

*Storey Park Community
Development District*

Agenda

October 3, 2023

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

September 26, 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, October 3, 2023 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida. PLEASE NOTE THE DATE OF THE MEETING.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Review of Resume/Letter of Interest for Board Vacancy in Seat #4
 - B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
 - C. Administration of Oath of Office to Newly Appointed Board Member
 - D. Election of Officers
 - E. Consideration of Resolution 2024-01 Electing Officers
4. Approval of Minutes of the September 12, 2023 Meeting
5. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023
6. Ratification of Series 2022 Requisitions #7 & #8
7. **Consideration of Requests for Temporary Access Easements (Added)**
 - A. **9458 Petition Way**
 - B. **12120 Grammar Lane**
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Field Manager's Report
9. Public Comment Period
10. Supervisor's Requests
11. Other Business
 - A. Discussion of Pending Real Property Conveyances
 - B. Status of Pending Permit Transfers
12. Next Meeting Date – November 7, 2023 at Offices of GMS-CF, LLC
13. Adjournment

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

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Showe", with a long, sweeping underline.

Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION A



Ricardo Garcia

Innovation Program Manager, GuideWell
Co-Founder, Vice President & Director of Programs,
Veterans Entrepreneurship Initiative (VEI)

U.S. Air Force Veteran

Ricardo@vei.center | [REDACTED]

[linkedin.com/in/ricgarcia](https://www.linkedin.com/in/ricgarcia)

Ricardo Garcia joined the GuideWell Innovation Team to develop and manage programs reimagining the future of health through entrepreneurship and innovation. Garcia develops and manages health tech venture design programs and innovation challenges aimed at helping people and communities achieve better health. Garcia co-founded the Veterans Entrepreneurship Initiative (VEI), a program focused on providing entrepreneurship counseling and training to military veterans at the idea & growth stage. The mission of the program is to empower veterans through business guidance, education, mentorship and resources designed to accelerate their entrepreneurial success.

Prior to joining GuideWell Innovation, Garcia managed government resources at the University of Central Florida Business Incubation Program (UCFBIP). Garcia provided support and direction to incubator companies pursuing government business/grant opportunities. Whether the client company was engaged in research & development, involved in the commercialization of new technologies or providing a solution to the government, Garcia leveraged databases to identify opportunities and applied aeronautical fundamentals to develop process tools and checklists designed to streamline the process. During this period, Garcia assisted more than 35 incubator companies who successfully secured over \$400 million in federal government contracts as the prime contractors; excluding subcontracts and state/local contracts. Additionally, incubator companies sustained more than 4,710 local jobs, and have had a total impact of \$1.51 Billion in regional sales and \$2.48B in regional economic output. Prior to joining UCF, Garcia specialized in health care management as a member of the U.S. Air Force. Garcia deployed to Afghanistan in support of Operation Enduring Freedom, where he enabled uninterrupted Force Protection to \$3 billion in International Security Assistance Force resources, and coordinated medical evacuation support by triage for further care or treatment at Landstuhl Regional Medical Center in Germany.

Garcia graduated Magna Cum Laude from Embry Riddle Aeronautical University with a Bachelor of Science in Technical Management and completed the Leadership & Innovation Program at the Massachusetts Institute of Technology (MIT). Garcia is an active member of the International Business Innovation Association (INBIA) and has earned the Business Incubation Management Certificate. Garcia volunteers with the Camaraderie Foundation, an organization that helps military veterans and their families. Garcia serves as Vice President of the Veterans Entrepreneurship Initiative, on Congresswoman Stephanie Murphy's Veterans Advisory Council, Orlando Mayor's Veteran Advisory Council and as marketing chair of the Florida Association of Veteran Owned Businesses (FAVOB). In his free time, he enjoys adventurous activities and learning new skills with his wife.

[linkedin.com/in/ricgarcia](https://www.linkedin.com/in/ricgarcia)

Ricardo Garcia

Orlando, FL • [REDACTED] • Ricardo@vei.center

Summary

Innovation, entrepreneurship, operations and technology management professional leveraging entrepreneurial vision and aeronautical process fundamentals to provide guidance and direction to organizations, startups, small businesses, and veteran entrepreneurs involved in the commercialization of innovative technologies and Government procurement.

Professional Experience

CoFounder, Vice President & Director of Programs (April 2019- Present)

Veterans Entrepreneurship Initiative (VEI), Inc., Florida

- Co-founded the Veterans Entrepreneurship Initiative (VEI), a veteran-led, 501c3 non-profit organization focused on providing entrepreneurship coaching and training to military veterans launching or scaling a business. VEI's mission is to empower veteran entrepreneurs through business guidance, education, and mentorship.

Innovation Program Manager (June 2019- Present)

GuideWell, Florida

- Develops and manages programs reimagining the future of health through entrepreneurship and innovation.
- Develops and manages health tech accelerator programs and innovation challenges aimed at helping people and communities achieve better health.
- Currently serves as Scrum Master managing Venture Design projects within GuideWell Enterprise Innovation.

Government Resources Manager | Veteran Entrepreneurship Manager (October 2012- April 2019)

University of Central Florida, Business Incubation Program, Office of Research & Commercialization, Florida

- Developed and managed the government resources program at the University of Central Florida Business Incubation Program (UCF BIP), which provided support and direction to incubator companies pursuing Government business/grant opportunities.
- Responsible for providing business coaching, services and resources to help client companies assess viability and readiness to pursue government opportunities and assist with navigating and streamlining the government procurement process.
- Responsible for overall program and managing operations of the UCF Veteran Entrepreneurship Initiative whose mission is to empower and support veteran entrepreneurs through business guidance, education and mentorship.
- Developed tools and resources to streamline the process of setting up a company to be capable of doing business with the Government and to identify and obtain Government business contracts or grants.

Accomplishments of note during this period include:

- Secured \$245,000 in grant funding for 3 consecutive years from the State of Florida to launch and manage the Veterans Entrepreneurship Initiative at UCF.
- More than 25 incubator companies secured over \$28 Million in Research & Development (R&D) funds through the SBIR/STTR Program from Fiscal Year 2012 to 2017. The funding was a catalyst, enabling client companies to innovate, conduct R&D and commercialize new technologies.
- More than 35 incubator companies have successfully secured over \$517 million in federal government contracts as the prime contractors; excluding subcontracts and state/local contracts from Fiscal Year 2012 to 2018.
- Incubator companies sustained more than 4,710 local jobs, and have had a total impact of \$1.51B in regional sales and \$2.48B in regional economic output.

Health Services Management/ Administrative Technician (June 2010-April 2012)

Surgical Inpatient Flight, Keesler Medical Center, U.S. Air Force

- Engineered and served as a database administrator for a patient accountability database used to populate statistical reports. Developed, designed and managed an intranet web page tailored to

Ricardo Garcia

Orlando, FL • [REDACTED] • Ricardo@vei.center

consolidate vital information and improve lines of communication within the surgical unit. Provided managerial and administrative assistance in support of the care and treatment of patients on the inpatient unit.

Force Protection (March 2008-July 2008)

Bagram Airfield, Afghanistan, U. S. Air Force

- Enabled uninterrupted Force Protection to \$3 billion in International Security Assistance Force resources. Escorted over 1,500 Third Country/Local Nationals and guaranteed safety and security for 15,000 U.S. and coalition forces. Sustained Army Mil Con project worth \$65 million enabling third country nationals to survey fuel lines. Volunteered at the Task Force Medical Center; admitted patients such as U.S. troops, coalition forces, local nationals, foreign nationals, enemy combatants, and Special Forces incoming from the combat theater into the hospital. Ensured accountability and safety for all patients in the Intensive Care Unit and the Ward. Enabled and directed Medical Evacuations by triage for further care or treatment to Landstuhl Regional Medical Center, Germany.
- **Awards:** *Air Force Achievement Medal, U. S. Air Force, March 2008– July 2008* “For outstanding achievement and meritorious service during combat operations while deployed to Bagram AB, Afghanistan in support of Operation Enduring Freedom.”

Health Services Management/ Dental Commander Support Staff (August 2007-August 2009)

Dental Clinic, Keesler Medical Center, U.S. Air Force

Health Services Management/ Outpatient Records Technician (February 2006– August 2007)

Outpatient Records, Keesler Medical Center, U.S. Air Force

Education

Massachusetts Institute of Technology (MIT) – February 2023

- **Leadership & Innovation Program**

Embry-Riddle Aeronautical University

- **Bachelor of Science in Aerospace/Technical Management** - May 2012
- **GPA:** 3.9
- **Honors:** Magna Cum Laude; Alpha Sigma Lambda National Honor Society; Dean’s List multiple times

Community College of the Air Force

- **Associate of Applied Science in Healthcare Management** - August 2009
- **GPA:** 4.0

Certifications

- Multilingual: English, Spanish & Portuguese
- Certified Scum Product Owner - 2022
- Strategyzer Testing Business Ideas Certification – 2021
- Business Incubation Management Certification – International Business Innovation Association (iNBIA) – Sep. 2015
- Lean Methodology & Business Model Canvas Training Certification – 2015
- Military Security Clearance: SECRET – 2015
- Project Management Training Course - 2013

Memberships & Appointments

- Florida Association of Veteran Owned Businesses (FAVOB) – Advisory Committee - 2018
- Veterans Advisory Board Member, Congresswoman Stephanie Murphy – 2017
- Orange County Mayor’s Veteran Advisory Board - 2018
- International Business Innovation Association (iNBIA) Member
- U.S. Air Force Veteran

SECTION E

RESOLUTION 2024-01

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 3rd day of October, 2023.

ATTEST:

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, September 12, 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 LaRosa	Chairman
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary
Willem Boermans	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich <i>by phone</i>	District Counsel
Christine Baxter <i>by phone</i>	Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. We have four Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Burns: There are no members of the public present at this time and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 11, 2023 Meeting

Ms. Burns: We have approval of the minutes from the July 11, 2023 Board of Supervisors meeting. Does anybody have any questions, comments, or corrections to those minutes?

On MOTION by Mr. McQuarrie, seconded by Ms. Diaz, with all in favor, the Minutes of the July 11, 2023 Meeting, were approved as presented.
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FOURTH ORDER OF BUSINESS

Public Hearing

Ms. Burns: Next, we have a public hearing on adopting proposed revisions to the parking and towing policies within the District. This public hearing has been advertised in the paper. Do we have a motion to open the public hearing.

On MOTION by Mr. LaRosa, seconded by Ms. Diaz, with all in favor, the Public Hearing, was opened.

Ms. Burns: There are no members of the public present at this time nor joining us on the phone line as well. Do we have a motion to close the public hearing portion?

On MOTION by Mr. McQuarrie, seconded by Mr. LaRosa, with all in favor, the Public Hearing, was closed.

A. Consideration of Resolution 2023-14 Adopting Proposed Revisions to the Parking and Towing Rules of the District

Ms. Burns: This is included in your package and is adding parcel K to the existing parking and towing rules within the District. You can see that policy as well as some maps included in your package. This was not previously included because there was a significant amount of construction going on at the time.

Mr. Scheerer: If you look at the agreement, there are maps at the bottom and it is pretty well laid out. All of the yellow shows you where you cannot park and all the blue shows where you can park. We are working on additional no parking signs to be installed to basically outline where there is no parking allowed and we will bring that back to the Board showing the location of all of the signs at a future meeting before they are approved and installed. This came from Nicole or Christy that was provided to Jason and me.

On MOTION by Mr. LaRosa, seconded by Mr. Boermans, with all in favor, Resolution 2023-14 Adopting Proposed Revisions to the Parking and Towing Rules of the District, was approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2022 Audit Report

Ms. Burns: On page 30 of the agenda is the report to management that summarizes the audit. There were no incidences of noncompliance. The District does not meet any of the conditions for a financial emergency and this is considered a clean audit. It has been submitted to

the State. It is an audit from an independent auditor so all we need from the Board is a motion to accept the audit. I would be happy to answer any questions anybody might have.

On MOTION by Mr. LaRosa, seconded by Ms. Diaz, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: He noted no major updates this meeting. We are wrapping up parcel Phase 5 conveyance. We are just waiting on the city and once we have that, that turnover will be complete. Please let me know if you have any questions.

B. Engineer

i. Presentation of Annual Report

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

Ms. Burns: Does anybody have any questions for Kristi?

Mr. LaRosa: With regard to the outstanding balance on the requisition for K3, there was a note that it was awaiting drainage repairs. Did you see that note? It is \$53,000 I believe roughly. Kristi, do you know anything about the last portion of K3 requisition?

Ms. Baxter: Yes, I think there were some outstanding drainage repairs that are required by the city so as soon as those are complete, we can do that final requisition. I will just double check on the status of that. I know there was some coordination recently but don't know if it has been completed yet.

Mr. LaRosa: The repairs are not required by the city. We have a letter from the city saying that this is a private drainage system, therefore not required. However, I believe Lewis was waiting for those repairs to be done. I still need your final engineer certification letter for COC on the community itself. The only outstanding item that we do not have is your letter which then triggers the official letter from the city. What is the status of those repairs Teresa?

