lite PH4 SL (33)	\$1,325	\$15,900
000 Wewahootee Rd. Lite PH3 SL (50)	\$2,005	\$24,060
000 Wewahootee Rd. Lite PH1B SL (33)	\$1,325	\$15,900
00 State Road 528 Lite	\$1,525	\$18,300
0000 State Road 528 Lite	\$1,040	\$12,480
0000 State Road 528 Lite SP L PH3	\$1,325	\$15,900
0 Dowden Rd. Lite Parcel K Ph1 SL	\$525	\$6,300
00 Dowden Rd. Lite Parcel K Ph2 SL	\$1,000	\$12,000
Parcel K PH I, PH II & PH III		\$78,300
Contingency		\$10,000
<b>Total</b>		<b>\$294,340</b>

**Other**

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Contingency

Represents estimated costs for any maintenance expenses not properly classified in any of the other accounts.

Transfer Out

Represents proposed amount to transfer to Capital Reserve Fund.

# Storey Park

## Community Development District

### Fiscal Year 2024 Capital Reserve Fund

	Adopted Budget FY2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
<b><u>Revenues</u></b>					
Transfer Out	\$0	\$0	\$0	\$0	\$402,507
Interest	\$0	\$0	\$0	\$0	\$1,200
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$403,707</b>
<b><u>Expenses</u></b>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$403,707</b>
<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Fund Balance - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$403,707</b>

# Storey Park

## Community Development District

### Fiscal Year 2024 Debt Service Fund Series 2015

Adopted Budget FY2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Assessments - Tax Roll	\$616,298	\$616,526	\$0	\$616,526	\$616,298
Interest	\$250	\$19,121	\$5,879	\$25,000	\$12,500
Carry Forward Surplus	\$458,105	\$476,238	\$0	\$476,238	\$517,933

<b>Total Revenues</b>	<b>\$1,074,653</b>	<b>\$1,111,885</b>	<b>\$5,879</b>	<b>\$1,117,764</b>	<b>\$1,146,731</b>
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**Expenses**

Interest - 11/1	\$207,056	\$207,053	\$0	\$207,053	\$202,781
Principal - 11/1	\$190,000	\$190,000	\$0	\$190,000	\$200,000
Interest - 5/1	\$202,781	\$202,778	\$0	\$202,778	\$198,281

<b>Total Expenditures</b>	<b>\$599,838</b>	<b>\$599,831</b>	<b>\$0</b>	<b>\$599,831</b>	<b>\$601,063</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$474,816</b>	<b>\$512,054</b>	<b>\$5,879</b>	<b>\$517,933</b>	<b>\$545,668</b>
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	<b>Principal - 11/1/24</b>	<b>\$205,000</b>
	<b>Interest - 11/1/24</b>	<b>\$198,281</b>
	<b>Total</b>	<b>\$403,281</b>

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Apartments	0	\$0	\$0	\$0
Townhome - 20'	18	\$506	\$9,108	\$8,562
Townhome - 25'	117	\$633	\$74,061	\$69,617
Single Family - 32'	170	\$810	\$137,700	\$129,438
Single Family - 40'	159	\$1,013	\$161,067	\$151,403
Single Family - 50'	161	\$1,266	\$203,826	\$191,596
Single Family - 60'	46	\$1,519	\$69,874	\$65,682
	671		\$655,636	\$616,298
Commercial	82	\$0	\$0	

**Storey Park Community Development District  
Series 2015, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/23	\$8,080,000	\$ 200,000	\$ 202,781.25	\$ 402,781.25
5/1/24	\$7,880,000	\$ -	\$ 198,281.25	\$ -
11/1/24	\$7,880,000	\$ 205,000	\$ 198,281.25	\$ 601,562.50
5/1/25	\$7,675,000	\$ -	\$ 193,668.75	\$ -
11/1/25	\$7,675,000	\$ 215,000	\$ 193,668.75	\$ 602,337.50
5/1/26	\$7,235,000	\$ -	\$ 188,831.25	\$ -
11/1/26	\$7,235,000	\$ 225,000	\$ 188,831.25	\$ 602,662.50
5/1/27	\$7,235,000	\$ -	\$ 183,768.75	\$ -
11/1/27	\$7,235,000	\$ 235,000	\$ 183,768.75	\$ 602,537.50
5/1/28	\$7,000,000	\$ -	\$ 177,893.75	\$ -
11/1/28	\$7,000,000	\$ 250,000	\$ 177,893.75	\$ 605,787.50
5/1/29	\$6,750,000	\$ -	\$ 171,643.75	\$ -
11/1/29	\$6,750,000	\$ 260,000	\$ 171,643.75	\$ 603,287.50
5/1/30	\$6,490,000	\$ -	\$ 165,143.75	\$ -
11/1/30	\$6,490,000	\$ 275,000	\$ 165,143.75	\$ 605,287.50
5/1/31	\$6,215,000	\$ -	\$ 158,268.75	\$ -
11/1/31	\$6,215,000	\$ 285,000	\$ 158,268.75	\$ 601,537.50
5/1/32	\$5,930,000	\$ -	\$ 151,143.75	\$ -
11/1/32	\$5,930,000	\$ 300,000	\$ 151,143.75	\$ 602,287.50
5/1/33	\$5,630,000	\$ -	\$ 143,643.75	\$ -
11/1/33	\$5,630,000	\$ 315,000	\$ 143,643.75	\$ 602,287.50
5/1/34	\$5,315,000	\$ -	\$ 135,768.75	\$ -
11/1/34	\$5,315,000	\$ 335,000	\$ 135,768.75	\$ 606,537.50
5/1/35	\$4,980,000	\$ -	\$ 127,393.75	\$ -
11/1/35	\$4,980,000	\$ 350,000	\$ 127,393.75	\$ 604,787.50
5/1/36	\$4,630,000	\$ -	\$ 118,643.75	\$ -
11/1/36	\$4,630,000	\$ 365,000	\$ 118,643.75	\$ 602,287.50
5/1/37	\$4,265,000	\$ -	\$ 109,290.63	\$ -
11/1/37	\$4,265,000	\$ 385,000	\$ 109,290.63	\$ 603,581.25
5/1/38	\$3,880,000	\$ -	\$ 99,425.00	\$ -
11/1/38	\$3,880,000	\$ 405,000	\$ 99,425.00	\$ 603,850.00
5/1/39	\$3,475,000	\$ -	\$ 89,046.88	\$ -
11/1/39	\$3,475,000	\$ 425,000	\$ 89,046.88	\$ 603,093.75
5/1/40	\$3,050,000	\$ -	\$ 78,156.25	\$ -
11/1/40	\$3,050,000	\$ 445,000	\$ 78,156.25	\$ 601,312.50
5/1/41	\$2,605,000	\$ -	\$ 66,753.13	\$ -
11/1/41	\$2,605,000	\$ 470,000	\$ 66,753.13	\$ 603,506.25
5/1/42	\$2,135,000	\$ -	\$ 54,709.38	\$ -
11/1/42	\$2,135,000	\$ 495,000	\$ 54,709.38	\$ 604,418.75
5/1/43	\$1,640,000	\$ -	\$ 42,025.00	\$ -
11/1/43	\$1,640,000	\$ 520,000	\$ 42,025.00	\$ 604,050.00
5/1/44	\$1,120,000	\$ -	\$ 28,700.00	\$ -
11/1/44	\$1,120,000	\$ 545,000	\$ 28,700.00	\$ 602,400.00
5/1/45	\$ 575,000	\$ -	\$ 14,734.38	\$ -
11/1/45	\$ 575,000	\$ 575,000	\$ 14,734.38	\$ 604,468.75
<b>Totals</b>		<b>\$8,080,000</b>	<b>\$ 5,596,650.00</b>	<b>\$ 13,676,650.00</b>

# Storey Park

## Community Development District

### Fiscal Year 2024 Debt Service Fund Series 2018

Adopted Budget FY2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Assessments - Tax Roll	\$248,827	\$248,257	\$0	\$248,257	\$248,827
Interest	\$100	\$6,151	\$2,849	\$9,000	\$4,500
Carry Forward Surplus	\$109,630	\$116,076	\$0	\$116,076	\$128,252
<b>Total Revenues</b>	<b>\$358,557</b>	<b>\$370,484</b>	<b>\$2,849</b>	<b>\$373,333</b>	<b>\$381,580</b>

**Expenses**

Interest - 12/15	\$87,541	\$87,541	\$0	\$87,541	\$86,228
Principal - 6/15	\$70,000	\$0	\$70,000	\$70,000	\$75,000
Interest - 6/15	\$87,541	\$0	\$87,541	\$87,541	\$86,228
<b>Total Expenditures</b>	<b>\$245,081</b>	<b>\$87,541</b>	<b>\$157,541</b>	<b>\$245,081</b>	<b>\$247,456</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$113,476</b>	<b>\$282,944</b>	<b>(\$154,692)</b>	<b>\$128,252</b>	<b>\$134,123</b>

Interest - 12/15/24	<u>\$84,588</u>
Total	<u><u>\$84,588</u></u>

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Townhome - 25'	57	\$633	\$36,081	\$33,916
Single Family - 32'	60	\$810	\$48,600	\$45,684
Single Family - 40'	35	\$1,013	\$35,455	\$33,328
Single Family - 50'	95	\$1,266	\$120,270	\$113,054
Single Family - 60'	16	\$1,519	\$24,304	\$22,846
	263		\$264,710	\$248,827

**Storey Park Community Development District  
Series 2018, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
6/15/23	\$ 3,600,000	\$ 70,000	\$ 87,540.63	\$ -
12/15/23	\$ 3,530,000	\$ -	\$ 86,228.13	\$ 243,768.75
6/15/24	\$ 3,530,000	\$ 75,000	\$ 86,228.13	\$ -
12/15/24	\$ 3,455,000	\$ -	\$ 84,587.50	\$ 245,815.63
6/15/25	\$ 3,455,000	\$ 80,000	\$ 84,587.50	\$ -
12/15/25	\$ 3,375,000	\$ -	\$ 82,837.50	\$ 247,425.00
6/15/26	\$ 3,375,000	\$ 80,000	\$ 82,837.50	\$ -
12/15/26	\$ 3,295,000	\$ -	\$ 81,087.50	\$ 243,925.00
6/15/27	\$ 3,295,000	\$ 85,000	\$ 81,087.50	\$ -
12/15/27	\$ 3,210,000	\$ -	\$ 79,228.13	\$ 245,315.63
6/15/28	\$ 3,210,000	\$ 90,000	\$ 79,228.13	\$ -
12/15/28	\$ 3,120,000	\$ -	\$ 77,259.38	\$ 246,487.50
6/15/29	\$ 3,120,000	\$ 95,000	\$ 77,259.38	\$ -
12/15/29	\$ 3,025,000	\$ -	\$ 74,943.75	\$ 247,203.13
6/15/30	\$ 3,025,000	\$ 100,000	\$ 74,943.75	\$ -
12/15/30	\$ 2,925,000	\$ -	\$ 72,506.25	\$ 247,450.00
6/15/31	\$ 2,925,000	\$ 105,000	\$ 72,506.25	\$ -
12/15/31	\$ 2,820,000	\$ -	\$ 69,946.88	\$ 247,453.13
6/15/32	\$ 2,820,000	\$ 110,000	\$ 69,946.88	\$ -
12/15/32	\$ 2,710,000	\$ -	\$ 67,265.63	\$ 247,212.50
6/15/33	\$ 2,710,000	\$ 115,000	\$ 67,265.63	\$ -
12/15/33	\$ 2,595,000	\$ -	\$ 64,462.50	\$ 246,728.13
6/15/34	\$ 2,595,000	\$ 120,000	\$ 64,462.50	\$ -
12/15/34	\$ 2,475,000	\$ -	\$ 61,537.50	\$ 246,000.00
6/15/35	\$ 2,475,000	\$ 125,000	\$ 61,537.50	\$ -
12/15/35	\$ 2,350,000	\$ -	\$ 58,490.63	\$ 245,028.13
6/15/36	\$ 2,350,000	\$ 130,000	\$ 58,490.63	\$ -
12/15/36	\$ 2,220,000	\$ -	\$ 55,321.88	\$ 243,812.50
6/15/37	\$ 2,220,000	\$ 140,000	\$ 55,321.88	\$ -
12/15/37	\$ 2,080,000	\$ -	\$ 51,909.38	\$ 247,231.25
6/15/38	\$ 2,080,000	\$ 145,000	\$ 51,909.38	\$ -
12/15/38	\$ 1,935,000	\$ -	\$ 48,375.00	\$ 245,284.38
6/15/39	\$ 1,935,000	\$ 155,000	\$ 48,375.00	\$ -
12/15/39	\$ 1,780,000	\$ -	\$ 44,500.00	\$ 247,875.00
6/15/40	\$ 1,780,000	\$ 160,000	\$ 44,500.00	\$ -
12/15/40	\$ 1,620,000	\$ -	\$ 40,500.00	\$ 245,000.00
6/15/41	\$ 1,620,000	\$ 170,000	\$ 40,500.00	\$ -
12/15/41	\$ 1,450,000	\$ -	\$ 36,250.00	\$ 246,750.00
6/15/42	\$ 1,450,000	\$ 180,000	\$ 36,250.00	\$ -
12/15/42	\$ 1,270,000	\$ -	\$ 31,750.00	\$ 248,000.00
6/15/43	\$ 1,270,000	\$ 185,000	\$ 31,750.00	\$ -
12/15/43	\$ 1,085,000	\$ -	\$ 27,125.00	\$ 243,875.00
6/15/44	\$ 1,085,000	\$ 195,000	\$ 27,125.00	\$ -
12/15/44	\$ 890,000	\$ -	\$ 22,250.00	\$ 244,375.00
6/15/45	\$ 890,000	\$ 205,000	\$ 22,250.00	\$ -
12/15/45	\$ 685,000	\$ -	\$ 17,125.00	\$ 244,375.00
6/15/46	\$ 685,000	\$ 215,000	\$ 17,125.00	\$ -
12/15/46	\$ 470,000	\$ -	\$ 11,750.00	\$ 243,875.00
6/15/47	\$ 470,000	\$ 230,000	\$ 11,750.00	\$ -
12/15/47	\$ 240,000	\$ -	\$ 6,000.00	\$ 247,750.00
6/15/48	\$ 240,000	\$ 240,000	\$ 6,000.00	\$ 246,000.00
<b>Totals</b>		<b>\$3,600,000</b>	<b>\$2,794,015.63</b>	<b>\$6,394,015.63</b>