Ms. Diaz: I asked him about that, he said he was going to finish the repair yesterday and send the videos to Poulos & Bennett.

Mr. LaRosa: Kristi, can you please follow up with Lewis and see if he received the videos and if they are satisfactory and if they are, can we get both of those items moving

forward, your engineer's certification letter for COC for the City as well as the final requisition portion for K3?

Ms. Baxter: Yes, will do.

Mr. McQuarrie: I noticed when going on my bike rides, whenever you go from the sidewalks to Phase K on both sides whenever you are on the sidewalk there is a bump.

Ms. Diaz: That is supposed to be fixed by home builder.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns: The first item I have is approval of the check register that is included in your package. This is from July 1, 2023 through August 31, 2023. The total amount is \$137,772.21 which includes the cost for the general fund as well as payroll expenses for the Board of Supervisors meeting. Happy to answer any questions that anybody has on that check register, otherwise looking for a motion to approve.

On MOTION by Mr. LaRosa seconded by Ms. Diaz, with all in favor, the Check Register from July 1, 2023 through August 31, 2023 totaling \$137,772.21, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns: Financial statements are also included in your package for review. If anybody has any questions on those, these are through the month of August. There is no action necessary from the Board. Happy to answer any questions anybody might have. We are performing better than projected on the actuals and are 100% collected on our assessments.

iii. Field Manager's Report

Mr. Scheerer: Not a lot to report today. We did a walk through with Teresa on the three new bridges. The bridges look really good. I love the way they terminated it on the Moss Park property side. There were some deficiencies on that. The bridge contractor and I met, he came out and made some repairs and came back out again. I think we are good with the bridge. We went ahead as part of our annual insurance update, those policies come due this time of year. Teresa provided me with the SOV's for all three bridges. We went ahead and added those to the insurance policy and those are now insured by the District and we are working with your bridge

company as to a good maintenance plan for the bridges and sealing plan to make sure the wood is taken care of the right way now that we own the bridges.

Mr. LaRosa: Do you know what the additional premium was?

Mr. Scheerer: No, we just turned those in within the last week. I think they were all due last Friday. It should not have been that much to the premium. That is coming along. I also see you are working on the open space tract there so I guess we will have some rails, benches, garbage cans, dog station, gazebo, or something there. That will be good for the folks there and hope they take good care of that area, or we may end up blocking off the bridge on this side of the bridge. I reported a depression in the road in K2 which Teresa got over to Assured. I know they are in the I5 area now working on some roadway work. Landscaping is going well. We are getting ready to gear up for our fiscal year starting in October so we will be doing a lot of pressure washing. We have got some new sidewalk grinding. The engineer sent us a report with some recommended repairs, and we will be working on that as well to try to get those all done within the next few months in advance of the holidays. We are gearing up for Fiscal Year 2024 and if you guys need anything call me. OmegaScapes is doing a good job.

iv. Approval of Revised Fiscal Year 2024 Meeting Schedule

Ms. Burns: The new proposed dates here are the first Tuesday of each month at 4:00 p.m. at the Offices of GMS-CF, LLC.

On MOTION by Mr. LaRosa seconded by Ms. Diaz, with all in favor, the Revised Fiscal Year 2024 Meeting Schedule, was approved.

v. Presentation of Series 2021 Bonds Arbitrage Rebate Calculation Report

Ms. Burns: Under internal revenue code, the District has to demonstrate that we do not earn more interest than we pay so this is an annual report that is required by the trust indenture for the bonds so this is specific to the Series 2021 bonds. On page 1 it shows on the bottom line there is a negative rebate liability listed so we do not in fact earn more interest than we pay. We are looking for a motion to accept this report.

On MOTION by Mr. LaRosa seconded by Ms. Diaz, with all in favor, the Series 2021 Bond Arbitrage Rebate Calculation Report, was approved.

SEVENTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. LaRosa: I just wanted to be certain, has everything that can be turned over been turned over at this point?

Mr. Scheerer: Except the OSL9 and OS10 which they are working on right now.

Mr. LaRosa: So that is going to be along the OSSouth.

Mr. Scheerer: Yes, correct.

Mr. LaRosa: The school piece on their side and a piece directly across from it where the cell phone easement was going through for the power.

Mr. Scheerer: That is basically at the corner of Storeytime Drive and where IWS is. She is working on it and United has been on site. They started doing the irrigation recently. I did not see them there today, but I will be back on Friday for my normal site visit. To my knowledge, those are the last two pieces we have.

Mr. Lazarovich: I have two tracts on my list, tract A and F in parcel M. I have those noted that we were waiting on confirmation from Lennar and then will be transferred. They are dedicated to the CDD, but they have not been transferred yet.

Mr. Scheerer: Are those the storm water ponds on either side of the school?

Mr. Lazarovich: It says drainage, yes.

Mr. Scheerer: We have been maintaining those.

Ms. Burns: It was probably dedicated by plat but just haven't done conveyance docs for it.

Mr. LaRosa: On the south side there is a Lennar owned area, and there are discussions with OCPS regarding that piece, that parcel that is behind the school as potential swap with OCPS so they can take that piece on so we can retain the piece in between the pond and the school. Let's double check and make sure that they were conveyed by plat. I do not know that those two were. Let's check with Mark. Mark is still actively working with the school board on

that piece so let's make sure there is no conflict with going ahead and making sure we deed those over now. What about the rest of the ponds? There are ponds in L.

Mr. Scheerer: Ponds L1 and L2, those are ours and the new ones in the back of L.

Mr. Lazarovich: We have gone through all the plats and noted everything that was dedicated to the CDD and those are the only two that I have left on my list.

Mr. LaRosa: Jay, are those the two that we are talking about next to the school, those show as CDD on the plat?

Mr. Lazarovich: Dedicated to the CDD.

Mr. LaRosa: Let's just double check it.

NINTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Real Property Conveyances

B. Status of Pending Permit Transfers

Ms. Burns: Are there any property conveyances or permit transfers?

Mr. LaRosa: On permit transfers, have all of the St. Johns permits been transferred at this point?

Mr. Scheerer: I can't answer that. Are you talking about the ERPs? We would have to check. We have been getting them pretty regular but just don't have that off the top of my head.

Mr. LaRosa: Teresa can you make a note to check on the outstanding ERPs list. Is there any HOA property within the District zone that there would be a portion of the ERP dedicated to the HOA?

Mr. Scheerer: There are two ponds in J and those are both CDD ponds. We maintain both of those ponds. We maintain all of the ponds.

Mr. McQuarrie: What about the campground?

Mr. Scheerer: That is HOA.

Mr. McQuarrie: Correct, but it has never been transferred.

Mr. Scheerer: That is parcel H, there is a campground there and a pedestrian bridge. HOA is maintaining that.

Mr. LaRosa: Kristi, are you aware of what we are talking about? Is this not the piece that had to be done jointly with Moss Park Properties?

Ms. Baxter: That pond at the trail that goes into the camping area, it only serves the road.

Mr. LaRosa: What about the campground property itself?

Ms. Baxter: I don't know that we identified maintenance of that. There is really no stormwater that goes through it.

Mr. Scheerer: It is an open space campground. It is not maintenance of the pond; we are already doing that.

Mr. LaRosa: We will research it. I believe there was a boundary conflict with Moss Park Properties regarding that piece that we got resolved in order to go ahead and deed it over to the HOA. I thought that was already done.

Mr. Scheerer: Property appraiser doesn't always update. Just because we are making changes legally, the property appraiser is not making those changes to match so there may be some legal paperwork, I just don't have it.

Mr. LaRosa: Candace was working on that years ago but now Melissa Martinez is who you should ask as I think she will know the most about it.

Mr. Scheerer: On the original Engineer's report, it shows that same little pond as being the City of Orlando, but that is not the case. It is the HOA that is trying to get legal documentation (paper trail) that says this campground is HOA so they can have it and they cannot find it anywhere.

TENTH ORDER OF BUSINESS

**Next Meeting Date – October 3, 2023 at
Offices of GMS-CF, LLC**

Ms. Burns: The next scheduled meeting is October 3, 2023 at 4:00 p.m. at this location. We will look at any items that we need.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns: If there's nothing further, we need a motion to adjourn.

On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 19, 2023

Board of Supervisors
Storey Park Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Storey Park Community Development District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Storey Park Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

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

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

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$11,600 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Storey Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Storey Park Community Development District.

By: _____

Title: _____

Date: _____



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VI

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA FIVE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Park Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the “Trustee”), dated as of August 1, 2015, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of August 1, 2022 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **7**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Lennar Homes, LLC
- (D) Amount Payable: **\$573,201.80**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Reimbursement for AA5 , Parcel K, Phase 3 Construction Costs.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project; and
4. each disbursement represents a cost of Assessment Area Five Project which has not previously been paid.

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

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

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

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 8/18/23

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

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



Consulting Engineer

Storey Park
Community Development District
Assessment Area Five
Acquisition & Requisition No. 7
City of Orlando, Florida

Prepared For

Lennar Homes, LLC
6675 Westwood Boulevard, Fifth Floor
Orlando, FL 32821

Date

August 17, 2023

POULOS & BENNETT

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

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

Exhibit E: Storey Park Parcel K Mass Grading Plans

Section 1
Requisition No. 7

REQUISITION NO. 7 SUMMARY

Storey Park Community Development District (CDD) Acquisition & Requisition Request No. 7 is detailed in the following report. Requisition No. 7 includes Assessment Area Five, more specifically, CDD lands located within, Area 12, Storey Park Parcel K Phase 3, as recorded in Plat Book 110 Pages 34-41 (see Exhibit C). Storey Park Parcel K Phase 3 includes 231 lots (65-25 ft. lots, 58-32 ft. lots, 43-40 ft. lots, 54-50 ft. lots, and 11-60 ft. lots).

Requisition No. 7 includes reimbursement request to Lennar Homes, LLC for Assessment Area Five Estimated Costs, per Exhibit 13 of the CDD Engineer's Report. The reimbursement request relates to Storey Park Parcel K including the following:

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

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

Table 1 provides a summary of the percentage that is reimbursable based on CDD infrastructure related to the Phase 3 construction. At the time of this report, construction is ongoing, certificate of completions have not been issued. Requisition No. 7 includes a portion of the construction costs paid by Lennar to Assured Excavating based on Pay Applications reviewed by Poulos & Bennett.

Table 1
 Storey Park Community Development District
 Summary of % CDD Reimbursable % Applicable Requisition #7

Assured Excavating, Inc. Pay Application #16 Storey Park Parcel K Mass Grading					CDD Requisition 7		
<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Price</i>	<i>Amount</i>	<i>% CDD Reimbursable for Assessment Area 5</i>	<i>% Requisition #7</i>	<i>Amount</i>
Drainage Storm Structure							
Broad Crested Weir and Spreader Swale (Pond K-1)	1	EA	\$ 49,200.00	\$ 49,200.00	100%	100%	\$ 49,200.00
Broad Crested Weir and Spreader Swale (Pond K-2)	1	EA	\$ 29,850.00	\$ 29,850.00	0%	100%	\$ -
Broad Crested Weir and Spreader Swale (Pond K-4)	1	EA	\$ 28,500.00	\$ 28,500.00	0%	100%	\$ -
Turf							
SOD slopes of site	24,300	SY	\$ 2.60	\$ 63,180.00	29%	100%	\$ 18,322.20
SOD over trail area K-1 (MAY NOT BE REQUIRED)	3,220	SY	\$ 2.60	\$ 8,372.00	100%	100%	\$ 8,372.00
Erosion Control							
Silt Fence (Single Row)	4,850	LF	\$ 1.10	\$ 5,335.00	0%	100%	\$ -
Silt Fence (Double Row)	7,960	LF	\$ 2.20	\$ 17,512.00	0%	100%	\$ -
Sod (Pond K-1 Tract)	15,780	SY	\$ 2.60	\$ 41,028.00	100%	100%	\$ 41,028.00
Sod (Pond K-2 Tract)	16,281	SY	\$ 2.60	\$ 42,330.60	0%	100%	\$ -
Sod (Pond K-4 Tract)	10,757	SY	\$ 2.60	\$ 27,968.20	0%	100%	\$ -
Erosion Control Maintenance	1	LS	\$ 10,500.00	\$ 10,500.00	29%	100%	\$ 3,045.00
Seed and Mulch Open Area	466,500	SY	\$ 0.42	\$ 195,930.00	29%	100%	\$ 56,819.70
Street Sweeping	1	LS	\$ 6,500.00	\$ 6,500.00	0%	100%	\$ -
Temporary Construction Entrance	1	EA	\$ 3,500.00	\$ 3,500.00	0%	100%	\$ -
Clear and Grub							
Dewatering for Pond Excavation	1	LS	\$ 155,000.00	\$ 155,000.00	29%	100%	\$ 44,950.00
Clear and Grub	21	AC	\$ 2,950.00	\$ 61,950.00	29%	100%	\$ 17,965.50
Disc Open Space	111	AC	\$ 350.00	\$ 38,850.00	29%	100%	\$ 11,266.50
REMOVE FENCE	3,400	LF	\$ 0.50	\$ 1,700.00	0%	100%	\$ -
REMOVE TRASH & DEBRIS	1	LS	\$ 4,500.00	\$ 4,500.00	0%	100%	\$ -
Grading							
Pond Grading (Pond K-1)	59,200	SY	\$ 0.45	\$ 26,640.00	100%	100%	\$ 26,640.00
Pond Grading (Pond K-2)	23,650	SY	\$ 0.45	\$ 10,642.50	0%	100%	\$ -
Pond Grading (Pond K-4)	20,000	SY	\$ 0.45	\$ 9,000.00	0%	100%	\$ -
Grade conveyance Swales	13,435	SY	\$ -	\$ -	29%	100%	\$ -
Excavation and Grading							
Mobilization	1	LS	\$ 10,000.00	\$ 10,000.00	0%	100%	\$ -
MOT Services	1	LS	\$ 4,900.00	\$ 4,900.00	0%	100%	\$ -
Onsite Cut, Place & Compact Site	505,797	CY	\$ 2.35	\$ 1,188,622.95	29%	100%	\$ 344,700.66
Onsite Cut of Excess Fill to Export	136,000	TCY	\$ 1.00	\$ 136,000.00	29%	100%	\$ 39,440.00
Haul & Stockpile Export Fill Across the Site	136,000	TCY	\$ 1.20	\$ 163,200.00	29%	100%	\$ 47,328.00
Surveying and Staking Engineer							
Construction Staking/layout	1	LS	\$ 16,000.00	\$ 16,000.00	29%	100%	\$ 4,640.00
Certified as-built drawings	1	LS	\$ 3,500.00	\$ 3,500.00	29%	100%	\$ 1,015.00
CHANGE ORDER #1							
4" Reclaim monitoring system	5,428	EA	\$ 3.25	\$ 17,641.00	0%	100%	\$ -
Subtotal:				\$ 2,377,852.25	Subtotal:		\$ 714,732.56

Table 1
 Storey Park Community Development District
 Summary of % CDD Reimbursable % Applicable Requisition #7

Assured Excavating, Inc. Pay Application #7 Storey Park Tract K Ph3 Mobilization		CDD Requisition 7			
<i>Description</i>	<i>Amount</i>	<i>% CDD Reimbursable</i>	<i>% Requisition #2</i>	<i>Previously Paid Requisition #2 Amount</i>	<i>Requisition #7 Amount</i>
MOBILIZATION					
Mobilization	\$ 14,500.00	100%	100%	\$ 14,500.00	\$ -
GENERIC STORM DRAINAGE					
15" CLASS III RCP	\$ 6,548.00	100%	100%	\$ 6,548.00	\$ -
18" CLASS III RCP	\$ 14,742.00	100%	100%	\$ 14,742.00	\$ -
24" CLASS III RCP	\$ 35,972.00	100%	100%	\$ 35,972.00	\$ -
30" CLASS III RCP	\$ 43,537.20	100%	100%	\$ 43,537.20	\$ -
36" CLASS III RCP	\$ 70,668.00	100%	100%	\$ 70,668.00	\$ -
42" CLASS III RCP	\$ 139,949.60	100%	100%	\$ 139,949.60	\$ -
48" CLASS III RCP	\$ 71,433.60	100%	100%	\$ 71,433.60	\$ -
54" CLASS III RCP	\$ 75,440.00	100%	100%	\$ 75,440.00	\$ -
60" CLASS III RCP	\$ 64,512.00	100%	100%	\$ 64,512.00	\$ -
DEWATERING	\$ 42,192.00	100%	100%	\$ 42,192.00	\$ -
Storm Testing	\$ 21,799.20	100%	100%	\$ 21,799.20	\$ -
Conservation Area Signage	\$ 868.00	100%	100%	\$ 868.00	\$ -
DUKE Access Driveway	\$ 9,300.00	100%	0%	\$ -	\$ 9,300.00
GENERIC STORM DRAINS: DRAINAGE STRUCTURES					
TYPE "V" INLET	\$ 4,495.00	100%	100%	\$ 4,495.00	\$ -
FDOT TYPE "P-2" CURB INLET	\$ 45,035.00	100%	100%	\$ 45,035.00	\$ -
FDOT TYPE "P-4" CURB INLET	\$ 119,629.00	100%	100%	\$ 119,629.00	\$ -
TYPE "P" MANHOLE	\$ 21,855.00	100%	100%	\$ 21,855.00	\$ -
TYPE "J" MANHOLE	\$ 76,250.00	100%	100%	\$ 76,250.00	\$ -
Modify existing inlet	\$ 3,785.00	100%	100%	\$ 3,785.00	\$ -
Subtotal:	\$ 882,510.60			Subtotal:	\$ 9,300.00
				Subtotal Less Retainage:	\$ 8,370.00

¹Trail Tracts Deeded to CDD

²Park & Stormwater Tracts Deeded to CDD

Table 1
 Storey Park Community Development District
 Summary of % CDD Reimbursable % Applicable Requisition #7

Assured Excavating, Inc. Pay Application #11 Storey Park Tract K-3 Sitework		CDD Requisition 7			
<i>Description</i>	<i>Amount</i>	<i>% CDD Reimbursable</i>	<i>% Requisition #2</i>	<i>Previously Paid Requisition #2 Amount</i>	<i>Requisition #7 Amount</i>
SURVEY STAKING					
Construction & Lot Staking/Layout	\$ 55,000.00	100%	90%	\$ 49,500.00	\$ 5,500.00
Certified as-built drawings	\$ 29,500.00	100%	50%	\$ 14,750.00	\$ 14,750.00
Verify survey monuments (letter from surveyor)	\$ 1,500.00	100%	100%	\$ 1,500.00	\$ -
GRADING					
Final Grading (Lots)	\$ 38,500.00	0%	0%	\$ -	\$ -
Final Grading (Multi-Family Pads)	\$ 4,500.00	0%	0%	\$ -	\$ -
ROW Grading	\$ 28,437.50	100%	0%	\$ -	\$ 28,437.50
EROSION CONTROL MAINTENANCE					
Silt Fence (SINGLE ROW)	\$ 7,040.00	100%	100%	\$ 7,040.00	\$ -
Silt Fence (DOUBLE ROW)	\$ 264.00	100%	100%	\$ 264.00	\$ -
Inlet Protection	\$ 5,880.00	100%	100%	\$ 5,880.00	\$ -
Floating Turbidity Barrier	\$ 7,800.00	100%	100%	\$ 7,800.00	\$ -
Sod (Entire ROW Back Of Curb)	\$ 34,507.20	100%	0%	\$ -	\$ 34,507.20
Erosion Control Maintenance	\$ 8,500.00	100%	75%	\$ 6,375.00	\$ 2,125.00
Temporary Construction Entrance	\$ 4,250.00	100%	100%	\$ 4,250.00	\$ -
SANITARY SEWER					
8" PVC Pipe (0-6' cut)	\$ 42,554.40	100%	100%	\$ 42,554.40	\$ -
8" PVC Pipe (6'-8' cut)	\$ 56,918.40	100%	100%	\$ 56,918.40	\$ -
8" PVC Pipe (8'-10' cut)	\$ 20,479.20	100%	100%	\$ 20,479.20	\$ -
Manhole (0-6' cut)	\$ 54,145.00	100%	100%	\$ 54,145.00	\$ -
Manhole (6'-8' cut)	\$ 17,920.00	100%	100%	\$ 17,920.00	\$ -
Single Service Assembly (Including Fittings)	\$ 20,254.00	0%	100%	\$ -	\$ -
Double Service Assembly (Including Fittings)	\$ 80,000.00	0%	100%	\$ -	\$ -
Connect to MH	\$ 4,650.00	100%	100%	\$ 4,650.00	\$ -
Dewatering	\$ 35,280.00	100%	100%	\$ 35,280.00	\$ -
Sanitary line testing	\$ 20,384.00	100%	67%	\$ 13,624.00	\$ 6,760.00
GENERIC WATER					
4" PVC Water Main	\$ -	100%	100%	\$ -	\$ -
6" PVC Water Main	\$ 77,500.00	100%	100%	\$ 77,500.00	\$ -
8" PVC Water Main	\$ 52,572.00	100%	100%	\$ 52,572.00	\$ -
Miscellaneous Fittings	\$ 24,150.00	100%	100%	\$ 24,150.00	\$ -
4" Gate Valves	\$ 4,850.00	100%	100%	\$ 4,850.00	\$ -
6" Gate Valves	\$ 7,710.00	100%	100%	\$ 7,710.00	\$ -
8" Gate Valves	\$ 7,040.00	100%	100%	\$ 7,040.00	\$ -
Fire Hydrant Assembly (Includes Gate Valve and Tee)	\$ 41,364.00	100%	100%	\$ 41,364.00	\$ -
Temporary Blow-Off Assembly (Hydro-Guard)	\$ 8,660.00	100%	100%	\$ 8,660.00	\$ -
Connect to Existing Water Main	\$ 4,750.00	100%	100%	\$ 4,750.00	\$ -
Temporary jumper	\$ 8,150.00	100%	100%	\$ 8,150.00	\$ -
Single Service Assembly	\$ 26,182.00	0%	100%	\$ -	\$ -
Double Service Assembly	\$ 71,760.00	0%	100%	\$ -	\$ -
Water Main Testing and Chlorination	\$ 13,980.00	100%	54%	\$ 7,500.00	\$ 6,480.00
ASPHALT					
Maintenance of Traffic Services	\$ 1,500.00	100%	0%	\$ -	\$ 1,500.00
1.5" Asphalt, Type SP-12.5 (1 LIFT) - Typical Roads	\$ 137,275.00	100%	12%	\$ 17,000.00	\$ 120,275.00
6" Crushed Concrete (LBR 150) - Typical Roads	\$ 213,987.50	100%	78%	\$ 166,989.75	\$ 46,997.75
1" Asphalt, Type SP-9.5 (1 LIFT) (Alleys)	\$ 30,186.25	100%	81%	\$ 24,389.25	\$ 5,797.00
6" Crushed Concrete (LBR 150)(Alleys)	\$ 52,801.25	100%	73%	\$ 38,358.75	\$ 14,442.50
12" Stabilized Subgrade (LBR 40) - Typical Roads/Alleys	\$ 90,607.50	100%	100%	\$ 90,607.50	\$ -
Curb Pad	\$ 52,132.50	100%	86%	\$ 45,000.00	\$ 7,132.50
Type "F" Curb and Gutter*	\$ 192,122.50	100%	100%	\$ 192,122.50	\$ -
Ribbon Curb*	\$ 58,450.00	100%	77%	\$ 44,817.50	\$ 13,632.50
Miami Curb*	\$ 61,790.00	100%	87%	\$ 54,057.00	\$ 7,733.00
3' valley gutter	\$ 5,735.00	100%	39%	\$ 2,220.00	\$ 3,515.00
Backfill and Grade Behind Curb	\$ 8,687.50	100%	100%	\$ 8,687.50	\$ -
4" Sidewalk (Unreinforced) - 5' sidewalk	\$ 3,120.00	100%	0%	\$ -	\$ 3,120.00
Handicap Ramps with Truncated Domes- 5' Wide	\$ 28,600.00	100%	73%	\$ 20,800.00	\$ 7,800.00
4" Sidewalk (Unreinforced) - 8' sidewalk	\$ 6,168.00	100%	0%	\$ -	\$ 6,168.00
Handicap Ramps with Truncated Domes- 8' Wide	\$ 18,500.00	100%	0%	\$ -	\$ 18,500.00
12" Stabilized Duke Access Road	\$ 15,502.50	100%	0%	\$ -	\$ 15,502.50
Raised Colored Asphalt Crosswalk	\$ 8,500.00	100%	0%	\$ -	\$ 8,500.00
Striping & Signage	\$ 38,650.00	100%	0%	\$ -	\$ 38,650.00
RECLAIM					
Single Services	\$ 9,750.00	0%	100%	\$ -	\$ -
Double Services	\$ 35,510.00	0%	100%	\$ -	\$ -
6" PVC Reuse Water Main	\$ 78,500.00	100%	100%	\$ 78,500.00	\$ -
8" PVC Reuse Water Main	\$ 59,312.00	100%	100%	\$ 59,312.00	\$ -
Miscellaneous Fittings	\$ 23,000.00	100%	100%	\$ 23,000.00	\$ -
6" Gate Valves	\$ 5,120.00	100%	100%	\$ 5,120.00	\$ -
8" Gate Valves	\$ 3,520.00	100%	100%	\$ 3,520.00	\$ -
Connect to stubout	\$ 4,750.00	100%	100%	\$ 4,750.00	\$ -
2" reclaim services	\$ 6,600.00	100%	100%	\$ 6,600.00	\$ -
Reuse Testing	\$ 11,515.00	100%	53%	\$ 6,110.00	\$ 5,405.00

Change Order #1

Table 1
 Storey Park Community Development District
 Summary of % CDD Reimbursable % Applicable Requisition #7