# Storey Park

## Community Development District

### Fiscal Year 2024 Debt Service Fund Series 2019

Adopted Budget FY2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Assessments - Tax Roll	\$238,964	\$238,988	\$0	\$238,988	\$238,964
Interest	\$0	\$7,486	\$3,514	\$11,000	\$5,500
Carry Forward Surplus	\$103,985	\$112,544	\$0	\$112,544	\$123,195
<b>Total Revenues</b>	<b>\$342,949</b>	<b>\$359,018</b>	<b>\$3,514</b>	<b>\$362,532</b>	<b>\$367,659</b>

**Expenses**

Interest - 12/15	\$79,669	\$79,669	\$0	\$79,669	\$78,269
Principal - 6/15	\$80,000	\$0	\$80,000	\$80,000	\$80,000
Interest - 6/15	\$79,669	\$0	\$79,669	\$79,669	\$78,269
<b>Total Expenditures</b>	<b>\$239,338</b>	<b>\$79,669</b>	<b>\$159,669</b>	<b>\$239,338</b>	<b>\$236,538</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$103,612</b>	<b>\$279,349</b>	<b>(\$156,155)</b>	<b>\$123,195</b>	<b>\$131,121</b>

Interest - 12/15/24	<u>\$76,869</u>
<b>Total</b>	<b><u>\$76,869</u></b>

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Single Family - 40'	72	\$1,013	\$72,936	\$68,560
Single Family - 50'	82	\$1,266	\$103,812	\$97,583
Single Family - 60'	51	\$1,519	\$77,469	\$72,821
	205		\$254,217	\$238,964

**Storey Park Community Development District  
Series 2019, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
6/15/23	\$3,775,000	\$ 80,000	\$ 79,668.75	\$ -
12/15/23	\$3,695,000	\$ -	\$ 78,268.75	\$ 237,937.50
6/15/24	\$3,695,000	\$ 80,000	\$ 78,268.75	\$ -
12/15/24	\$3,615,000	\$ -	\$ 76,868.75	\$ 235,137.50
6/15/25	\$3,615,000	\$ 85,000	\$ 76,868.75	\$ -
12/15/25	\$3,530,000	\$ -	\$ 75,275.00	\$ 237,143.75
6/15/26	\$3,530,000	\$ 90,000	\$ 75,275.00	\$ -
12/15/26	\$3,440,000	\$ -	\$ 73,587.50	\$ 238,862.50
6/15/27	\$3,440,000	\$ 90,000	\$ 73,587.50	\$ -
12/15/27	\$3,350,000	\$ -	\$ 71,900.00	\$ 235,487.50
6/15/28	\$3,350,000	\$ 95,000	\$ 71,900.00	\$ -
12/15/28	\$3,255,000	\$ -	\$ 70,118.75	\$ 237,018.75
6/15/29	\$3,255,000	\$ 100,000	\$ 70,118.75	\$ -
12/15/29	\$3,155,000	\$ -	\$ 68,243.75	\$ 238,362.50
6/15/30	\$3,155,000	\$ 100,000	\$ 68,243.75	\$ -
12/15/30	\$3,055,000	\$ -	\$ 66,118.75	\$ 234,362.50
6/15/31	\$3,055,000	\$ 105,000	\$ 66,118.75	\$ -
12/15/31	\$2,950,000	\$ -	\$ 63,887.50	\$ 235,006.25
6/15/32	\$2,950,000	\$ 110,000	\$ 63,887.50	\$ -
12/15/32	\$2,840,000	\$ -	\$ 61,550.00	\$ 235,437.50
6/15/33	\$2,840,000	\$ 115,000	\$ 61,550.00	\$ -
12/15/33	\$2,725,000	\$ -	\$ 59,106.25	\$ 235,656.25
6/15/34	\$2,725,000	\$ 120,000	\$ 59,106.25	\$ -
12/15/34	\$2,605,000	\$ -	\$ 56,556.25	\$ 235,662.50
6/15/35	\$2,605,000	\$ 125,000	\$ 56,556.25	\$ -
12/15/35	\$2,480,000	\$ -	\$ 53,900.00	\$ 235,456.25
6/15/36	\$2,480,000	\$ 130,000	\$ 53,900.00	\$ -
12/15/36	\$2,350,000	\$ -	\$ 51,137.50	\$ 235,037.50
6/15/37	\$2,350,000	\$ 135,000	\$ 51,137.50	\$ -
12/15/37	\$2,215,000	\$ -	\$ 48,268.75	\$ 234,406.25
6/15/38	\$2,215,000	\$ 145,000	\$ 48,268.75	\$ -
12/15/38	\$2,070,000	\$ -	\$ 45,187.50	\$ 238,456.25
6/15/39	\$2,070,000	\$ 150,000	\$ 45,187.50	\$ -
12/15/39	\$1,920,000	\$ -	\$ 42,000.00	\$ 237,187.50
6/15/40	\$1,920,000	\$ 155,000	\$ 42,000.00	\$ -
12/15/40	\$1,765,000	\$ -	\$ 38,609.38	\$ 235,609.38
6/15/41	\$1,765,000	\$ 165,000	\$ 38,609.38	\$ -
12/15/41	\$1,600,000	\$ -	\$ 35,000.00	\$ 238,609.38
6/15/42	\$1,600,000	\$ 170,000	\$ 35,000.00	\$ -
12/15/42	\$1,430,000	\$ -	\$ 31,281.25	\$ 236,281.25
6/15/43	\$1,430,000	\$ 180,000	\$ 31,281.25	\$ -
12/15/43	\$1,250,000	\$ -	\$ 27,343.75	\$ 238,625.00
6/15/44	\$1,250,000	\$ 185,000	\$ 27,343.75	\$ -
12/15/44	\$1,065,000	\$ -	\$ 23,296.88	\$ 235,640.63
6/15/45	\$1,065,000	\$ 195,000	\$ 23,296.88	\$ -
12/15/45	\$ 870,000	\$ -	\$ 19,031.25	\$ 237,328.13
6/15/46	\$ 870,000	\$ 205,000	\$ 19,031.25	\$ -
12/15/46	\$ 665,000	\$ -	\$ 14,546.88	\$ 238,578.13
6/15/47	\$ 665,000	\$ 215,000	\$ 14,546.88	\$ -
12/15/47	\$ 450,000	\$ -	\$ 9,843.75	\$ 239,390.63
6/15/48	\$ 450,000	\$ 220,000	\$ 9,843.75	\$ -
12/15/48	\$ 230,000	\$ -	\$ 5,031.25	\$ 234,875.00
6/15/49	\$ 230,000	\$ 230,000	\$ 5,031.25	\$ 235,031.25
<b>Totals</b>		<b>\$3,775,000</b>	<b>\$2,611,587.50</b>	<b>\$6,386,587.50</b>



# Storey Park

## Community Development District

### Fiscal Year 2024 Debt Service Fund Series 2021

Adopted Budget FY2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Assessments	\$334,300	\$334,471	\$0	\$334,471	\$334,300
Interest	\$150	\$9,105	\$4,395	\$13,500	\$6,750
Carry Forward Surplus	\$105,160	\$109,751	\$0	\$109,751	\$126,768
<b>Total Revenues</b>	<b>\$439,610</b>	<b>\$453,327</b>	<b>\$4,395</b>	<b>\$457,722</b>	<b>\$467,818</b>

**Expenses**

Interest - 12/15	\$102,966	\$102,966	\$0	\$102,966	\$101,481
Principal - 6/15	\$125,000	\$0	\$125,000	\$125,000	\$130,000
Interest - 6/15	\$102,966	\$0	\$102,966	\$102,966	\$101,481
Transfer Out	\$0	\$22	\$0	\$22	\$0
<b>Total Expenditures</b>	<b>\$330,931</b>	<b>\$102,988</b>	<b>\$227,966</b>	<b>\$330,953</b>	<b>\$332,963</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$108,679</b>	<b>\$350,339</b>	<b>(\$223,571)</b>	<b>\$126,768</b>	<b>\$134,856</b>

Interest - 12/15/24	<b>\$99,938</b>
<b>Total</b>	<b>\$99,938</b>

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Towhome - 25'	86	\$633	\$54,414	\$51,149
Single Family - 32'	76	\$810	\$61,551	\$57,858
Single Family - 40'	77	\$1,013	\$77,989	\$73,310
Single Family - 50'	69	\$1,266	\$87,350	\$82,109
Single Family - 60'	49	\$1,519	\$74,407	\$69,943
	357		\$355,712	\$334,369

**Storey Park Community Development District  
Series 2021, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
6/15/23	\$5,905,000	\$ 125,000	\$ 102,965.63	\$ -
12/15/23	\$5,780,000	\$ -	\$ 101,481.25	\$ 329,447
6/15/24	\$5,780,000	\$ 130,000	\$ 101,481.25	\$ -
12/15/24	\$5,650,000	\$ -	\$ 99,937.50	\$ 331,419
6/15/25	\$5,650,000	\$ 135,000	\$ 99,937.50	\$ -
12/15/25	\$5,515,000	\$ -	\$ 98,334.38	\$ 333,272
6/15/26	\$5,515,000	\$ 135,000	\$ 98,334.38	\$ -
12/15/26	\$5,380,000	\$ -	\$ 96,731.25	\$ 330,066
6/15/27	\$5,380,000	\$ 140,000	\$ 96,731.25	\$ -
12/15/27	\$5,240,000	\$ -	\$ 94,718.75	\$ 331,450
6/15/28	\$5,240,000	\$ 145,000	\$ 94,718.75	\$ -
12/15/28	\$5,095,000	\$ -	\$ 92,634.38	\$ 332,353
6/15/29	\$5,095,000	\$ 150,000	\$ 92,634.38	\$ -
12/15/29	\$4,945,000	\$ -	\$ 90,478.13	\$ 333,113
6/15/30	\$4,945,000	\$ 155,000	\$ 90,478.13	\$ -
12/15/30	\$4,790,000	\$ -	\$ 88,250.00	\$ 333,728
6/15/31	\$4,790,000	\$ 160,000	\$ 88,250.00	\$ -
12/15/31	\$4,630,000	\$ -	\$ 85,950.00	\$ 334,200
6/15/32	\$4,630,000	\$ 165,000	\$ 85,950.00	\$ -
12/15/32	\$4,465,000	\$ -	\$ 83,227.50	\$ 334,178
6/15/33	\$4,465,000	\$ 170,000	\$ 83,227.50	\$ -
12/15/33	\$4,295,000	\$ -	\$ 80,422.50	\$ 333,650
6/15/34	\$4,295,000	\$ 175,000	\$ 80,422.50	\$ -
12/15/34	\$4,120,000	\$ -	\$ 77,535.00	\$ 332,958
6/15/35	\$4,120,000	\$ 180,000	\$ 77,535.00	\$ -
12/15/35	\$3,940,000	\$ -	\$ 74,565.00	\$ 332,100
6/15/36	\$3,940,000	\$ 185,000	\$ 74,565.00	\$ -
12/15/36	\$3,755,000	\$ -	\$ 71,512.50	\$ 331,078
6/15/37	\$3,755,000	\$ 190,000	\$ 71,512.50	\$ -
12/15/37	\$3,565,000	\$ -	\$ 68,377.50	\$ 329,890
6/15/38	\$3,565,000	\$ 200,000	\$ 68,377.50	\$ -
12/15/38	\$3,365,000	\$ -	\$ 65,077.50	\$ 333,455
6/15/39	\$3,365,000	\$ 205,000	\$ 65,077.50	\$ -
12/15/39	\$3,160,000	\$ -	\$ 61,695.00	\$ 331,773
6/15/40	\$3,160,000	\$ 210,000	\$ 61,695.00	\$ -
12/15/40	\$2,950,000	\$ -	\$ 58,230.00	\$ 329,925
6/15/41	\$2,950,000	\$ 220,000	\$ 58,230.00	\$ -
12/15/41	\$2,730,000	\$ -	\$ 54,600.00	\$ 332,830
6/15/42	\$2,730,000	\$ 225,000	\$ 54,600.00	\$ -
12/15/42	\$2,505,000	\$ -	\$ 50,100.00	\$ 329,700