Assured Excavating, Inc. Pay Application #11 Storey Park Tract K-3 Sitework		CDD Requisition 7			
<i>Description</i>	<i>Amount</i>	<i>% CDD Reimbursable</i>	<i>% Requisition #2</i>	<i>Previously Paid Requisition #2 Amount</i>	<i>Requisition #7 Amount</i>
SEWER					
8" PVC 26	\$ 18,059.44	100%	100%	\$ 18,059.44	\$ -
Wire	\$ 42.80	100%	100%	\$ 42.80	\$ -
Single services	\$ 2,476.80	0%	100%	\$ -	\$ -
Double services	\$ 9,943.32	0%	100%	\$ -	\$ -
WATER					
8" DR-18 PVC pipe	\$ 9,431.60	100%	100%	\$ 9,431.60	\$ -
6" DR-18 PVC pipe	\$ 10,410.00	100%	100%	\$ 10,410.00	\$ -
Marking tape	\$ 53.50	100%	100%	\$ 53.50	\$ -
8" bell restraints	\$ 69.84	100%	100%	\$ 69.84	\$ -
6" bell restraints	\$ 37.44	100%	100%	\$ 37.44	\$ -
8" Gate valves	\$ 1,851.08	100%	100%	\$ 1,851.08	\$ -
6" Gate valves	\$ 1,537.00	100%	100%	\$ 1,537.00	\$ -
8" 22 1/2	\$ 10.65	100%	100%	\$ 10.65	\$ -
8" 45	\$ 54.55	100%	100%	\$ 54.55	\$ -
8" x 6" red	\$ 15.66	100%	100%	\$ 15.66	\$ -
8" x 6" tee	\$ 57.39	100%	100%	\$ 57.39	\$ -
6" SWVL TEE	\$ 91.68	100%	100%	\$ 91.68	\$ -
6" TEE	\$ 39.81	100%	100%	\$ 39.81	\$ -
6" 45	\$ 59.92	100%	100%	\$ 59.92	\$ -
6" 22 1/2	\$ 13.60	100%	100%	\$ 13.60	\$ -
8" WDG restraints	\$ 173.00	100%	100%	\$ 173.00	\$ -
6" WDG restraints	\$ 276.06	100%	100%	\$ 276.06	\$ -
Fire hydrant	\$ 7,885.71	100%	100%	\$ 7,885.71	\$ -
Temporary jumpers	\$ 177.22	100%	100%	\$ 177.22	\$ -
8" WDG restraints for tie in	\$ 17.30	100%	100%	\$ 17.30	\$ -
6" WDG restraints for tie in	\$ 19.26	100%	100%	\$ 19.26	\$ -
Single services	\$ 1,049.60	0%	100%	\$ -	\$ -
Double services	\$ 2,605.98	0%	100%	\$ -	\$ -
Townhome fire connection	\$ 995.25	100%	100%	\$ 995.25	\$ -
RECLAIM					
8" PVC pipe	\$ 10,982.00	100%	100%	\$ 10,982.00	\$ -
6" PVC pipe	\$ 11,324.00	100%	100%	\$ 11,324.00	\$ -
14 GA wire	\$ 210.00	100%	100%	\$ 210.00	\$ -
Marking tape	\$ 53.50	100%	100%	\$ 53.50	\$ -
8" bell restraints	\$ 51.80	100%	100%	\$ 51.80	\$ -
6" bell restraints	\$ 37.44	100%	100%	\$ 37.44	\$ -
8" G.V.	\$ 925.06	100%	100%	\$ 925.06	\$ -
6" G.V.	\$ 1,229.60	100%	100%	\$ 1,229.60	\$ -
8" 45	\$ 43.64	100%	100%	\$ 43.64	\$ -
8" TEE	\$ 19.85	100%	100%	\$ 19.85	\$ -
8" 22 1/2	\$ 21.30	100%	100%	\$ 21.30	\$ -
8" 11 1/4	\$ 9.67	100%	100%	\$ 9.67	\$ -
8" x 6" red	\$ 15.66	100%	100%	\$ 15.66	\$ -
8" WDG Restraints	\$ 181.65	100%	100%	\$ 181.65	\$ -
6" TEE	\$ 26.52	100%	100%	\$ 26.52	\$ -
6" 45	\$ 44.94	100%	100%	\$ 44.94	\$ -
6" 22 1/2	\$ 20.40	100%	100%	\$ 20.40	\$ -
6" 11 1/4	\$ 14.28	100%	100%	\$ 14.28	\$ -
6" WDG restraint	\$ 154.08	100%	100%	\$ 154.08	\$ -
Single services	\$ 500.55	0%	100%	\$ -	\$ -
Double services	\$ 1,712.96	0%	100%	\$ -	\$ -
2" services	\$ 1,118.60	100%	100%	\$ 1,118.60	\$ -
Change Order #2					
1 1/2" Grey SCH 40 PVC pipe	\$ 3,480.00	0%	100%	\$ -	\$ -
1 1/2" Grey SCH 40 90 degree bends	\$ 150.00	0%	100%	\$ -	\$ -
3" Grey SCH 40 PVC pipe	\$ 71,685.00	0%	100%	\$ -	\$ -
3" Grey SCH 40 90 degree bends	\$ 3,276.00	0%	100%	\$ -	\$ -
Subtotal:	\$ 2,363,568.16			Subtotal:	\$ 423,230.45
				Subtotal Less Retainage:	\$ 380,907.41
Total- Construction Costs Eligible for CDD Reimbursement:					\$ 1,104,009.96
Total Reimbursable Bond Amount Remaining:					\$ 573,201.80
Total Requisition #7:					\$ 573,201.80

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA FIVE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of August 1, 2015, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of August 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **8**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Latham, Luna, Eden & Beaudine, LLP
- (D) Amount Payable: **\$312.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice #120588 – Review of Req.7 & conveyance documents/Phase 5 turnover. – August 2023
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project; and
4. each disbursement represents a cost of Assessment Area Five Project which has not previously been paid.

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

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

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

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

By:


Responsible Officer

Date:

9/18/23

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

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



Consulting Engineer



LATHAM, LUNA,
& BLEWETT

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

September 5, 2023

Invoice #: 120588
Federal ID #:59-3366512

Storey Park CDD
C/O GMS-CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

Matter ID: 4666-011

Conveyances/Requisitions

For Professional Services Rendered:

8/18/2023	JEL	Review of requisition #7; continue review of conveyance documents for same and email correspondence to District Engineer regarding Certificate of District Engineer.	0.70	\$182.00
8/23/2023	JEL	Review of Phase 5 turnover and email to District Manager regarding same	0.20	\$52.00
8/25/2023	JEL	Email regarding Requisition #7	0.10	\$26.00
8/28/2023	JEL	Review of conveyance documents; email correspondence to Developer regarding same	0.20	\$52.00
Total Professional Services:			1.20	\$312.00

Total	\$312.00
Previous Balance	\$0.00
Total Due	\$312.00

SECTION VII

SECTION A

ok
→ think



deposit
received ✓

Storey Park Community Association Architectural Request Form

This request form is to be completed by the homeowner and submitted to the ARC for approval BEFORE any work commences. Please refer to your Declaration of Covenants, Conditions and Restrictions for a description of the ARC and its purpose.

THIS SECTION COMPLETED BY HOMEOWNER

Date: 9/11/22 Name: William Pratt & Elizabeth Zumaeta

Property Address: 9458 Petition Way Orlando, FL 32832

Email: [REDACTED] Phone: [REDACTED] Alternate Phone: [REDACTED]

DESCRIBE THE CHANGE / ADDITIONS/ INSTALLATION:

(I.e. repaint exterior, screen enclosure, pool, landscape change, driveway, gutters, storm shutters, etc.)

Install in-ground swimming pool and spa w/paver decking. Remove (2) baby oak trees from backyard. Oak trees will be replaced by (2) pygmy date palm trees. Approval needed to access job site through the common area at the rear of the property.

PROPOSED DATE OF COMPLETION: 4/1/24

LOCATION:

(Attach a copy of a survey map, site plan with a suitable diagram showing where the addition is located)

Survey and site plan attached.

SPECIFICATIONS:

(Attach copies of plans, estimates or pictures, paint color sample(s), landscaping for pools)

Dimensions: Included on survey & site plan. Material(s): Photos attached Color(s): Photos attached

All requests must conform to all local zoning and building regulations and you must obtain all necessary permits if the ARC approves your request.

SECTION COMPLETED BY ARCHITECTURAL REVIEW COMMITTEE

REQUEST: Date Approved: 9/19/2023 Date denied: _____

BOARD MEMBER'S SIGNATURE: [Signature]

COMMENTS: perm from city is needed for removal of oak tree

Estimated Completion Date: _____ Date Inspected: _____

Please Return Completed Form To:
Irma Marin: imarin@theiconteam.com



ACC Application Checklist

Please submit the following along with your ACC Application; otherwise, your application will be considered "incomplete" and will be subject to denial.

Thank you!

- Completed ACC Form
- Copy of Survey Map Marking the Location of the Change with dimensions
- Copy of Work Order or Invoice from Contractor
- A Two Thousand Dollar (\$2,000.00) debris and damage deposit for Association Property and common area damage and a copy of the contractor's certificate of insurance will be required from any party installing a pool or doing any concrete work. Residents will not receive their official approval until this is obtained.
 - The deposit is refundable when Association Property, including but not limited to, all roadways and landscaping are restored to the original state. The check can be made out to "Storey Park" and can be dropped off at the HOA office.
- Color/Photo Samples of the Work to Be Completed
- Written Permission from neighbors for fencing/equipment/land access

Please note: All ACC meetings take place the first and third Wednesday of every month. All ACC applications and supporting documents must be turned in by the Documents Submittal Deadline the Wednesday prior by 5 pm for them to be reviewed in the meeting. Any applications and documentation turned in past the deadline will be held onto for the next meeting, and no exceptions will be made. Owners are responsible for making sure all projects are done within their property line, and the ACC Committee cannot approve projects and/or grant permissions out of their scope.

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

LOT 217, STOREY PARK - PARCEL K PHASE 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 23 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

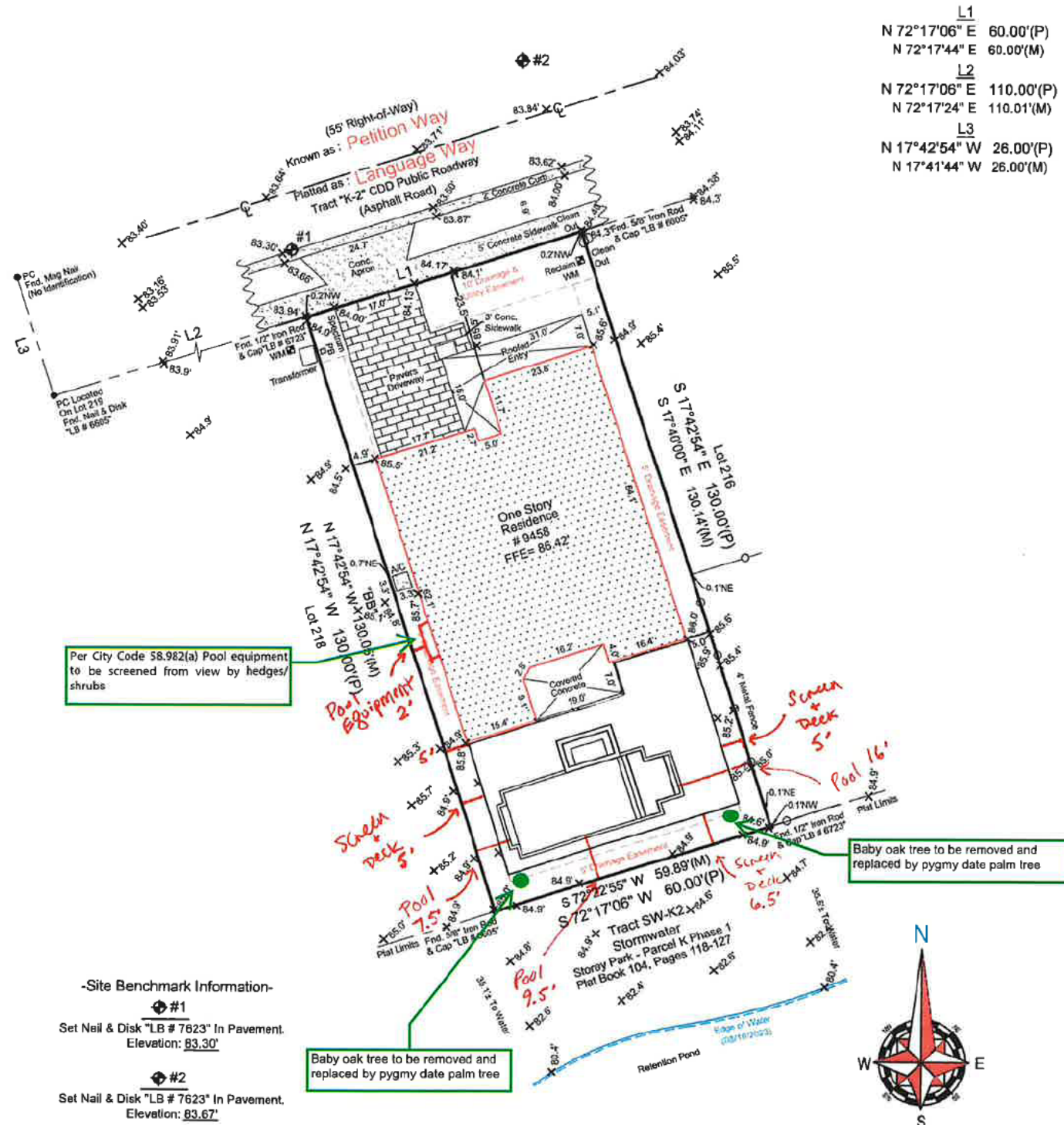
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF ORLANDO, COMMUNITY NUMBER 120186, DATED 06-20-2018.