**Storey Park Community Development District  
Series 2021, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
6/15/43	\$2,505,000	\$ 235,000	\$ 50,100.00	\$ -
12/15/43	\$2,270,000	\$ -	\$ 45,400.00	\$ 330,500
6/15/44	\$2,270,000	\$ 245,000	\$ 45,400.00	\$ -
12/15/44	\$2,025,000	\$ -	\$ 40,500.00	\$ 330,900
6/15/45	\$2,025,000	\$ 255,000	\$ 40,500.00	\$ -
12/15/45	\$1,770,000	\$ -	\$ 35,400.00	\$ 330,900
6/15/46	\$1,770,000	\$ 265,000	\$ 35,400.00	\$ -
12/15/46	\$1,505,000	\$ -	\$ 30,100.00	\$ 330,500
6/15/47	\$1,505,000	\$ 275,000	\$ 30,100.00	\$ -
12/15/47	\$1,230,000	\$ -	\$ 24,600.00	\$ 329,700
6/15/48	\$1,230,000	\$ 290,000	\$ 24,600.00	\$ -
12/15/48	\$ 940,000	\$ -	\$ 18,800.00	\$ 333,400
6/15/49	\$ 940,000	\$ 300,000	\$ 18,800.00	\$ -
12/15/49	\$ 640,000	\$ -	\$ 12,800.00	\$ 331,600
6/15/50	\$ 640,000	\$ 315,000	\$ 12,800.00	\$ -
12/15/50	\$ 325,000	\$ -	\$ 6,500.00	\$ 334,300
6/15/51	\$ 325,000	\$ 325,000	\$ 6,500.00	\$ 331,500
<b>Totals</b>		<b>\$5,905,000</b>	<b>\$ 3,718,882</b>	<b>\$ 9,623,882</b>

# Storey Park

## Community Development District

### Fiscal Year 2024 Debt Service Fund Series 2022

Proposed Budget FY2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Assessments	\$203,549	\$203,549	\$0	\$203,549	\$203,549
Interest	\$4,500	\$6,806	\$3,194	\$10,000	\$5,000
Carry Forward Surplus	\$38,492	\$38,492	\$0	\$38,492	\$86,209
<b>Total Revenues</b>	<b>\$246,541</b>	<b>\$248,846</b>	<b>\$3,194</b>	<b>\$252,040</b>	<b>\$294,758</b>

**Expenses**

Interest - 12/15	\$38,492	\$38,492	\$0	\$38,492	\$75,921
Principal - 6/15	\$50,000	\$0	\$50,000	\$50,000	\$50,000
Interest - 6/15	\$76,984	\$0	\$76,984	\$76,984	\$75,921
Transfer Out	\$0	\$356	\$0	\$356	\$0
<b>Total Expenditures</b>	<b>\$165,476</b>	<b>\$38,848</b>	<b>\$126,984</b>	<b>\$165,831</b>	<b>\$201,843</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$81,065</b>	<b>\$209,998</b>	<b>(\$123,789)</b>	<b>\$86,209</b>	<b>\$92,915</b>

Interest - 12/15/24	<u>\$74,859</u>
<b>Total</b>	<b><u>\$74,859</u></b>

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Towhome - 25'	65	\$633	\$41,127	\$38,659
Single Family - 32'	58	\$810	\$46,973	\$44,155
Single Family - 40'	43	\$1,013	\$43,553	\$40,939
Single Family - 50'	54	\$1,266	\$68,361	\$64,259
Single Family - 60'	11	\$1,519	\$16,704	\$15,701
	231		\$216,717	\$203,714

**Storey Park Community Development District  
Series 2022, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
6/15/23	\$3,105,000	\$ 50,000	\$ 76,983.75	\$ -
12/15/23	\$3,055,000	\$ -	\$ 75,921.25	\$ 202,905
6/15/24	\$3,055,000	\$ 50,000	\$ 75,921.25	\$ -
12/15/24	\$3,005,000	\$ -	\$ 74,858.75	\$ 200,780
6/15/25	\$3,005,000	\$ 55,000	\$ 74,858.75	\$ -
12/15/25	\$2,950,000	\$ -	\$ 73,690.00	\$ 203,549
6/15/26	\$2,950,000	\$ 55,000	\$ 73,690.00	\$ -
12/15/26	\$2,895,000	\$ -	\$ 72,521.25	\$ 201,211
6/15/27	\$2,895,000	\$ 55,000	\$ 72,521.25	\$ -
12/15/27	\$2,840,000	\$ -	\$ 71,352.50	\$ 198,874
6/15/28	\$2,840,000	\$ 60,000	\$ 71,352.50	\$ -
12/15/28	\$2,780,000	\$ -	\$ 70,002.50	\$ 201,355
6/15/29	\$2,780,000	\$ 65,000	\$ 70,002.50	\$ -
12/15/29	\$2,715,000	\$ -	\$ 68,540.00	\$ 203,543
6/15/30	\$2,715,000	\$ 65,000	\$ 68,540.00	\$ -
12/15/30	\$2,650,000	\$ -	\$ 67,077.50	\$ 200,618
6/15/31	\$2,650,000	\$ 70,000	\$ 67,077.50	\$ -
12/15/31	\$2,580,000	\$ -	\$ 65,502.50	\$ 202,580
6/15/32	\$2,580,000	\$ 70,000	\$ 65,502.50	\$ -
12/15/32	\$2,510,000	\$ -	\$ 63,927.50	\$ 199,430
6/15/33	\$2,510,000	\$ 75,000	\$ 63,927.50	\$ -
12/15/33	\$2,435,000	\$ -	\$ 62,052.50	\$ 200,980
6/15/34	\$2,435,000	\$ 80,000	\$ 62,052.50	\$ -
12/15/34	\$2,355,000	\$ -	\$ 60,052.50	\$ 202,105
6/15/35	\$2,355,000	\$ 85,000	\$ 60,052.50	\$ -
12/15/35	\$2,270,000	\$ -	\$ 57,927.50	\$ 202,980
6/15/36	\$2,270,000	\$ 85,000	\$ 57,927.50	\$ -
12/15/36	\$2,185,000	\$ -	\$ 55,802.50	\$ 198,730
6/15/37	\$2,185,000	\$ 90,000	\$ 55,802.50	\$ -
12/15/37	\$2,095,000	\$ -	\$ 53,552.50	\$ 199,355
6/15/38	\$2,095,000	\$ 95,000	\$ 53,552.50	\$ -
12/15/38	\$2,000,000	\$ -	\$ 51,177.50	\$ 199,730
6/15/39	\$2,000,000	\$ 100,000	\$ 51,177.50	\$ -
12/15/39	\$1,900,000	\$ -	\$ 48,677.50	\$ 199,855
6/15/40	\$1,900,000	\$ 105,000	\$ 48,677.50	\$ -
12/15/40	\$1,795,000	\$ -	\$ 46,052.50	\$ 199,730
6/15/41	\$1,795,000	\$ 110,000	\$ 46,052.50	\$ -
12/15/41	\$1,685,000	\$ -	\$ 43,302.50	\$ 199,355
6/15/42	\$1,685,000	\$ 115,000	\$ 43,302.50	\$ -
12/15/42	\$1,570,000	\$ -	\$ 40,427.50	\$ 198,730
6/15/43	\$1,570,000	\$ 125,000	\$ 40,427.50	\$ -
12/15/43	\$1,445,000	\$ -	\$ 37,208.75	\$ 202,636

**Storey Park Community Development District  
Series 2022, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
6/15/44	\$ 1,445,000	\$ 130,000	\$ 37,208.75	\$ -
12/15/44	\$ 1,315,000	\$ -	\$ 33,861.25	\$ 201,070
6/15/45	\$ 1,315,000	\$ 135,000	\$ 33,861.25	\$ -
12/15/45	\$ 1,180,000	\$ -	\$ 30,385.00	\$ 199,246
6/15/46	\$ 1,180,000	\$ 145,000	\$ 30,385.00	\$ -
12/15/46	\$ 1,035,000	\$ -	\$ 26,651.25	\$ 202,036
6/15/47	\$ 1,035,000	\$ 150,000	\$ 26,651.25	\$ -
12/15/47	\$ 885,000	\$ -	\$ 22,788.75	\$ 199,440
6/15/48	\$ 885,000	\$ 160,000	\$ 22,788.75	\$ -
12/15/48	\$ 725,000	\$ -	\$ 18,668.75	\$ 201,458
6/15/49	\$ 725,000	\$ 170,000	\$ 18,668.75	\$ -
12/15/49	\$ 555,000	\$ -	\$ 14,291.25	\$ 202,960
6/15/50	\$ 555,000	\$ 175,000	\$ 14,291.25	\$ -
12/15/50	\$ 380,000	\$ -	\$ 9,785.00	\$ 199,076
6/15/51	\$ 380,000	\$ 185,000	\$ 9,785.00	\$ -
12/15/51	\$ 195,000	\$ -	\$ 5,021.25	\$ 199,806
6/15/52	\$ 195,000	\$ 195,000	\$ 5,021.25	\$ -
12/15/52	\$ -	\$ -	\$ -	\$ 200,021
<b>Totals</b>		<b>\$ 3,105,000</b>	<b>\$ 2,919,144</b>	<b>\$ 6,024,144</b>

# SECTION B

## **RESOLUTION 2023-13**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Storey Park Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Orange County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2023-2024 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2023-2024; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and



**WHEREAS**, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Storey Park Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 3. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 4. COLLECTION.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2023, 25% due no later than February 1, 2024 and

25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2024 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

**SECTION 5. CERTIFICATION OF ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Storey Park Community Development District.

**SECTION 6. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Storey Park Community Development District.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of July, 2023.

ATTEST:

**STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

# SECTION VI



Renewal

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

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Storey Park CDD

Date:

April 1, 2023

Name

c/o GMS

Address

1408 Hamlin Avenue, Unit E

City

St. Cloud, FL 34771

Phone

407-392-2890

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

The parties hereto agree as follows

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

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

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

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

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

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

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.  
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$339.00	Due	monthly as billed x12
Total Annual Cost	\$4,068.00		

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

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

Submitted: Telly R. Smith

Date: 4/1/2023

Accepted

Date:

AAM

Customer

## Terms and Conditions

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

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (1990-2000) (ONS 2001).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (2000) has set out a strategy for the NHS to meet the needs of the elderly population. This strategy is based on the following principles:

- To ensure that the NHS is able to meet the needs of the elderly population.
- To ensure that the NHS is able to provide a high quality of care for the elderly population.
- To ensure that the NHS is able to provide a range of services to meet the needs of the elderly population.

The NHS is currently facing a number of challenges in meeting these principles. These challenges are:

- The increasing number of people aged 65 and over.
- The increasing number of people aged 65 and over who are in poor health.
- The increasing number of people aged 65 and over who are in long-term care.

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- The increasing number of people aged 65 and over.
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- The increasing number of people aged 65 and over who are in long-term care.



Renewal

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

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 1, 2023

Storey Park CDD  
Name c/o GMS  
Address 135 W. Central Blvd., Suite 320  
City Orlando, FL 32801  
Phone 407-392-2890

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

The parties hereto agree as follows

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

	Sites & Cost		
Pond L-2, L-4, L-5 @ Storey Park CDD	L-2	\$164.00	Monthly
Orlando, FL	L-4	\$98	Monthly
	L-5	\$65.00	Monthly

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

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

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

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

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.  
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$327.00	Due	monthly as billed x 16.
Total Annual Cost	\$5,232.00		

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

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

Submitted: Telly R. Smith

Date: 4/1/2023

Accepted

Date:

AAM

\_\_\_\_\_  
Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. This Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
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Renewal

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

### AQUATIC PLANT MANAGEMENT AGREEMENT

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

Date: April 1, 2023

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

The parties hereto agree as follows

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

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

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

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

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

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

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024  
**Agreement will automatically renew as per Term & Condition 14.**

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$352.00	Due	monthly as billed x 12.
Total Annual Cost	\$4,224.00		

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

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

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

Submitted: Telly R. Smith Date: 4/1/2023

Accepted Date:

AAM

Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
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# SECTION VII

# SECTION B

# SECTION 1

# Storey Park Community Development District

YEAR 2023 ENGINEER'S INSPECTION REPORT

**Prepared For**

Storey Park Community Development District

**Date**

June 22, 2023

**POULOS & BENNETT**

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | [www.poulosandbennett.com](http://www.poulosandbennett.com)  
FBPE Certificate of Authorization No. 28567

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<i>Section 2</i>	<i>District's Operation and Maintenance Budget</i>
<i>Section 3</i>	<i>Infrastructure Condition</i>
<i>Section 4</i>	<i>District Engineers Letter Report</i>

## APPENDICES

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<i>Exhibit 1A</i>	<i>Pond and Park Maintenance Map</i>
<i>Exhibit 5</i>	<i>Roadway Ownership Map</i>
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<i>Exhibit B</i>	<i>Photographic Inventory &amp; Repair Recommendations</i>



**Storey Park Community Development District  
2023 Engineer's Report  
June 22, 2023**

**1. Location and General Description**

Storey Park Community Development District (the “District”) is within the Wewahootee Planned Development (PD) (the “Development”) (f.k.a. Innovation Place PD) located within the City of Orlando in Orange County, Florida, Sections 32 and 33, Township 23 South, Range 31 East and Sections 2,3,4,5,8,9,10,1,15 and 16 Township 24 South, Range 31 East. The District is located east of SR 417 and north of Wewahootee Road and is approximately 993.3 acres +/- . Zoning for the Development was approved by the City of Orlando as the Wewahootee PD on December 16, 2013. A location map is provided as Exhibit 1.