CERTIFIED TO:

JACKELINE ZUMAETA



9458 PETITION WAY, ORLANDO, FLORIDA 32832



L1	N 72°17'06" E	60.00'(P)
	N 72°17'44" E	60.00'(M)
L2	N 72°17'06" E	110.00'(P)
	N 72°17'24" E	110.01'(M)
L3	N 17°42'54" W	26.00'(P)
	N 17°41'44" W	26.00'(M)

Per City Code 58.982(a) Pool equipment to be screened from view by hedges/shrubs

Pool Equipment 2'

Screen Deck 5'

Screen Deck 5'

Pool 16'

Pool 7.5'

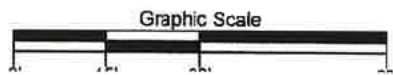
Pool 9.5'

Screen Deck 6.5'

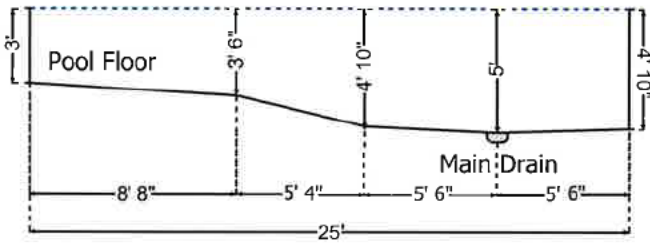
Baby oak tree to be removed and replaced by pygmy date palm tree

Baby oak tree to be removed and replaced by pygmy date palm tree

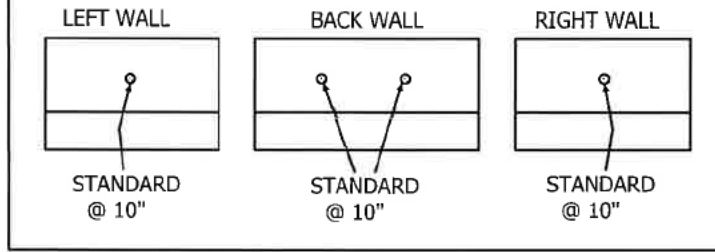
-Site Benchmark Information-
 #1
 Set Nail & Disk "LB # 7623" In Pavement.
 Elevation: 83.30'
 #2
 Set Nail & Disk "LB # 7623" In Pavement.
 Elevation: 83.67'



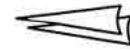
-Pool Depth Detail-



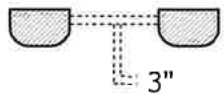
-SPA JET LAYOUT (SQUARE)-



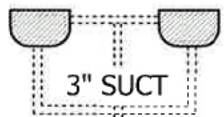
ACCESS THROUGH COMMON AREA



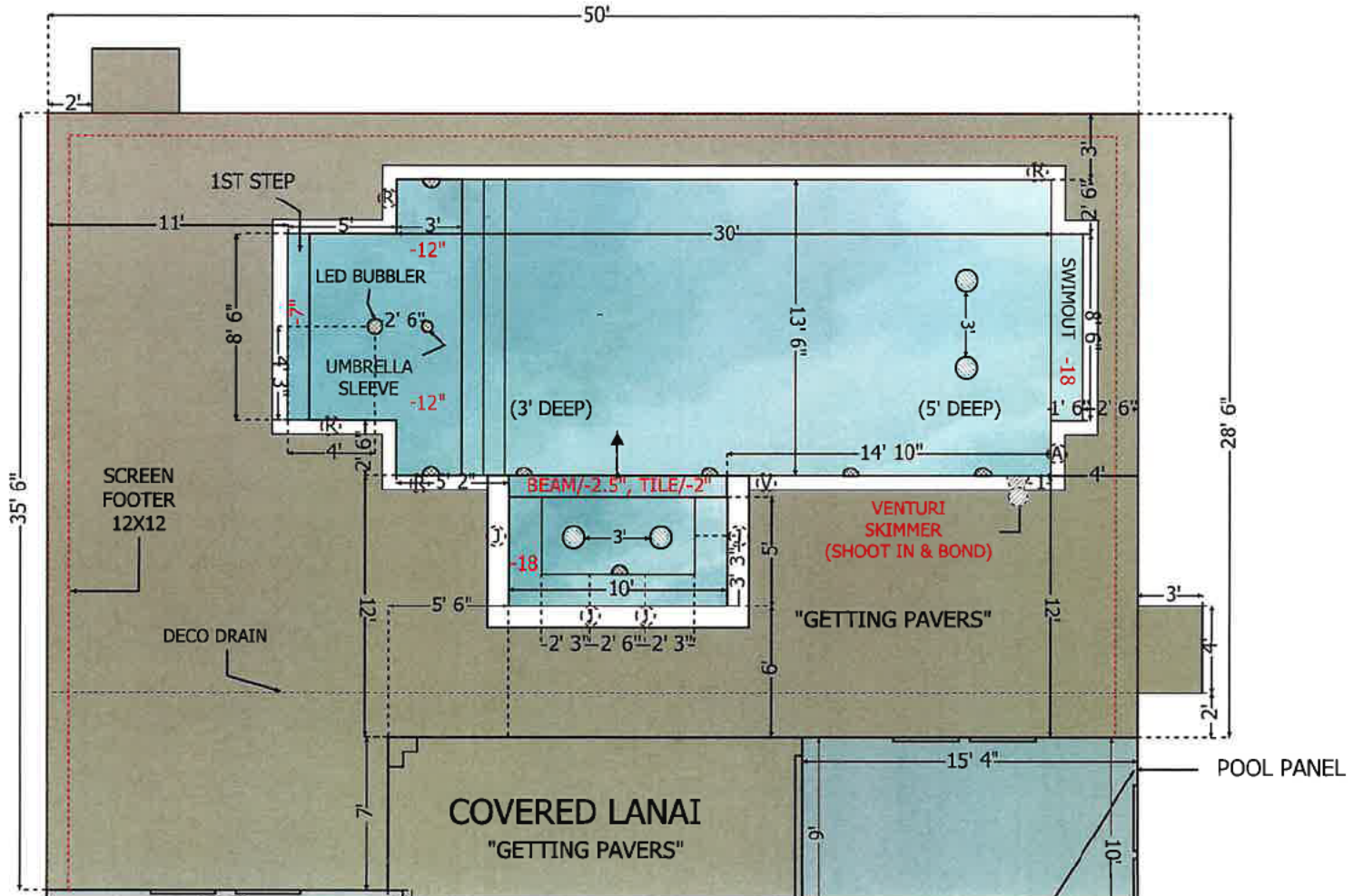
(POOL MAIN DRAIN)

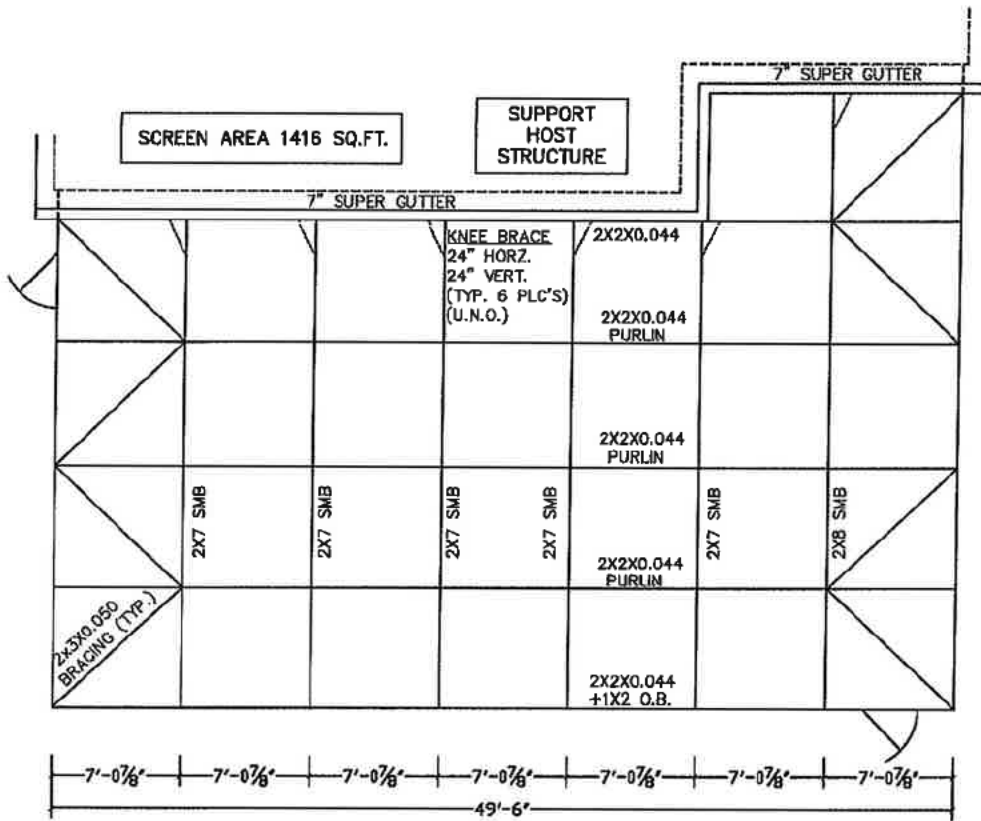


(SPA MAIN DRAIN)

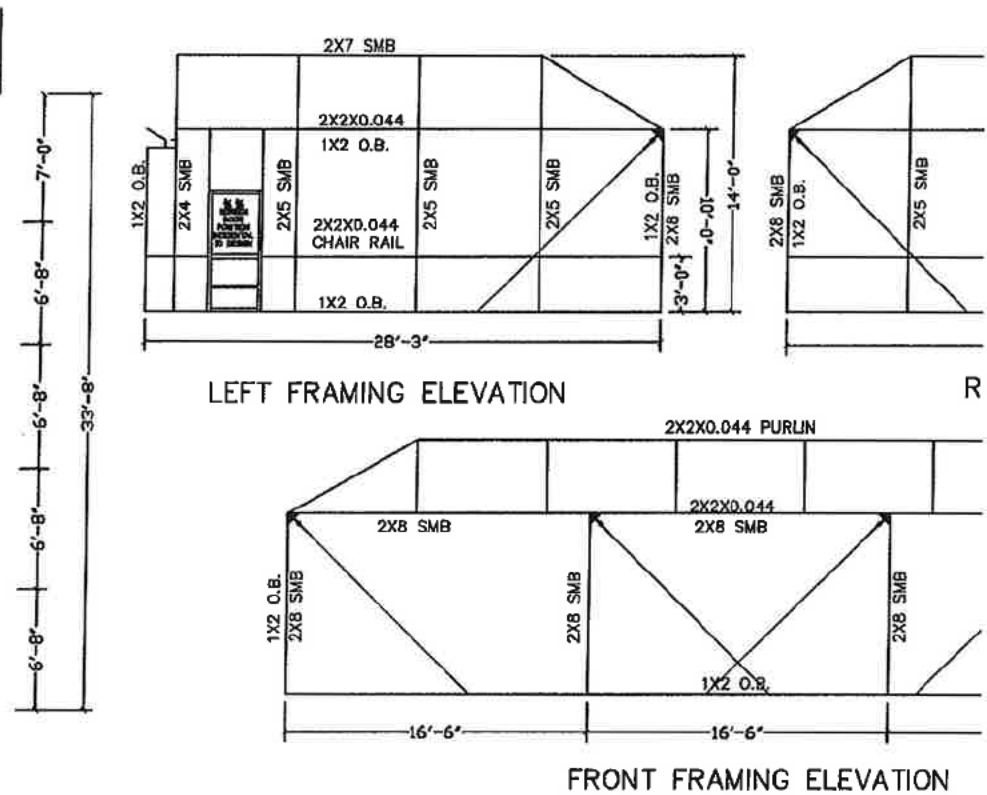


2.5" RETURN

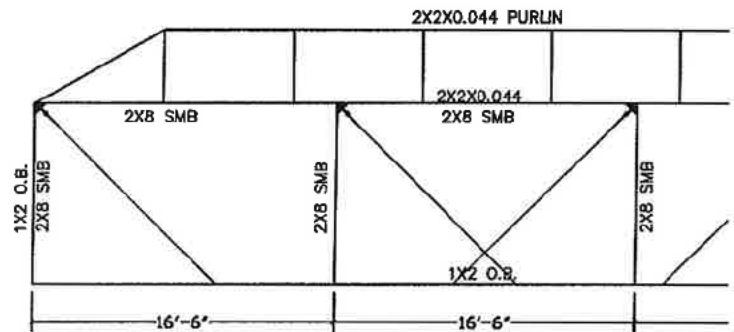




POOL ENCLOSURE PLAN
EXISTING FOUNDATION



LEFT FRAMING ELEVATION



FRONT FRAMING ELEVATION

Florida Pool Enclosures
1400 South Ronald Reagan Blvd
Longwood FL 32750
407-260-2800