The Development is a mixed use, multi-phase project. The District is responsible for the maintenance of the roadways, sidewalk curb, trails, alleys, stormwater management facilities, landscape, and amenities within the District. Please refer to Exhibits 1A and 5 for additional information on ownership and maintenance. The following phases have been constructed and conveyed to the District for Maintenance as of June 2023.

<b>Construction Plans Phase</b>	<b>Construction Certified Complete</b>
Storey Park Parcel I Phase 1	October 2015
Storey Park Parcel I Phase 3	June 2017
Storey Park Parcel I Phase 4	December 2017
Storey Park Parcel I Phase 5	May 2020
Storey Park Parcel L Phase 1	November 2018
Storey Park Parcel L Phase 2	January 2019
Storey Park Parcel L Phase 3	December 2019
Storey Park Parcel L Phase 4	July 2020
Storey Park Parcel K Phase 1	September 2021
Storey Park Parcel K Phase 2	October 2022

**2. District's Operation and Maintenance Budget**

We have reviewed the operation and maintenance budget for Fiscal Year 2024 as proposed by the Storey Park CDD Board of Supervisors and are in agreement with the proposed allocations to the following sections of the budget for maintenance and repairs to the existing infrastructure for which the District is responsible:

<b>Operation and Maintenance Budget Proposed FY2024</b>	
<b>Description</b>	<b>Proposed</b>
Administrative	\$ 166,643
Contract Services	\$ 542,161
Repairs & Maintenance	\$ 135,619
Utility	\$ 327,340
Other	\$ 426,984
<b>Total</b>	<b>\$ 1,598,747</b>

**Storey Park Community Development District**  
**2023 Engineer's Report**  
**June 22, 2023**

***3. Infrastructure Conditions***

Site visits were completed in June 2023 to review the conditions of the site infrastructure and determine maintenance recommendation for budgeting purposes. Nine (9) of ten (10) phases that have been constructed and certified completed were evaluated. Parcel K Phase 2 has been certified complete but is still within the maintenance period under the obligation of the developer for repairs. The following maintenance & repairs are recommended to be completed under the FY2024 Budget:

- Repair / replace cracked & spalled concrete curb & gutter
- Repair / patch asphalt gouges & deterioration
- Repair sidewalk fractures and cracking
- Signage replacements / additions
- Maintenance of pond structures

A location map and photographs representative of the needed maintenance are provided in Exhibits A-C.

**Storey Park Community Development District  
2023 Engineer's Report  
June 22, 2023**

**4. District Engineers Letter Report**

June 22, 2023

George Flint, District Manager  
Storey Park Community Development District  
Governmental Management Services-CF, LLC  
219 E. Livingston St  
Orlando, FL 32803

Subject: Storey Park Community Development District  
District Engineers Report  
Poulos & Bennett Job No. 15-060

Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture for the Storey Park Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. Based on our inspection and knowledge of the community, we recommend maintenance and repairs address the following:

- Repair / replace cracked & spalled concrete curb & gutter
- Repair / patch asphalt gouges & deterioration
- Repair sidewalk fractures and cracking
- Signage replacements / additions
- Maintenance of pond structures

A location map and photographs representative of the needed maintenance are provided in Exhibits A through C.

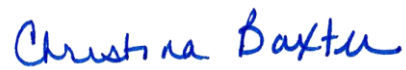
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<b>Operation and Maintenance Budget Proposed FY2024</b>	
<b>Description</b>	<b>Proposed</b>
Administrative	\$ 166,643
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Repairs & Maintenance	\$ 135,619
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Other	\$ 426,984
<b>Total</b>	<b>\$ 1,598,747</b>

**Storey Park Community Development District**  
**2023 Engineer's Report**  
**June 22, 2023**

Please contact me should you have any questions or require any additional information.

Sincerely,

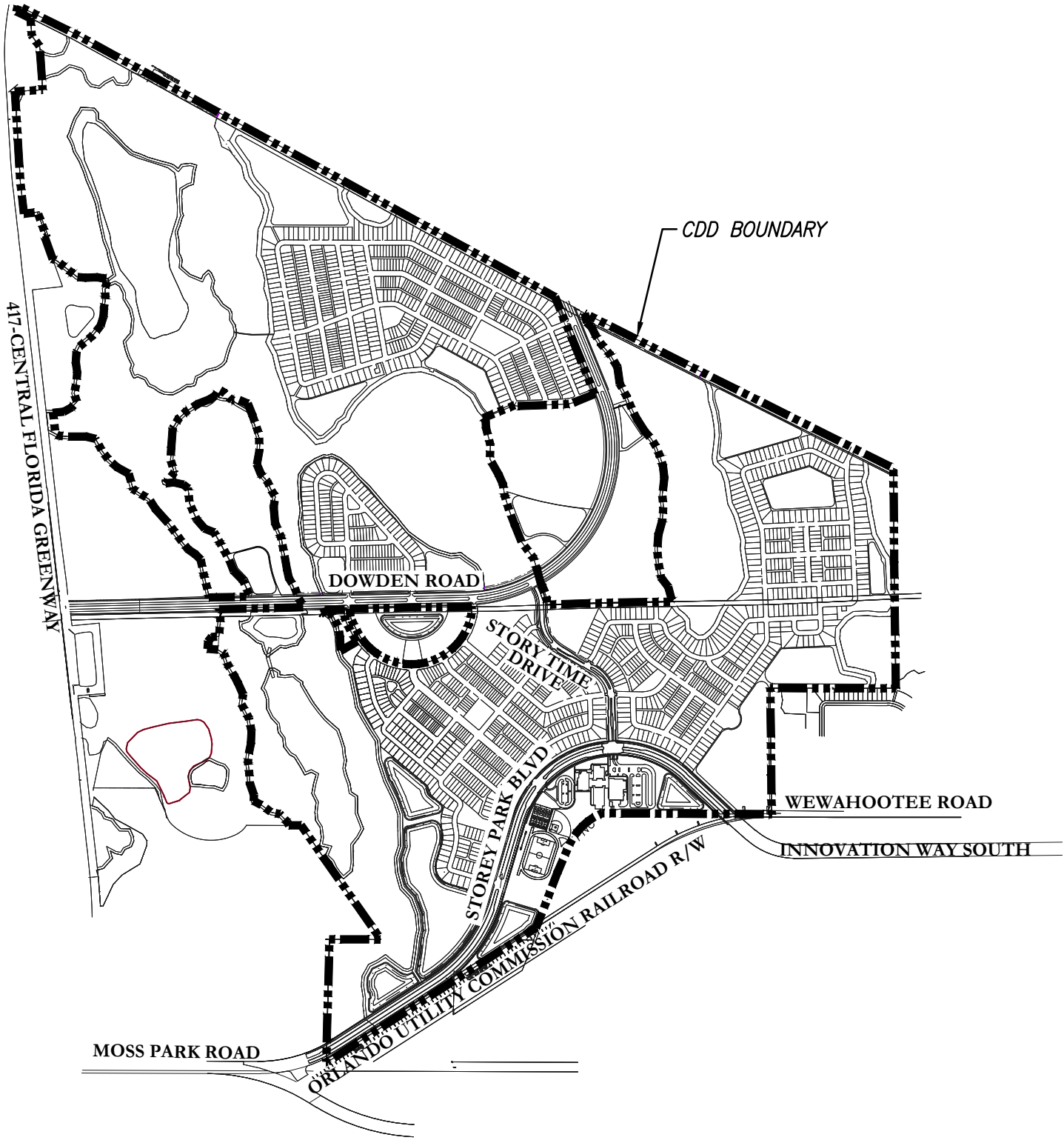


Christina M. Baxter, P.E.  
Poulos & Bennett, LLC

cc: File Folder

Storey Park Community Development District  
2023 Engineer's Report  
June 22, 2023

# Appendix



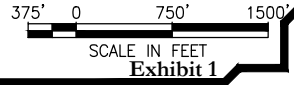
Location Map  
**Storey Park Community Development District**

**POULOS & BENNETT**

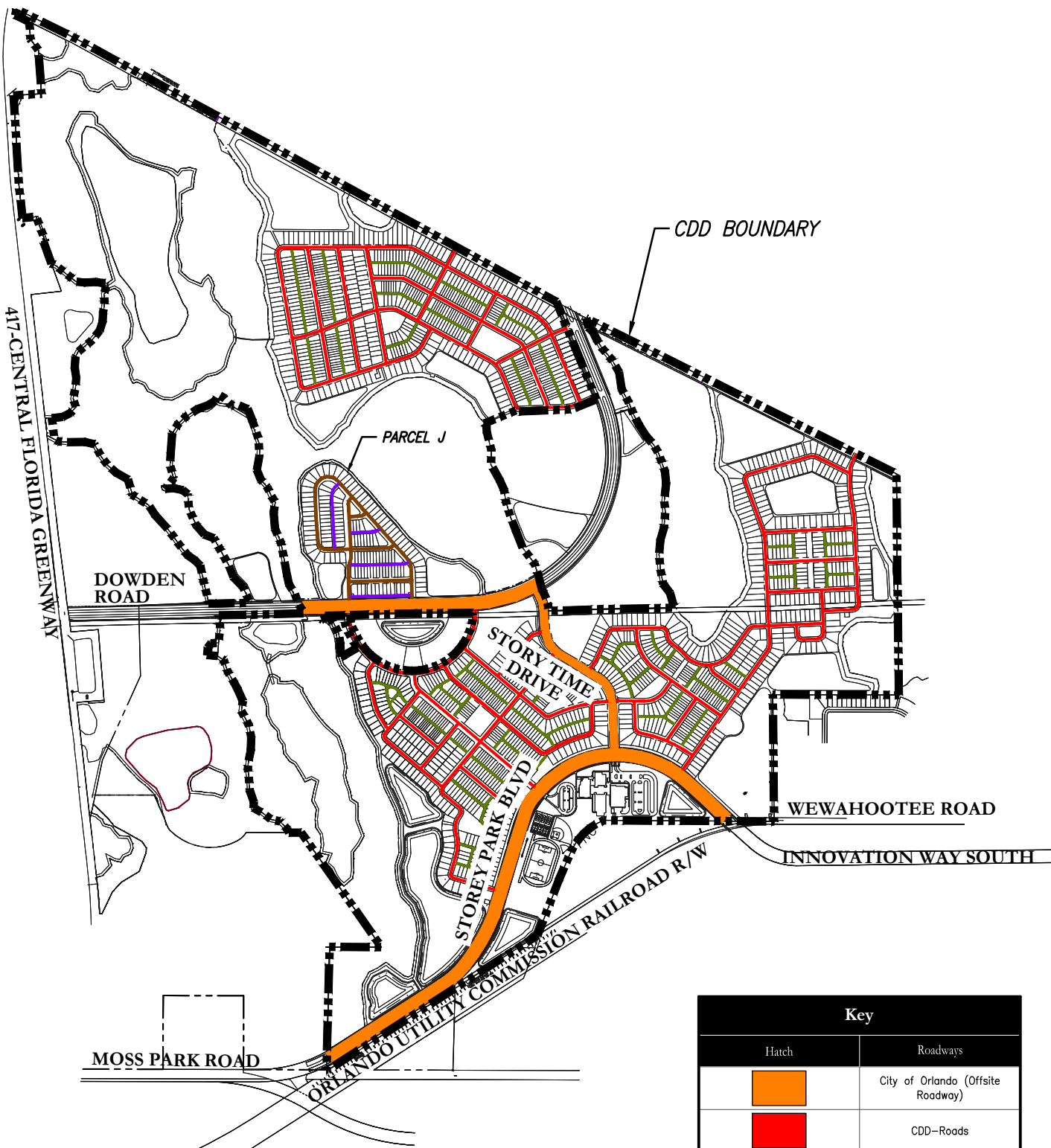
November 18, 2020  
 P & B Job No.: 12-080

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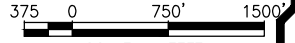


- NOTES:
1. PARCEL J IS A GATED COMMUNITY. THEREFORE THE ROADWAYS ARE PRIVATELY OWNED BY THE HOA.
  2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THE DISTRICT CAPITAL IMPROVEMENTS PLAN
  3. CDD TO MAINTAIN LANDSCAPE AND IRRIGATION ENHANCEMENT FOR ROADS OWNED BY CITY OF ORLANDO.

Key	
Hatch	Roadways
	City of Orlando (Offsite Roadway)
	CDD-Roads
	CDD-Alleys
	HOA-Roads
	HOA-Alleys

Roadway Ownership Map  
**Storey Park Community Development District**

**POULOS & BENNETT**



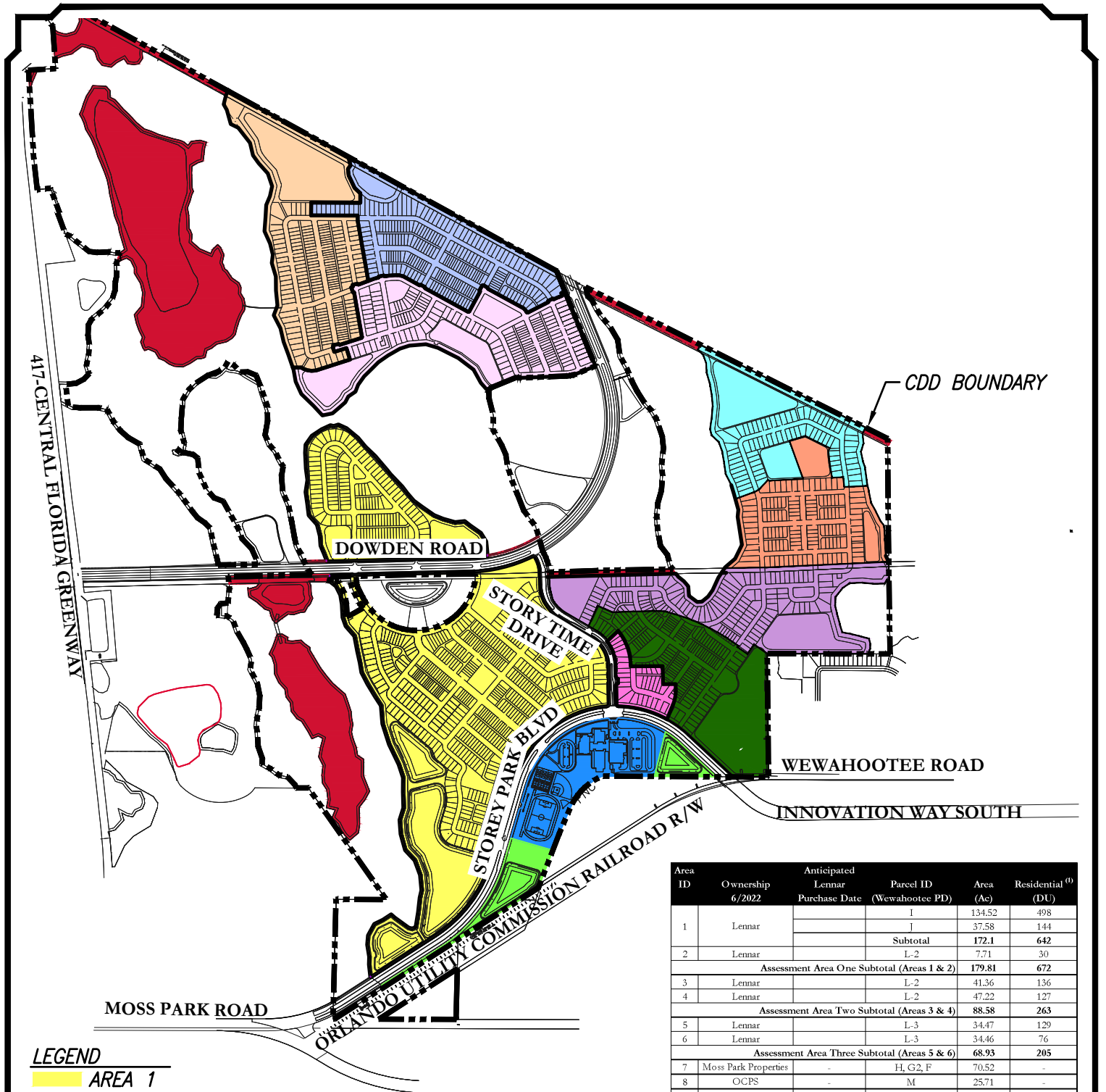
SCALE IN FEET  
**Exhibit 5**

November 18, 2020  
 P & B Job No.: 12-080

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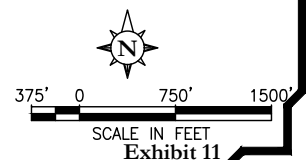
- LEGEND**
- AREA 1
  - AREA 2
  - AREA 3
  - AREA 4
  - AREA 5
  - AREA 6
  - AREA 7
  - AREA 8
  - AREA 9
  - AREA 10
  - AREA 11
  - AREA 12

Area ID	Ownership 6/2022	Anticipated Lennar Purchase Date	Parcel ID (Wevahoootee PD)	Area (Ac)	Residential (DU) <sup>(1)</sup>
1	Lennar		I	134.52	498
			I	37.58	144
			Subtotal	172.1	642
2	Lennar		L-2	7.71	30
			Assessment Area One Subtotal (Areas 1 & 2)	179.81	672
3	Lennar		L-2	41.36	136
4	Lennar		L-2	47.22	127
Assessment Area Two Subtotal (Areas 3 & 4)				88.58	263
5	Lennar		L-3	34.47	129
6	Lennar		L-3	34.46	76
Assessment Area Three Subtotal (Areas 5 & 6)				68.93	205
7	Moss Park Properties	-	H, G2, F	70.52	-
8	OCPS	-	M	25.71	-
9	Lennar		M	12.72	-
10	Lennar		K-1	50.95	160
11	Lennar		K-1	54.13	197
Assessment Area Four Subtotal (Areas 10 & 11)				105.08	357
12	Moss Park Properties	7/2022	K-1	42.34	231
Assessment Area Five Subtotal (Area 12)				42.34	231
<b>Total</b>				<b>593.7</b>	<b>1728</b>

(1) Residential Units are based on the Specific Parcel Master Plans and FD entitlements.  
 (2) Area 1 and 2 combined represent the Assessment Area One as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida.  
 (3) Areas 3 and 4 represent Assessment Area Two as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida. Assessment Area Three was revised in the 5/1/19 Engineer's Report Revision 6 Update to exclude Areas 7, Areas 5 and 6 only now represent Assessment Area Three.  
 (4) Engineer's Report Revision 7 includes removing the contraction from Area 1 (14.94 ac, 30 MF units and 82,000 SF commercial) and adding Parcel K-3 Areas 10-12.  
 (5) Areas 10 and 11 combined represent the Assessment Area Four as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida.

Land Ownership Map  
**Storey Park Community Development District**

**POULOS & BENNETT**



June 14, 2022  
 P & B Job No.: 12-080

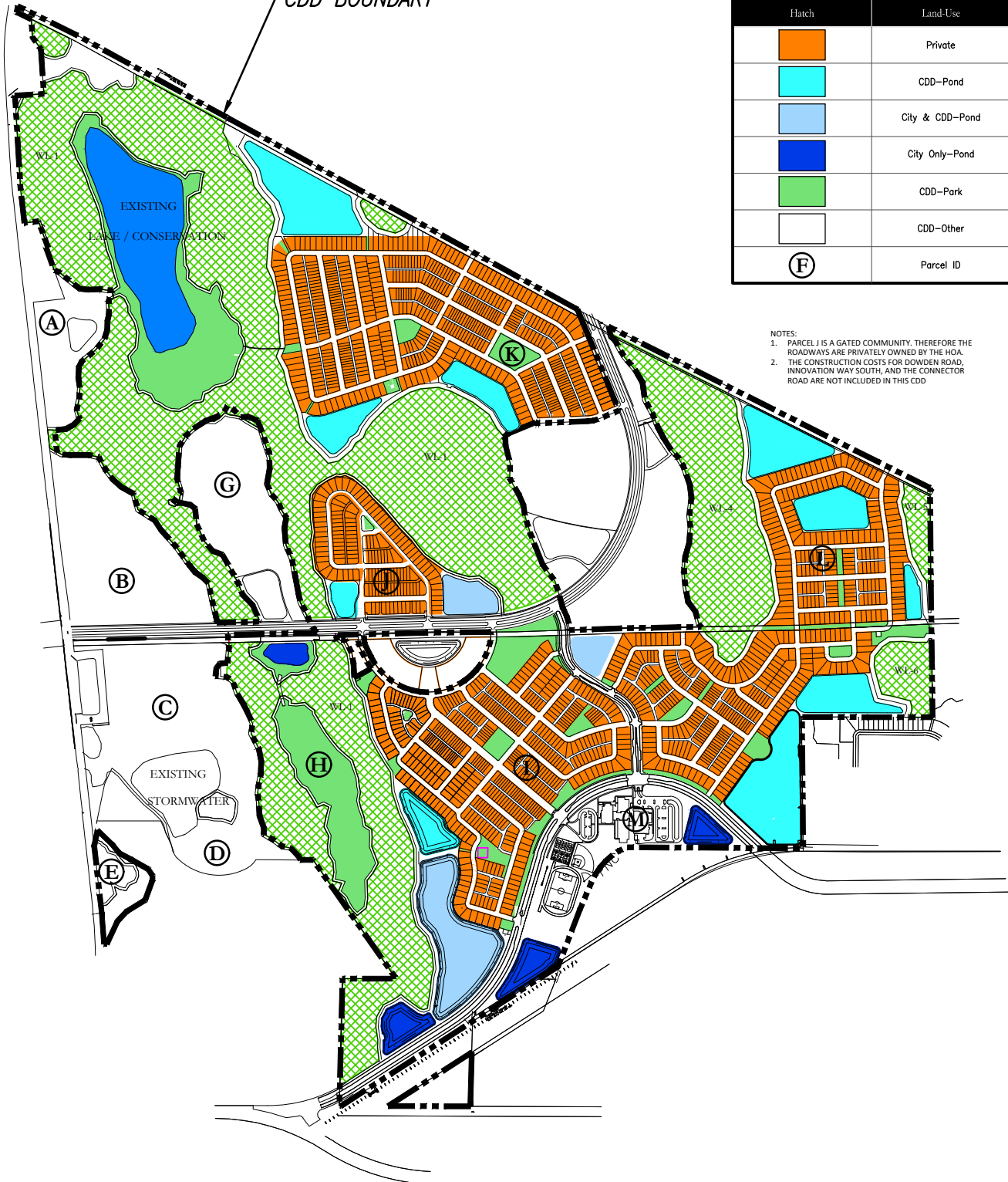
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 Orlando, Florida 32803 - 407.487.2594

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CDD BOUNDARY

Key	
Hatch	Land-Use
	Private
	CDD-Pond
	City & CDD-Pond
	City Only-Pond
	CDD-Park
	CDD-Other
	Parcel ID

NOTES:  
 1. PARCEL J IS A GATED COMMUNITY. THEREFORE THE ROADWAYS ARE PRIVATELY OWNED BY THE HOA.  
 2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THIS CDD



Future Public and Private Uses Within CDD  
**Storey Park Community Development District**



375' 0 750' 1500'