Job # 231084
Project Address:
William Pratt
9458 Petition Way
Orlando, FL 32832

tax district: City of Orlando

date: 9/11/2023

scale: NTS

prepared by: Joseph Forte



HOLLAND
AQUATICS

Best of Holland
The Pratt Residence



 **HOLLAND**
aquatics

Brett Holland
The Pratt Residence



HOLLAND
LANDSCAPE ARCHITECTURE

West Holland
The Pratt Residence







TILE SUPPLY INC. Tilesupplyinc.com





The Pratt Residence
9458 Petition Way
Orlando, FL 32832

Tree Removal Photos

**(2) Baby Oak Trees to be removed and replaced w/(2)
Pygmy Date Palm Trees as shown on Survey**





Replacement Tree Photo





200 Buttonwood Dr., Longwood, FL 32779 • Phone (407) 573-2782
Brett D. Holland CPC 1458058



American Concrete Institute

WATERSCAPE FIXED FEE AGREEMENT

Client Proposal For

William Pratt and Elizabeth Zumaeta

Builder Name
Client Name 1
Client Name 2
Address
City
State
Zip
Telephone 1
Telephone 2
Email 1
Email 2

William Pratt
Elizabeth Zumaeta
9458 Petition Way
Orlando
FL
32832
Bill- 321-948-7889
williampratt@yahoo.com
jayzlatina@yahoo.com

Date **5/26/2023**

Version	7.0
Pool Area SF	461
Pool Perimeter FT	100
Spa Area SF	50
Spa Perimeter FT	30
Average Depth FT	4
Total Deck Area SF	948

General Services by Holland Aquatics

1. Contractor will retain structural engineer to provide design documents and specifications
2. Swimming pool construction permits as required by municipality codes.
3. Initial start-up service, instructions and maintenance kit.
4. All necessary grading for project. Unless otherwise stated.
5. Workers Comp and Liability Insurance included.
6. State and federal taxes included.
7. Non-corrosive plumbing throughout.
8. One month free pool cleaning.
9. Electrical hook-up including permit, time clock, junction box, transformer, bonding and switches for motor and light.

Owner Responsibilities

1. Approve pool elevation, dimensions, specifications and location from plans, verify location of property lines and provide current survey
2. Additional costs of rerouting the overhead or underground utilities when required.
3. Additional costs incurred due to subsurface conditions including excessive ground water, poor soils, muck, rocks, tree stumps, buried structures and soil with inadequate bearing capacity soil up to 7 yards of rock included.
4. Additional costs due to "cave ins" caused by weather or other means.
5. Additional costs of electrical panel change or addition of sub panel if required by local code or if existing service is inadequate.
6. Additional costs for sidewalk/driveway removal/repair if damaged/broken during construction.
7. Provide water source for immediate filling of pool after plaster and brush plaster, as instructed.
8. Provide enclosure (i.e. fencing, screening, etc.) to meet municipality codes.
9. Provide pool maintenance after completion.
10. Provide gutters at pool equipment location, if no gutters are currently installed.

Acceptance of Proposal and Acknowledgment of Receipt of Copy of the Contract

The below price, specifications and conditions are satisfactory and are hereby accepted. Contractor is authorized to do the work specified. By signing below, Owner acknowledges that Owner is the owner (or authorized agent of the owner) of the property where the work is to be performed. All work to be completed in a workmanlike manner according to standard practices. Any change or deviation from the scope of work identified herein that results in additional cost to Contractor will be charged to the Owner as a cost that is separate from and in addition to the quoted price. The Contract Documents consist of this Pool Proposal/Construction Agreement, all Terms and Conditions and all documents referenced therein, and the Statutory Warnings, which are all incorporated herein by reference. Owner agrees that his or her signature to any one of the Contract Documents constitutes his or her receipt and acceptance of all of the Contract Documents and agrees to be bound by the terms of same. Owner may request at any time a copy of any document that is part of the Contract Documents.. Payment will be made to the Contractor as outlined above. To induce Holland Aquatics to enter into this contract, I personally guarantee the payment of any corporate, joint venture, or partnership account and agree to be individually responsible for payment of said account and this contract. This contract contains no completion date and no early completion award clauses (this provision may not be deleted from this contract or otherwise modified without express written approval by an officer of Holland Aquatics). I HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONTRACT AND STATE THAT I HAVE READ THE ENTIRETY OF THIS POOL PROPOSAL/CONSTRUCTION AGREEMENT, THE TERMS AND CONDITIONS, AND ALL APPLICABLE CONTRACT DOCUMENTS AND AGREE TO BE BOUND



Initial WP EE

Payment Terms

Contractor proposes to furnish labor and materials in accordance with the foregoing specifications for the sum of **\$144,065.00** with payments to be made as follows:

Design & Consulting	\$750.00	Deposit	\$28,063.00	20%	
Diq	\$36,016.25	25%	Pool Shell	\$36,016.25	25%
Deck Form	\$36,016.25	25%	Walk Through Prior to Interior Finish	\$7,203.25	5%

CUSTOMER'S RIGHT TO CANCEL: If for whatever reason you do not want the goods or services, you may cancel this agreement by providing written notice to Contractor in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, Contractor may not keep all or part of any cash down payment.

Owner
 DocuSigned by: William Pratt 6/28/2023
 Owner Signature: _____
 Co-Owner Signature: Elizabeth Lunkata 6/28/2023
 Date: _____

Holland Aquatics
 DocuSigned by: Brett Holland
 Acceptance: _____
 Signature: _____
 Date: 5/26/2023

Site Specifications

Specifications and Details

1. Remove from Pool Site Prior to Day of Excavation

	Buyer	Contractor
Access Walls or Fence Removed by	Yes	No
Capping Irrigation Completed by	Yes	No
Stump Removal	0	Qty
Concrete Removal	0	SF
Miscellaneous	Trees and shrubs removed by HAQ at sod strip	

2. Access and Equipment Specifications

	Yes	No	Width
Standard Equipment Excavation	X		10+
Limited Access Equipment		X	
Access Side			Left Right Rear
Access Letter Required	X	No	

3. Other Site Specifications

Access through common area. HOA approval needed

Pool Specifications

- 1. Filter** Pentair 200CCRP Cartridge
- 2. Pump** Intelliflo Variable Speed
- 3. Chlorinator** Nature 2 Tab Feeder w/ Mineral Cartridge
- 4. In-floor System** Total Number of Heads 0 Leaf Canister No
- 5. Pool Depth** Shallow 3.0 Deep 5.0 Shallow Option N/A
- 6. Pool cleaner** Line Only
- 7. Pool Heater** 400K BTU Propane heater *gas hook-up and tank by others
- 8. Pool Lights** (6) Microbrite Color LED lights
- 9. Pool Interior Finish** Pebble Sheen Tier 2 TBD
- 10. Sunshelf Area** 83 SF
- 11. Other Pool Specifications** Oversized deep end bench

DS WP EE

Tile Specifications

1. Waterline Tile

2. Grout

3. Step Tile

4. Other Tile Specifications

6" Raised Beam	<input type="text" value="0"/>	LF
12" Raised Beam	<input type="text" value="0"/>	LF
18" Raised Beam	<input type="text" value="0"/>	LF
24" Raised Beam	<input type="text" value="0"/>	LF
30" Raised Beam	<input type="text" value="0"/>	LF

Deck Specifications

1. Deck (Type/Color/Pattern)

2. Coping (Type/Size/Color)

3. Deck Main Deck SF Lanai SF

4. Footers

5. Turn Downs

6" Turn Downs	<input type="text" value="0"/>	LF
12" Turn Downs	<input type="text" value="0"/>	LF
18" Turn Downs	<input type="text" value="0"/>	LF
24" Turn Downs	<input type="text" value="0"/>	LF
30" Turn Downs	<input type="text" value="0"/>	LF
36" Turn Downs	<input type="text" value="0"/>	LF

6. Door Pads Qty

8. Termite Bond Company (Buyer or Builder)

7. Step Risers

6" Step Risers	<input type="text" value="0"/>	LF
12" Step Risers	<input type="text" value="0"/>	LF
18" Step Risers	<input type="text" value="0"/>	LF
24" Step Risers	<input type="text" value="0"/>	LF
30" Step Risers	<input type="text" value="0"/>	LF

9. Drainage LF Type

10. Other Deck Specifications

Fence Specifications

1. Total Fence LF LF

2. Self Closing Gates Each

3. Core Drilling or Fench Post with Anchors LF

Spa Specifications

1. Spa Size SF Perimeter Raised Inches

2. Install Hydro Therapy Jets Qty. 3. Spa Lights Microbrite Color LED

4. Spillway

5. Spa Heater

6. Interior Finish

7. Install Air Blower

Yes	No	Size	8. Spa Parascope Fountain	Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="1HP"/>	<input type="text" value=""/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Pool Automation or Timer

10. Other Spa Specifications

Terms and Conditions

1. This proposal is subject to change without notice and is automatically withdrawn on the 30th day following the date of issue if not accepted in writing and a copy of this proposal returned to Holland Aquatics, LLC ("Contractor"). **If the owner cancels this Agreement prior to the start of work, Owner is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement.** By executing this Agreement Owner and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error.

2. DEED SURVEY AND TITLE POLICY: Owner agrees to provide to Contractor, without charge to Contractor a complete copy of Owner's deed to the above described property, a survey of said property, and a copy of any title insurance policy pertaining to said property if available to Owner.

3. OWNER'S RESPONSIBILITY AND WARRANTIES: Owner assumes complete and sole responsibility for approving the location of the pool as shown in the Owner-approved plans, and represents : (1) the pool location as shown in the Owner-approved plans is not in violation of property lines, set back lines or other governmental or subdivision easements, covenants or restrictions; (2) Owner is authorized to enter into this Agreement and no other person has a claim, lien, estate or right which precludes the construction of a swimming pool at the location without that person's consent to this Agreement; (3) sufficient and adequate water and electric power and facilities are available and shall be supplied by the Owner from existing electric and water sources on the premises without cost to the Contractor; (4) Owner will provide adequate access to the pool site for Contractor's equipment and workmen, Owner agrees that Contractor's determination of such adequacy shall be binding and conclusive; (5) Owner's shall be responsible, at Owner's sole expense, for providing site access, surveying, resurveying, grading (except for those areas directly affected by Contractor's access or work hereunder), yard drainage, environmental conditions and repair of damage caused by any party other than Contractor to curbs, sidewalks, streets, and rights of way for utilities, driveways, lawns, shrubs, trees, gardens, plants, sewers, telephone lines, television cables, underground utilities, plumbing structural damage from undermining, appurtenances, or other real or personal property at the project location during construction. Under no circumstances shall Contractor be responsible for drainage or geotechnical engineering at the property. Owner is solely responsible for all unforeseen or unanticipated conditions and all underground conditions, including, but not limited to, underground pipe, conduit, telephone lines, electrical cable, television or cable TV lines, irrigation systems and sprinkler heads, hardpan, rock, inadequate soil bearing capacity, faults, water seepage, and for damage caused by or to any such condition during or subsequent to construction. Owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and other expenses incurred as a result of the Owner and/or Owner's failure to fulfill its

4. Owner shall make payment to Contractor as set forth herein. Owner shall pay interest at the rate of 1 1/2 % per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. The total Agreement amount, including the charges for changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Owner acknowledges and agrees that it has an independent obligation to pay Contractor. If Owner does not make payment, Contractor shall be entitled to recover from Owner all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. Collection matters may be processed through litigation or arbitration at Contractor's sole discretion. If there is an increase in the price of materials charged to the Contractor in excess of five (5%) percent, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor shall submit written documentation of the increased charges to the Owner. If any line item increases in excess of 10% subsequent to the making of this Agreement, Contractor may cancel this Agreement for its convenience. If Owner fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of Contractor's reasonable costs of shut-down delay and start-up. The parties acknowledge and agree that the substitution of materials and price adjustments may be required based on changes in material availability and the cost to obtain and deliver materials to the project between the date of this Agreement and the delivery date. In such event, Contractor and Owner shall work together in good faith to identify substitute materials that are similar in price and quality and that do not cause an increase to the Agreement amount. If Owner selects substitute materials that increase the Agreement amount, then the Agreement will be adjusted to reflect the additional costs incurred by the Contractor to purchase and deliver the materials.