SCALE IN FEET  
**Exhibit 12**

November 18, 2020  
 P & B Job No.: 12-080

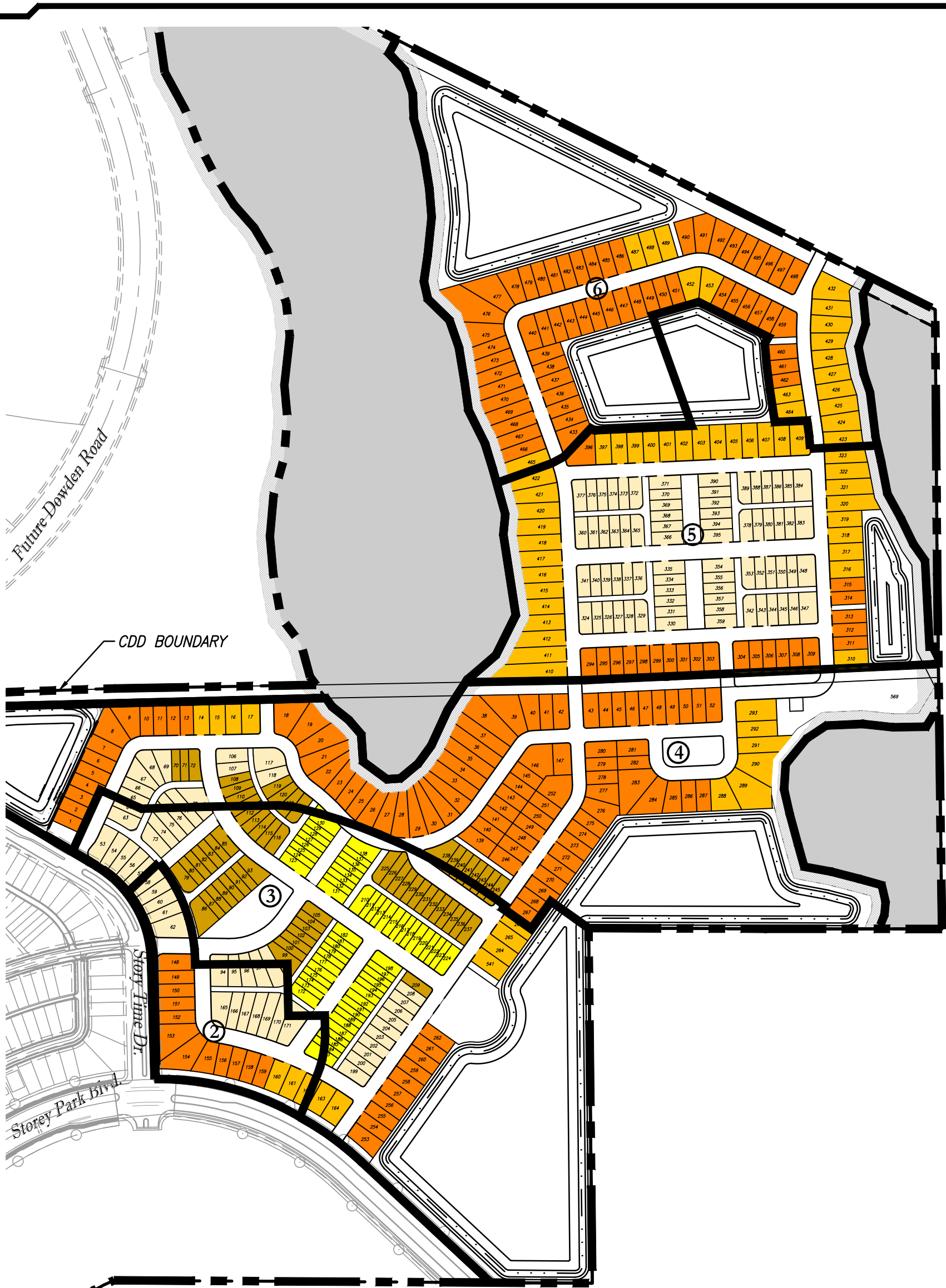
2602 E Livingston St  
 Orlando, Florida 32803 - 407.487.2594

**POULOS & BENNETT**

www.poulosandbennett.com  
 Certificate of Authorization No. 28567

Z:\2012\12-080 LENVAR - INNOVATION PLACE\CAD\CDD\ENGINEER'S REPORT EXH - WITH PARCEL K\FUTURE PUBLIC AND PRIVATE USES WITHIN CDD

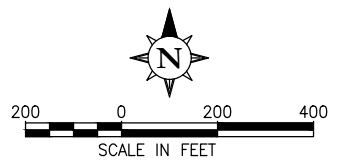




Lot Chart							
Symbol	Lot Size	Area 2	Area 3	Area 4	Area 5	Area 6	Total
	TOWNHOME 25'	1	57	0	0	0	58
	32'	0	42	18	0	0	60
	40'	14	21	14	72	0	121
	50'	12	10	85	22	58	187
	60'	3	6	10	35	18	72
TOTAL		30	136	127	129	76	498

Parcel L - Conceptual Plan  
**Storey Park**

**POULOS & BENNETT**



**Storey Park Community Development District**  
**2023 Engineer's Report**  
**June 22, 2023**

The table below is a list of the deficiencies observed during a site inspection of CDD owned infrastructure. Recommended repairs are provided.

TABLE: INFRASTRUCTURE DEFICIENCY & REPAIR LIST	
Def. ID	Description
A	Install missing ADA mat (see image)
B	Remove & replace five (5) cracked 5'x5' sidewalk panels (see image)
C	Remove & replace 5'x5' cracked sidewalk panel
D	Install missing ADA mat
E	Remove & replace cracked handicap ramp
F	Install missing ADA mat
G	Remove & replace 10 LF of cracked valley gutter (see image)
H	Sawcut, remove & replace spalled section of concrete curb
I	Remove & replace 5'x5' cracked sidewalk panel
J	Install missing ADA mat
K	Remove & replace 80 LF of cracked gutter
L	Remove & replace 50 LF of cracked gutter
M	Remove & replace 5'x5' cracked sidewalk panel
N	4" dropoff between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet
O	Remove & replace two (2) 25 LF sections of deteriorated gutter
P	Replace faded crosswalk striping
Q	Replaced/add crosswalk striping & missing ADA mat
R	Remove & replace 20 LF of cracked valley gutter
S	3" dropoff between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet
T	Install 2 missing ADA mats
U	Sawcut missing sidewalk joints in 75 LF of sidewalk
V	4" dropoff between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet
W	Remove & replace 5 LF of cracked valley gutter
X	Remove dried concrete within the gutter
Y	Remove & replace 4 LF of cracked & spalled gutter
Z	Remove & replace cracked handicap ramp
AA	Add missing ADA mat
AB	4" dropoff between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet
AC	Add missing ADA mat
AD	Add missing ADA mat
AE	Remove dried concrete in gutter
AF	Sawcut, remove & replace 2 driveway corner breaks
AG	Add missing ADA mat
AH	Add missing ADA mat
AI	Add 2 missing ADA mats
AJ	Remove & replace 20 LF of cracked valley gutter
AK	Remove & replace 5'x5' cracked sidewalk panel
AL	Remove & replace cracked Type F curb & handicap ramp

**Storey Park Community Development District**  
**2023 Engineer's Report**  
**June 22, 2023**

Def. ID	Description
AM	Remove & replace 10 LF of cracked Type F curb
AN	Remove & replace 10 LF of cracked gutter
AO	Remove & replace 30 LF of cracked gutter at inlet
AP	Remove & replace 10 LF of cracked gutter
AQ	Remove & replace 6'x5' cracked sidewalk panel
AR	Remove dried concrete within gutter
AS	Add missing ADA mat
AT	Add missing ADA mat
AU	Add 2 missing ADA mats
AV	Patch 30'x12' section of deteriorated asphalt
AW	Add two (2) ADA mats; Remove & replace 6 LF of cracked gutter
AX	Add two (2) ADA mats; Remove & replace 7'x5' cracked sidewalk panel
AY	Add missing ADA mat
AZ	Add two (2) ADA mats; Remove & replace 15 LF of cracked gutter
BA	Add missing ADA mat
BB	Add missing ADA mat; Remove & replaced cracked handicap ramp
BC	Sawcut, remove & replace 3 LF of fractured Type F curb
BD	Add missing ADA mat
BE	Add missing ADA mat
BF	Remove & replace 5'x5' cracked sidewalk panel
BG	Add missing ADA mat
BH	Add missing ADA mat
BI	Sawcut, remove & replace cracked driveway corner
BJ	Add two (2) ADA mats; Patch 2'x2' section of pavement
BK	Remove & replace 20 LF of cracked valley gutter
BL	Remove & replace 5'x5' cracked sidewalk panel
BM	Replace missing grates on control structure
BN	Remove sediment within gutter
BO	Replace faded crosswalk striping
BP	Replace faded crosswalk striping & stop bar
BQ	Remove vegetation in orifice & within and around the skimmer area
BR	Remove & replace two (2) 5'x5' cracked sidewalk panels
BS	Patch 3'x4' section of delaminated asphalt
BT	Repair a 60'x15' cracked & undermined section of the concrete weir pavement; Reset the post stabilizing the PVC weir

**Storey Park Community Development District**

**2023 Engineer's Report**

**June 22, 2023**

The photos and deficiencies below are examples from the above table that are in need of repair.

<p>DEFICIENCY #1 (Map ID: Def-AJ)</p> <p>Cracked valley gutter.</p> <p>Remove and replace 20 LF of valley gutter.</p>	
<p>DEFICIENCY #2 (Map ID: Def-AN)</p> <p>Cracked gutter.</p> <p>Remove and replace 5 LF of gutter.</p>	

**Storey Park Community Development District  
2023 Engineer's Report  
June 22, 2023**

**DEFICIENCY #3**  
(Map ID: Def-AO)

Cracked gutter at inlet.

Remove and replace  
30 LF of gutter at  
inlet.



**DEFICIENCY #4**  
(Map ID: Def-AV)

Cracked asphalt.

Patch 30'x12' section  
of asphalt.



**DEFICIENCY #5**  
(Map ID: Def-AX)

Cracked sidewalk  
panel and missing  
ADA mats.

Remove and replace  
7'x5' sidewalk panel  
and add 2 ADA mats.





**Storey Park Community Development District  
2023 Engineer's Report  
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DEFICIENCY #6  
(Map ID: Def-00)

Gutter has large amount of sediment.

Remove sediment from gutter.



DEFICIENCY #7  
(Map ID: Def-A)

Missing ADA mat.

Add ADA mat.



DEFICIENCY #8  
(Map ID: Def-B)

Cracked sidewalk panel.

Remove and replace 5'x5' sidewalk panel.



**Storey Park Community Development District  
2023 Engineer's Report  
June 22, 2023**

<p>DEFICIENCY #9 (Map ID: Def-G)</p> <p>Cracked and stained Valley Gutter.</p> <p>Remove and replace valley gutter.</p>	
---	--

<p>DEFICIENCY #10 (Map ID: Def-N)</p> <p>4" drop off at curb inlet.</p> <p>Remove and replace 13 LF of sidewalk to match grade.</p>	
---	---

<p>DEFICIENCY #11 (Map ID: Def-O)</p> <p>Deteriorated valley gutter.</p> <p>Remove and replace 25'x25' gutter.</p>	
--	--

**Storey Park Community Development District  
2023 Engineer's Report  
June 22, 2023**

DEFICIENCY #12  
(Map ID: Def-R)

Cracked valley gutter.

Remove and replace  
20 LF of valley  
gutter.



DEFICIENCY #13  
(Map ID: Def-BI)

Cracked driveway  
corner.

Sawcut, remove and  
replace corner of  
driveway.



DEFICIENCY #14  
(Map ID: Def-BM)

Missing grate on  
control structure.

Replace grate.



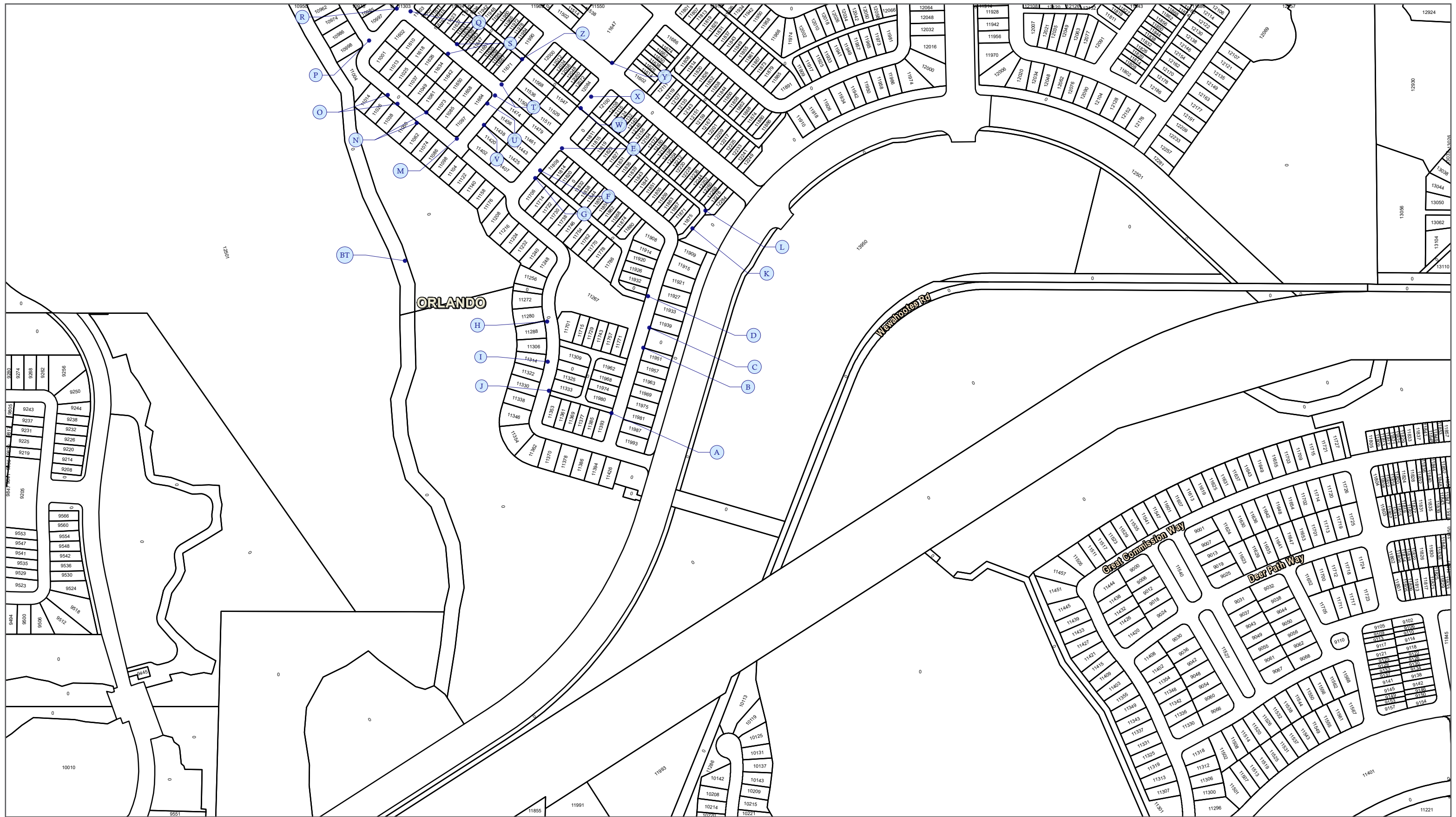


EXHIBIT A1 - INFRASTRUCTURE MAP 1 (SOUTH)

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**



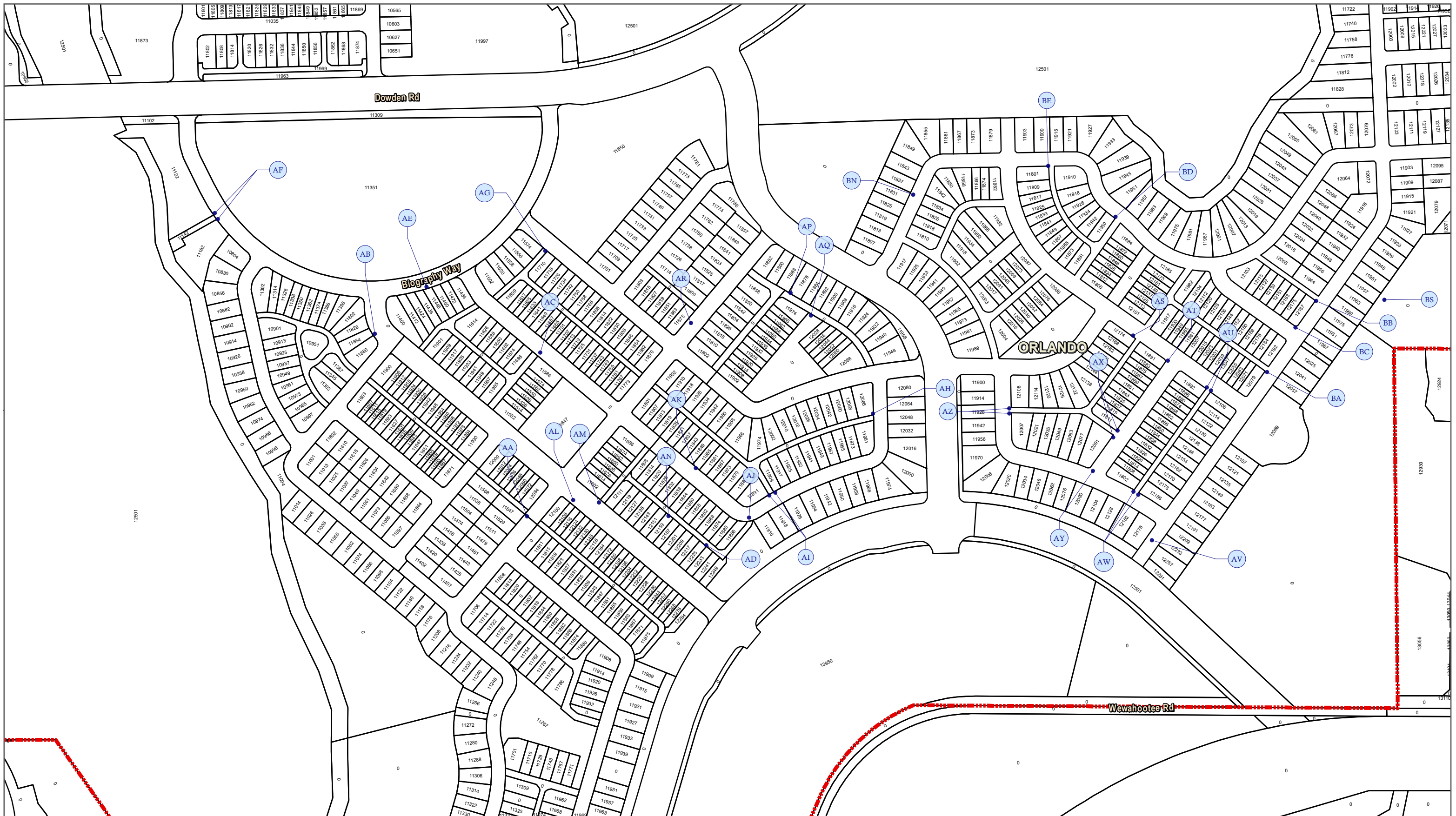
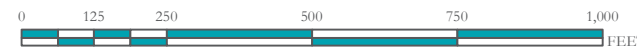


EXHIBIT A2 - INFRASTRUCTURE MAP 2 (CENTRAL)

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**



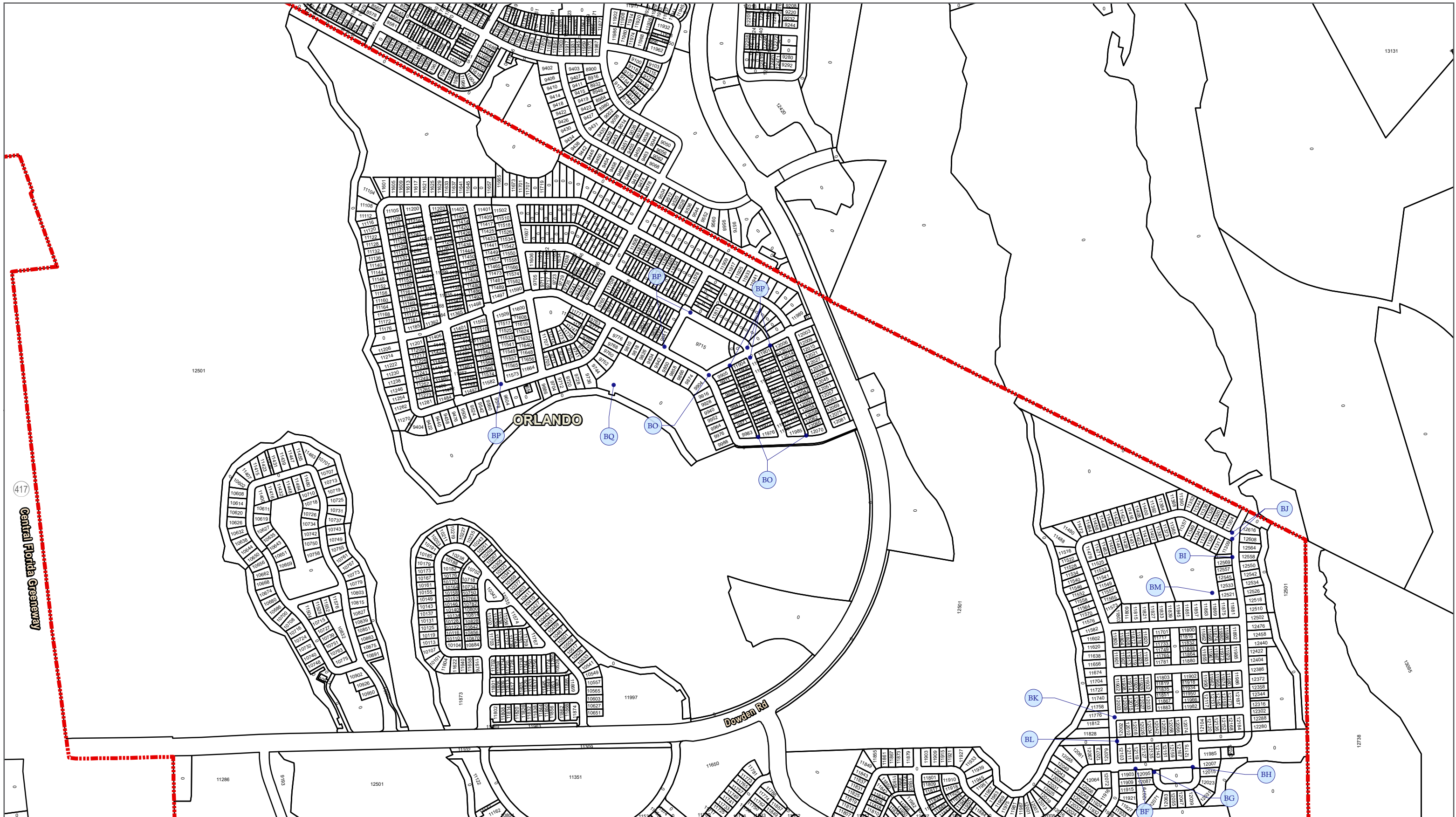
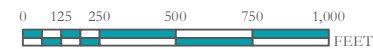


EXHIBIT A3 - INFRASTRUCTURE MAP 3 (NORTH)

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**



# SECTION C

# SECTION 1



# Storey Park Community Development District

## Summary of Checks

June 1, 2023 to June 30, 2023

Bank	Date	Check #	Amount
General Fund	6/7/23	1087-1090	\$ 32,875.33
	6/15/23	1091-1097	\$ 21,256.32
	6/20/23	1098-1100	\$ 3,454.00
	6/27/23	1101-1102	\$ 1,106.35
			\$ 58,692.00
Payroll	<u>June 2023</u>		
	Benjamin Kraljev	50042	\$ 184.70
	Michael McQuarrie	50043	\$ 184.70
	Teresa Diaz	50044	\$ 184.70
	Willem Boermans	50045	\$ 369.40 *
			\$ 923.50
			\$ 59,615.50

\*Includes reimbursement for April 11, 2023 meeting.

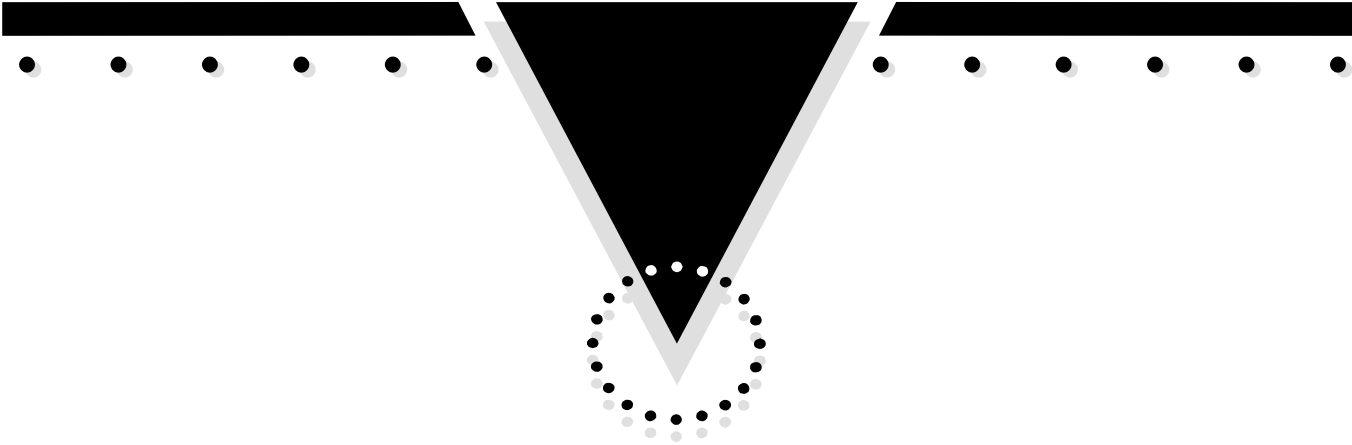
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/23	00012	5/31/23	211814	202305	320-53800	47000		POND L2/L4/L5 MGMT MAY23	*	300.00		
APPLIED AQUATIC MANAGEMENT, INC.											300.00	001087
6/07/23	00035	6/06/23	I-060623	202306	320-53800	48100		SCRTY 05/28/23 - 06/03/23	*	755.50		
CITY OF ORLANDO - POLICE DEPARTMENT											755.50	001088
6/07/23	00028	6/01/23	6670	202306	320-53800	46200		LAWN MAINTENANCE JUN23	*	24,990.00		
6/01/23		6670		202306	320-53800	46200		LAWN MNT PH L1 JUN23	*	600.49		
6/01/23		6670		202306	320-53800	46200		LAWN MNT PH L2 JUN23	*	874.00		
6/01/23		6670		202306	320-53800	46200		LAWN MNT PH I5 JUN23	*	874.00		
6/01/23		6670		202306	320-53800	46200		LAWN MNT PH K JUN23	*	958.34		
6/01/23		6670		202306	320-53800	46200		LAWN MNT PH I4 JUN23	*	583.00		
OMEGASCAPES INC											28,879.83	001089
6/07/23	00031	6/01/23	ON 53368	202306	320-53800	46200		MTHLY LANDSCAPE MNT JUN23	*	2,940.00		
YELLOWSTONE LANDSCAPE											2,940.00	001090
6/15/23	00035	6/11/23	I-061123	202306	320-53800	48100		SCRTY 06/04/23 - 06/10/23	*	755.50		
CITY OF ORLANDO - POLICE DEPARTMENT											755.50	001091
6/15/23	00002	6/01/23	218	202306	320-53800	12000		FIELD MANAGEMENT JUN23	*	1,393.17		
6/01/23		218A		202304	310-51300	42000		USPS-POSTAGE FOR 941 FORM	*	1.15		
6/01/23		219		202306	310-51300	34000		MANAGEMENT FEES JUN23	*	3,249.08		
6/01/23		219		202306	310-51300	35200		WEBSITE ADMIN JUN23	*	66.67		
6/01/23		219		202306	310-51300	35100		INFORMATION TECH JUN23	*	108.33		
6/01/23		219		202306	310-51300	31300		DISSEMINATION FEE JUN23	*	1,458.33		
6/01/23		219		202306	310-51300	51000		OFFICE SUPPLIES	*	.60		
6/01/23		219		202306	310-51300	42000		POSTAGE	*	24.91		
GOVERNMENTAL MANAGEMENT SERVICES											6,302.24	001092
STOR -STOREY PARK- TVISCARRA												