5. DEFAULT: If Contractor's Work is delayed at any time by any act or neglect of Owner and/or Owner's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Owner, if Owner fails to make any payment when due as set forth herein, or otherwise hinders or prevents Contractor from completing this Agreement, or breaches Owner's responsibilities or warranties herein, or Owner otherwise breaches this Agreement, Contractor shall be entitled to recover from Owner all additional costs or damages incurred as a result including, without limitation, attorney's fees, costs, and expenses. If Owner interferes with Contractor's work, in Contractor's sole discretion, is unable to meet his or her financial obligations under this Agreement, or is otherwise in breach of this Agreement, Contractor may, at its sole discretion, terminate this Agreement and withdraw all workmen, equipment, fixtures, and material, including but not limited to, personal property, filtration equipment, and other pool equipment, and supplies provided to Owner under this Agreement. Personal Property: The Owner agrees that pending full payment of the contract price, all filtration equipment and materials shall be deemed personal property even though in some manner affixed or attached to the real property or assigned to any other person.

6. LIMITED WARRANTIES:

a. IT IS UNDERSTOOD AND AGREED THAT CONTRACTOR'S LIABILITY FOR THE PROPERTY AND DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS ON THE PROPERTY INCLUDING ANY ALLEGED CONSTRUCTION DEFECTS IS LIMITED TO ANY EXPRESS WARRANTY PROVIDED, IF ANY, BY CONTRACTOR. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WHETHER ARISING UNDER STATE, FEDERAL, OR COMMON LAW (SUCH AS THOSE ARISING UNDER THE MAGNUSON-MOSS ACT), ARE DISCLAIMED, WAIVED, AND EXCLUDED, INCLUDING, BUT NOT LIMITED TO, ALL IMPLIED WARRANTIES OF FITNESS, FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, GOOD, AND WORKMANLIKE PERFORMANCE, CONSTRUCTION, REPAIR, OR HABITABILITY. CONTRACTOR FURTHER DISCLAIMS AND EXCLUDES ANY AND ALL WARRANTIES AND LIABILITIES ARISING OUT OF OR RELATING TO MATERIALS INCORPORATED INTO THE PROPERTY. By executing this Agreement, Owner acknowledges and accepts the terms of the Warranty

b. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) as a result of the breach in the Manufacturer's warranty. All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Owner fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees, if any, provided under the Agreement are solely for the original Owner and are non-transferable, unless otherwise agreed to by Owner and Contractor in writing. During Contractor's warranty period, Owner assumes complete and sole responsibility for obtaining Contractor's permission on any additions or changes to swimming pool and equipment by submitting plans and specification to Contractor for Contractor's approval. Failure of Owner to obtain Contractor's approval may, at Contractor's discretion, void the warranty.

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WP

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EE

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WP DS
EE

c. **CLAIMS:** It is Owner's responsibility to notify Contractor in writing within seven (7) business days (unless otherwise provided for in the Agreement) of the occurrence of any claim, defect, or deficiency arising out of work performed or services provided by Contractor under this Agreement ("Occurrence"). The Owner shall give such notice promptly after actual discovery of the Occurrence. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction to a known defective condition, the Owner waives its right to require correction by Contractor and waives all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty, tort, or federal or state statutory claims.

7. **Acts of God.** Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; work stoppage or slowdown in the progress of the work as a result of the ongoing COVID-19 pandemic whether such stoppage or slowdown in the progress of the work is at the direction of a private actor, government entity, or caused by an outbreak related to COVID-19, or any locally, state, or federally declared epidemic or pandemic, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.

8. **Contractor's Default.** If the Owner believes the Contractor to be in breach of this Agreement, Owner shall give Contractor at least seven (7) days written notice and the opportunity to cure or such additional time as is reasonably necessary to cure the alleged breach, before declaring the Contractor in default of this Agreement.

9. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits. Contractor and Owner agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Owner is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.

10. **Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Owner.

11. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be Seminole County, Florida. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.

10. **Arbitration.** At Contractor's sole election, if a dispute shall arise between Contractor and Owner with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. However, in the event there is litigation over the enforcement of a collection matter or construction lien, the parties KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

11. **Residential Swimming Pool Safety Act.** By executing this Agreement, Owner acknowledges receipt of the requirements of Florida's Residential Swimming Pool Safety Act and a copy of the publication produced by Florida's Department of Health that provides information on drowning prevention and the responsibilities of pool ownership.

Construction and Interpretation. Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal/Contract," "Terms and Conditions," "Statutory Warnings," and "Limited Workmanship Warranty" (if any) as well as any other document signed by both parties as part of this Agreement. Owner represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement.

Owner Signatures

Owner
Owner Signature: William Pratt
Date: 6/28/2023

Co-Owner
Co-Owner Signature: Elizabeth Zumaeta
Date: 6/28/2023



Initial WP EZ



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/11/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance by Ken Brown, Inc. 707 Pennsylvania Ave Ste 1300 Altamonte Springs FL 32701	CONTACT NAME: PHONE (A/C, No, Ext): 321-397-3870 FAX (A/C, No): 321-397-3888 E-MAIL ADDRESS: certificates@insbykenbrown.com	
	INSURER(S) AFFORDING COVERAGE INSURER A : Amerisure Insurance Company INSURER B : Amerisure Mutual Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 19488 23396
INSURED Holland Aquatics LLC 200 Buttonwood Dr. Longwood FL 32779	HOLLAQU-02	

COVERAGES **CERTIFICATE NUMBER: 914501953** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pool Pop GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			GL21193840101	12/18/2022	12/18/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA21193830101	12/18/2022	12/18/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC21193850102	12/18/2022	12/18/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Storey Park Community
 11650 Biography Way
 Orlando FL 32832

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Thursday, September 21, 2023

Re: 9458 Petition Way, Orlando, FL 32832

Dear Homeowner:

The enclosed Architectural Request form has been **approved** by the Architectural Compliance Committee for Storey Park Association, Inc.

Specifically, you have approval to proceed with the following:

Approved: Swimming pool, spa with paver decking

Denied: Tree removal

For tree removal please contact the city at: <https://www.orlando.gov/Parks-the-Environment/Trees/Apply-for-a-Tree-Removal-or-Encroachment-Permit>

Remember, you cannot deviate from the approved plans as indicated on your enclosed application without additional written approval from the ACC committee. This approval must not be considered permission to encroach on another property owner's right or property.

The ACC committee respectfully requests that you notify management in writing when the project is complete because they reserve the right to make a final inspection to ensure compliance.

You must follow all local building codes and setback requirements when making this change. Moreover, you are responsible to obtain whatever permits, licenses and approvals from the City and/or County.

Beware that you are responsible for contacting the appropriate utility companies before digging.

Our approval is only based on aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose.

We appreciate your cooperation. An attractive community helps preserve the property values.

Sincerely,

Architectural Compliance Committee
For Storey Park Homeowners Association, Inc.



My House
9458 Petition Way
Orlando, FL 32832

Pass 3 homes after
my house on the left.



SECTION B



Monday, September 11, 2023

Re: 12120 Grammar Ln, Orlando, FL 32832

Dear Homeowner:

The enclosed Architectural Request form has been **approved** by the Architectural Compliance Committee for Storey Park Association, Inc.

Specifically, you have approval to proceed with the following:

Pool

Notes: Please provide \$2,000 deposit

Remember, you cannot deviate from the approved plans as indicated on your enclosed application without additional written approval from the ACC committee. This approval must not be considered permission to encroach on another property owner's right or property.

The ACC committee respectfully requests that you notify management in writing when the project is complete because they reserve the right to make a final inspection to ensure compliance.

You must follow all local building codes and setback requirements when making this change. Moreover, you are responsible to obtain whatever permits, licenses and approvals from the City and/or County.

Beware that you are responsible for contacting the appropriate utility companies before digging.

Our approval is only based on aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose.

We appreciate your cooperation. An attractive community helps preserve the property values.

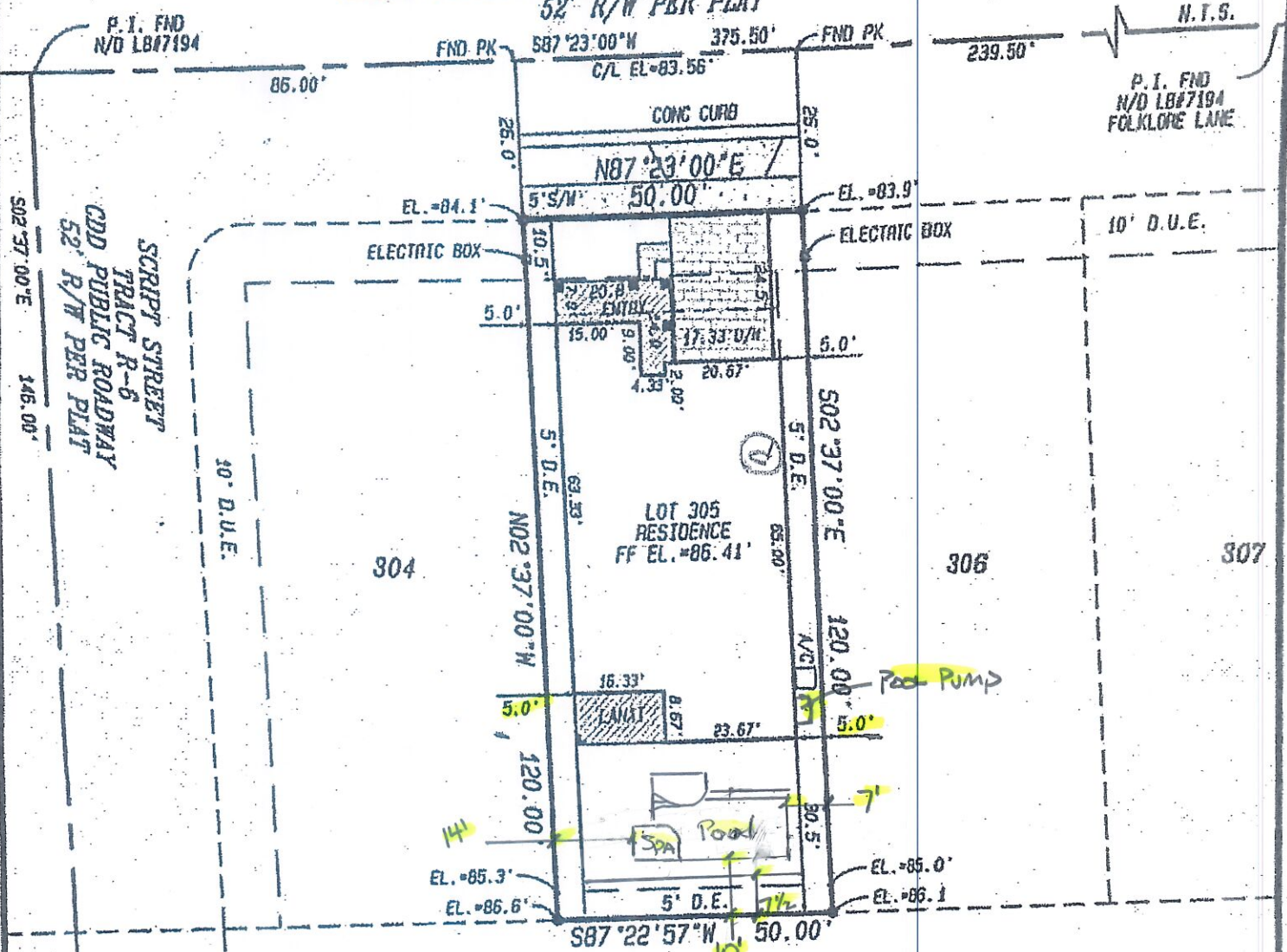
Sincerely,

Architectural Compliance Committee
For Storey Park Homeowners Association. Inc.

MAP OF SURVEY
"BOUNDARY WITH IMPROVEMENTS"

LOT 305, STOREY PARK - PARCEL L PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 9-14 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

GRAMMAR LANE
TRACT R-6
COMMUNITY DEVELOPMENT DISTRICT PUBLIC ROADWAY
52' R/W PER PLAT



TRACT OS-L6
STOREY PARK-PARCEL L
PLAT BOOK 95, PAGES 73-86
50' FLORIDA GAS TRANSMISSION COMPANY EASEMENT
OFFICIAL RECORD BOOK 1682, PAGES 340, 342 AND 344

SETBACKS ARE AS FOLLOWS:

- FRONT:
- FRONT LOAD GARAGE - 20'
- HOUSE - 16'
- PORCH - 10'
- REAR - 15'
- REAR LOAD GARAGE
- (5' or GREATER THAN 16')
- SIDE - 4' (LESS THAN 40' WIDE)
- SIDE - 5'
- CORNER LOTS-15'

O.R.B. = OFFICIAL RECORD BOOK
SURVEY NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT, THE CENTERLINE OF GRAMMAR LANE, BEARING BEING S87°23'00"W.
 - BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND FIELD MEASURED UNLESS NOTED OTHERWISE.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS-OF-WAY, OR ADJOINERS OF RECORD.
 - UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 - UTILITIES SHOWN GRAPHICALLY, HAVE NOT BEEN DIMENSIONED.
 - S.I.R.C. 5/8" LB#6605 UNLESS NOTED
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. J2095C 0585D, EFFECTIVE, 7/3/2002, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".