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/15/23	00005	6/05/23	115067	202305	310-51300-31500		PKP3 UTILITIES/CONSTR EAS	*	1,643.50		
							LATHAM,LUNA,EDEN & BEAUDINE,LLP			1,643.50	001093
6/15/23	00015	6/14/23	06142023	202306	300-20700-10000		FY23 DEBT SRVC SER2015	*	5,381.94		
							STOREY PARK CDD C/O REGIONS BANK			5,381.94	001094
6/15/23	00015	6/14/23	06142023	202306	300-20700-10100		FY23 DEBT SRVC SER2018	*	2,167.15		
							STOREY PARK CDD C/O REGIONS BANK			2,167.15	001095
6/15/23	00015	6/14/23	06142023	202306	300-20700-10200		FY23 DEBT SRVC SER2019	*	2,086.24		
							STOREY PARK CDD C/O REGIONS BANK			2,086.24	001096
6/15/23	00015	6/14/23	06142023	202306	300-20700-10500		FY23 DEBT SRVC SER2021	*	2,919.75		
							STOREY PARK CDD C/O REGIONS BANK			2,919.75	001097
6/20/23	00012	6/15/23	212094	202306	320-53800-47000		AQUATIC PLANT MGMT JUN23	*	311.00		
		6/15/23	212095	202306	320-53800-47000		POND L2/L4/L5 MGMT JUN23	*	300.00		
		6/15/23	212242	202306	320-53800-47000		L-6 POND MANAGEMENT JUN23	*	323.00		
							APPLIED AQUATIC MANAGEMENT, INC.			934.00	001098
6/20/23	00041	5/05/23	I111043	202305	320-53800-47800		BACKFLOW TEST/TAG	*	140.00		
		5/05/23	I111080	202305	320-53800-47800		BACKFLOW/INST.WILKINS 975	*	890.00		
							BROWNIE'S SEPTIC AND PLUMBING LLC			1,030.00	001099
6/20/23	00028	6/13/23	6695	202306	320-53800-46300		POTASSIUM APP TRCK K/AMND	*	1,490.00		
							OMEGASCAPES INC			1,490.00	001100
6/27/23	00035	6/21/23	I-062123	202306	320-53800-48100		SCRTY 06/11/23 - 06/17/23	*	755.50		
							CITY OF ORLANDO - POLICE DEPARTMENT			755.50	001101
6/27/23	00028	6/19/23	6719	202306	320-53800-47300		FIX MAINLN LK-HISTORY AVE	*	350.85		
							OMEGASCAPES INC			350.85	001102
TOTAL FOR BANK A									58,692.00		
STOR -STOREY PARK- TVISCARRA											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER							58,692.00	

STOR -STOREY PARK- TVISCARRA

# SECTION 2



**Storey Park  
Community Development District**

**Unaudited Financial Reporting  
May 31, 2023**



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1 Balance Sheet

2 General Fund Income Statement

3 Debt Service Fund Series 2015

4 Debt Service Fund Series 2018

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6 Debt Service Fund Series 2021

7 Debt Service Fund Series 2022

8 Capital Projects Series 2021

9 Capital Projects Series 2022

10 Month to Month

11 Long Term Debt Summary

12 FY23 Assessment Receipt Schedule

13 Construction Schedule Series 2021

14 Construction Schedule Series 2022

**Storey Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**May 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<b>ASSETS:</b>				
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
<b>TOTAL ASSETS</b>	<b>\$1,044,565</b>	<b>\$2,399,193</b>	<b>\$569,077</b>	<b>\$4,012,835</b>
<b>LIABILITIES:</b>				
ACCOUNTS PAYABLE	\$2,975	---	---	\$2,975
<b>FUND EQUITY:</b>				
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	\$1,041,590	---	---	\$1,041,590
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$1,044,565</b>	<b>\$2,399,193</b>	<b>\$569,077</b>	<b>\$4,012,835</b>



# 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
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$1,046,965	\$1,046,965	\$1,047,070	\$105
ASSESSMENTS - DIRECT BILLED	\$148,275	\$148,275	\$148,275	\$0
INTEREST	\$0	\$0	\$8,389	\$8,389
<b>TOTAL REVENUES</b>	<b>\$1,195,240</b>	<b>\$1,195,240</b>	<b>\$1,203,734</b>	<b>\$8,494</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
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	\$19,832	(\$3,166)
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	\$221	\$446
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
<b>OPERATION &amp; MAINTENANCE</b>				
<b>CONTRACT SERVICES</b>				
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
<b>REPAIRS &amp; MAINTENANCE</b>				
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	\$1,030	\$1,303
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
<b>UTILITY</b>				
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
<b>OTHER</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$1,195,240</b>	<b>\$800,502</b>	<b>\$609,169</b>	<b>\$191,333</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$594,565</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$447,025</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,041,590</b>	

# 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
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$616,298	\$616,298	\$616,526	\$228
INTEREST	\$250	\$167	\$19,121	\$18,954
<b>TOTAL REVENUES</b>	<b>\$616,548</b>	<b>\$616,465</b>	<b>\$635,647</b>	<b>\$19,183</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$599,838</b>	<b>\$599,834</b>	<b>\$599,831</b>	<b>\$3</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$16,711</b>		<b>\$35,816</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$458,105</b>		<b>\$786,179</b>	
<b>FUND BALANCE - Ending</b>	<b>\$474,816</b>		<b>\$821,995</b>	

# 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
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$248,827	\$248,827	\$248,257	(\$570)
INTEREST	\$100	\$67	\$6,151	\$6,085
<b>TOTAL REVENUES</b>	<b>\$248,927</b>	<b>\$248,894</b>	<b>\$254,409</b>	<b>\$5,515</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$245,081</b>	<b>\$87,541</b>	<b>\$87,541</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$3,846</b>		<b>\$166,868</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$109,630</b>		<b>\$180,829</b>	
<b>FUND BALANCE - Ending</b>	<b>\$113,476</b>		<b>\$347,697</b>	

# 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
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$238,964	\$238,964	\$238,988	\$24
INTEREST	\$0	\$0	\$7,486	\$7,486
<b>TOTAL REVENUES</b>	<b>\$238,964</b>	<b>\$238,964</b>	<b>\$246,474</b>	<b>\$7,510</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$239,338</b>	<b>\$79,669</b>	<b>\$79,669</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$374)</b>		<b>\$166,805</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$103,985</b>		<b>\$232,738</b>	
<b>FUND BALANCE - Ending</b>	<b>\$103,612</b>		<b>\$399,544</b>	

# 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
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$334,300	\$334,300	\$334,471	\$171
INTEREST	\$150	\$100	\$9,105	\$9,005
<b>TOTAL REVENUES</b>	<b>\$334,450</b>	<b>\$334,400</b>	<b>\$343,576</b>	<b>\$9,176</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$330,931</b>	<b>\$102,966</b>	<b>\$102,966</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Transfer Out	\$0	\$0	(\$22)	\$22
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$22)</b>	<b>\$22</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$3,519</b>		<b>\$240,588</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$105,160</b>		<b>\$277,597</b>	
<b>FUND BALANCE - Ending</b>	<b>\$108,679</b>		<b>\$518,185</b>	

# 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
<b><u>REVENUES:</u></b>				
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$203,549	\$203,549
INTEREST	\$0	\$0	\$6,806	\$6,806
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$210,354</b>	<b>\$210,354</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$0	\$0	\$38,492	(\$38,492)
PRINCIPAL - 6/15	\$0	\$0	\$0	\$0
INTEREST - 6/15	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,492</b>	<b>(\$38,492)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Transfer Out	\$0	\$0	(\$356)	\$356
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$356)</b>	<b>\$356</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$171,506</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$140,266</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$311,773</b>	

# 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
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$1,336	\$1,336
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,336</b>	<b>\$1,336</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$746	(\$746)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$746</b>	<b>(\$746)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$22	(\$22)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22</b>	<b>(\$22)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$612</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,013</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,625</b>	

# 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
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$46,054	\$46,054
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,054</b>	<b>\$46,054</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$2,187,517	(\$2,187,517)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,187,517</b>	<b>(\$2,187,517)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$356	(\$356)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$356</b>	<b>(\$356)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$2,141,107)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$2,708,559</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$567,452</b>	



**Storey Park  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
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
<b>TOTAL REVENUES</b>	<b>\$3</b>	<b>\$192,571</b>	<b>\$271,844</b>	<b>\$566,029</b>	<b>\$121,328</b>	<b>\$23,673</b>	<b>\$21,342</b>	<b>\$6,942</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,203,734</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
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	\$1,644	\$0	\$0	\$0	\$0	\$19,832
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	\$44	\$20	\$0	\$0	\$0	\$0	\$221
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
<b>OPERATION &amp; MAINTENANCE:</b>													
<b>CONTRACT SERVICES</b>													
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
<b>REPAIRS &amp; MAINTENANCE</b>													
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	\$1,030	\$0	\$0	\$0	\$0	\$1,030
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
<b>UTILITY</b>													
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
<b>OTHER</b>													
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
<b>TOTAL EXPENDITURES</b>	<b>\$96,388</b>	<b>\$69,644</b>	<b>\$60,336</b>	<b>\$59,054</b>	<b>\$104,922</b>	<b>\$84,486</b>	<b>\$66,591</b>	<b>\$67,749</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$609,169</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$96,385)</b>	<b>\$122,927</b>	<b>\$211,509</b>	<b>\$506,976</b>	<b>\$16,406</b>	<b>(\$60,813)</b>	<b>(\$45,249)</b>	<b>(\$60,806)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$594,565</b>

**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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$8,080,000</b>

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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,600,000</b>

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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,775,000</b>

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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$5,905,000</b>

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
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,105,000</b>



**Storey Park  
Community Development District**

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

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2023</b>				
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
<b>TOTAL</b>				<b>\$ 335,926.70</b>
<b>Fiscal Year 2023</b>				
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
<b>TOTAL</b>				<b>\$ 1,357.75</b>
<b>Acquisition/Construction Fund at 9/30/22</b>				<b>\$ 336,193.93</b>
<b>Interest Earned thru 5/31/23</b>				<b>\$ 1,357.75</b>
<b>Requisitions Paid thru 5/31/23</b>				<b>\$ (335,926.70)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 1,624.98</b>

**Storey Park  
Community Development District**

**Special Assessment Bonds, Series 2022  
(Assessment Area Five Project)**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2022</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2022</b>				
9/1/22		Interest		\$ -
<b>TOTAL</b>				<b>\$ -</b>
Acquisition/Construction Fund at 9/15/22				\$ 2,710,633.74
Interest Earned thru 9/30/22				\$ -
Requisitions Paid thru 9/30/22				\$ -
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 2,710,633.74</b>

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2023</b>				
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
<b>TOTAL</b>				<b>\$ 2,189,592.14</b>
<b>Fiscal Year 2023</b>				
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
<b>TOTAL</b>				<b>\$ 46,410.17</b>
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)
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 567,451.77</b>

# SECTION 4

**NOTICE OF MEETING DATES  
STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT  
Fiscal Year 2024**

The Board of Supervisors of the *Storey Park Community Development District* will hold its regularly scheduled public meetings for **Fiscal Year 2024** at **4:00 pm at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Florida 32801**, on the Second Tuesday of each month as follows:

**October 10, 2023**

**November 14, 2023** (*Note: Historically No November Meeting*)

**December 12, 2023** (*Note: Historically No December Meeting*)

**January 9, 2024**

**February 13, 2024**

**March 12, 2024**

**April 9, 2024**

**May 14, 2024**

**June 11, 2024**

**July 9, 2024**

**August 13, 2024**

**September 10, 2024**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason M. Showe  
Governmental Management Services - Central Florida, LLC  
District Manager