SCALE 1" = 30'

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

CALATLANTIC TITLE, INC.
NORTH AMERICAN TITLE INSURANCE COMPANY
EAGLE HOME MORTGAGE, LLC
ILDEGAR BLADIMIR SALMERON MURRAYDO
AND ELEIDA CAROLINA RIVERO VILLACINDA

PROPERTY ADDRESS:
32120 GRAMMAR LANE
ORLANDO, FL 32832

I HEREBY CERTIFY THAT THE MAP OF SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael Stepien

ROBERT D. JOHNSON, RSN NO. 8031
MICHAEL STEPIEN, VLNWVIC, PLS NO. 0020
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A/C - ARC LENGTH	EL. - ELEVATION	LB - LICENSED BUSINESS	PK - BY MAIL	S.I.R.C. - SET 5/8" IRON ROD AND CAP (LB#6605)
CONC - CONCRETE	EENT - EASEMENT	L.E. - LANDSCAPE EASEMENT	PR - PROPOSED	U.E. - UTILITY EASEMENT
CONC - CONCRETE	F.C.M. - FOUND CONCRETE MONUMENT	LS - LICENSED SURVEYOR	P.R.C. - POINT OF REVERSE CURVE	PROPOSED DRAINAGE FLOW
C/L - CENTERLINE	FF - FINISH FLOOR	N.R. - NON-RADIAL	P.R.M. - PERMANENT REFERENCE MONUMENT	A - DELTA/CENTRAL ANGLE
C.M. - CONCRETE MONUMENT	F.I.R. - FOUND 5/8" IRON ROD	N.T.S. - NOT TO SCALE	P.T. - POINT OF TANGENT	CA - CALCULATED MEASUREMENT
D.E. - DRAINAGE EASEMENT	F.I.R.C. - FOUND 5/8" IRON ROD & CAP	P.C. - POINT OF CURVATURE	R - RADIUS	CD - COED OR DESCRIPTION
D.U.E. - DRAINAGE & UTILITY EASEMENT	FNC - FENCE	P.C.C. - POINT OF COMPOUND CURVE	R.P. - RADIUS POINT	CD - FIELD MEASURED
D/W - DRIVEWAY	FND - FOUND	P.C.P. - PERMANENT CONTROL POINT R/W	R/W - RIGHT OF WAY	PL - PLAT
	FND HD - FOUND NAIL & DISC	P.I. - POINT OF INTERSECTION	S/W - SIDEWALK	

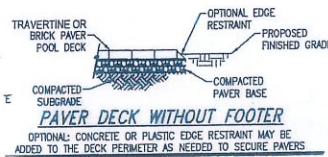
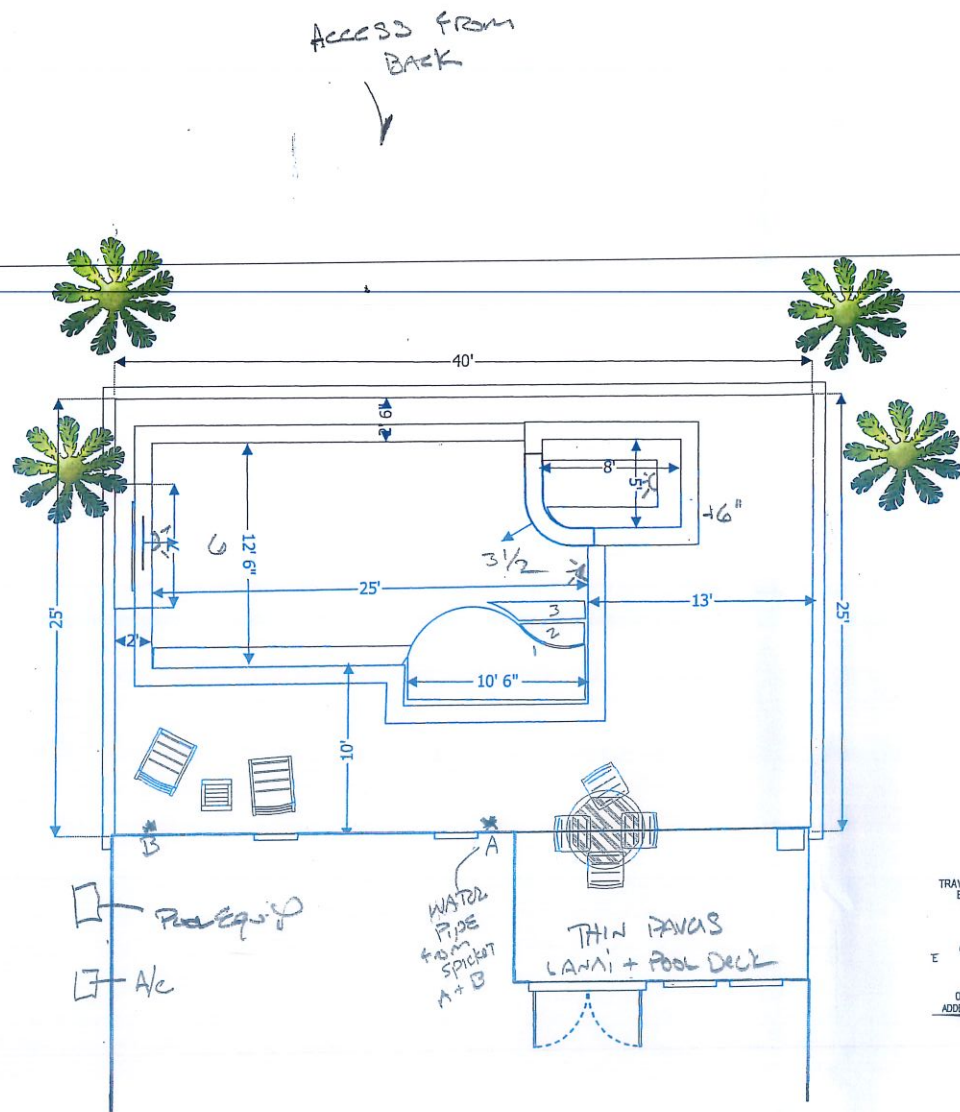
DATE OF FIELD SURVEY

PLOT PLAN 08/02/19

KDM Franklin

PROJECT INFORMATION





Scale: 1/8" = 1 ft.

EXHIBIT B

**EXHIBIT B
GENERAL SPECIFICATIONS**

Pool Size 12 X 25 Area 251 Depth 3 1/2 TO 6 P.F. 70

Spa Size 5 X 8 Area 40 P.F. 26

Pool Capacity 6990 gal. Spa Capacity 116 gal.

Decking Type PAVER Area 6000 Color W/BEAM Deck Drain YES

Tile GLASS Color # _____

Step Tile Color SAME Spot Tile YES Trim Tile NO

Filter CANTRIDGE Pump VSP

Return Lines 4 Safety Device FLOATING ALARMS

Lights 2 BL Pool Cleaner HAND SET

Time Clock YES Swim out YES Chlorinator SALT GEN

Heater Type NO HEATER Therapy Jets 5 Handrails NO

Screen Color NONE Wall Height _____ Top Design _____

Footer Detail _____ Elite Roof _____

Note: Fan & wiring are not included with fan beams

Additional Notes

FEATURE WALL / LEDGE STONE FRONT + SIDES
36" STEEL
3 TALL 7' WIDE 2' DEPTH

Lot 305 Block _____ Plat book 99 Pages 4-14

County ORANGE Permit Issued by CITY ORLANDO

Subdivision STONEY ROCK

Address 12120 GRAMMAR LN

City ORLANDO FL Zip Code 32832

Phone # 407-454-1844 Gate Code _____

Customer Signature _____

Designed by _____ Date _____



5605 Hansel Ave. Orlando, Florida 32809 Phone 407-339-3100

Unknown Conditions: We anticipate hitting some underground water while excavating your pool. For that reason, we include 3 tons of underground pea-rock which would cover what is typical and normal. There are, however, situations where we discover water conditions that require additional pea-rock to control the wet/watery soil. For every ton of rock over the included 3 tons used to control water, there will be a change order issued for extra rock which

Due to the nature of gunite, it is mutually understood that what is specified on the drawing for the steps, beach step shelves, sun shelves and swim out seats are approximate and not exact. Size, curves and radius shapes will be provided within construction tolerances. In other words, the mentioned areas may or may not be built exactly as shown

Sod, landscaping and sprinkler repairs are not included.

SECTION VIII

SECTION C

SECTION 1

Storey Park Community Development District

Summary of Checks

September 1, 2023 to September 26, 2023

Bank	Date	Check #	Amount
General Fund	9/7/23	1136-1139	\$ 33,412.58
	9/13/23	1140-1141	\$ 6,858.09
	9/21/23	1142-1150	\$ 12,519.98
			\$ 52,790.65
Payroll	<u>September 2023</u>		
	Michael McQuarrie	50049	\$ 184.70
	Teresa Diaz	50050	\$ 184.70
	Willem Boermans	50051	\$ 184.70
			\$ 554.10
			\$ 53,344.75

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/07/23	00001	8/15/23	78173171	202308	310-51300	48000	NOT.RULE DEVELOP 09/12/23	*	118.25		
		8/15/23	78173171	202308	310-51300	48000	NOT.RULEMAKE 09/12/23	*	264.50		
ORLANDO SENTINEL										382.75	001136
9/07/23	00028	9/01/23	6880	202309	320-53800	46200	LAWN MAINTENANCE SEP23	*	24,990.00		
		9/01/23	6880	202309	320-53800	46200	LAWN MNT PHASE L1 SEP23	*	600.49		
		9/01/23	6880	202309	320-53800	46200	LAWN MNT PHASE L2 SEP23	*	874.00		
		9/01/23	6880	202309	320-53800	46200	LAWN MNT PHASE I5 SEP23	*	874.00		
		9/01/23	6880	202309	320-53800	46200	LAWN MNT PHASE K SEP23	*	958.34		
		9/01/23	6880	202309	320-53800	46200	LAWN MNT PHASE I4 SEP23	*	583.00		
OMEGASCAPES INC										28,879.83	001137
9/07/23	00006	8/30/23	15-060(1	202307	310-51300	31100	ENG.ANNL.INSPECT RPT/MTG	*	1,210.00		
POULOS & BENNETT										1,210.00	001138
9/07/23	00031	9/01/23	ON 58028	202309	320-53800	46200	MTHLY LANDSCAPE MNT SEP23	*	2,940.00		
YELLOWSTONE LANDSCAPE										2,940.00	001139
9/13/23	00035	9/12/23	I-091223	202309	320-53800	48100	SCRTY 09/03/23 - 09/09/23	*	549.50		
CITY OF ORLANDO - POLICE DEPARTMENT										549.50	001140
9/13/23	00002	9/01/23	226	202309	310-51300	34000	MANAGEMENT FEES SEP23	*	3,249.08		
		9/01/23	226	202309	310-51300	35200	WEBSITE ADMIN SEP23	*	66.67		
		9/01/23	226	202309	310-51300	35100	INFORMATION TECH SEP23	*	108.33		
		9/01/23	226	202309	310-51300	31300	DISSEMINATION FEE SEP23	*	1,458.33		
		9/01/23	226	202309	310-51300	51000	OFFICE SUPPLIES	*	.39		
		9/01/23	226	202309	310-51300	42000	POSTAGE	*	8.19		
		9/01/23	226	202309	310-51300	42500	COPIES	*	23.85		

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/23		227		202309	320	53800	12000		FIELD MANAGEMENT SEP23	*	1,393.17		
9/01/23		227A		202308	310	51300	42000		USPS-941 FORMS TO IRS	*	.58		
GOVERNMENTAL MANAGEMENT SERVICES												6,308.59	001141
9/21/23	00012	9/15/23	213991	202309	320	53800	47000		AQUATIC PLANT MGMT SEP23	*	311.00		
		9/15/23	213992	202309	320	53800	47000		L-6 POND MANAGEMENT SEP23	*	323.00		
		9/15/23	213993	202309	320	53800	47000		POND L2,L4,L5 MGMT SEP23	*	300.00		
APPLIED AQUATIC MANAGEMENT, INC.												934.00	001142
9/21/23	00035	9/04/23	I-090423	202309	320	53800	48100		SCRTY 09/01/23 - 09/02/23	*	575.50		
		9/04/23	I-090423	202308	320	53800	48100		SCRTY SERVICES 08/27/23	*	180.00		
		9/17/23	I-091723	202309	320	53800	48100		SCRTY 09/10/23 - 09/16/23	*	755.50		
CITY OF ORLANDO - POLICE DEPARTMENT												1,511.00	001143
9/21/23	00005	9/05/23	120586	202308	310	51300	31500		TEMP.CONSTR.EASE/FY22 LTR	*	528.50		
LATHAM,LUNA,EDEN & BEAUDINE,LLP												528.50	001144
9/21/23	00028	9/12/23	6905	202308	320	53800	46300		INST.3GAL PLANT/BED CLOSE	*	3,040.00		
OMEGASCAPES INC												3,040.00	001145
9/21/23	00013	9/07/23	111807	202309	310	51300	32300		FY24 SER.2015 BOND FEES	*	3,500.00		
REGIONS BANK												3,500.00	001146
9/21/23	00015	9/17/23	09172023	202309	300	20700	10000		FY23 DEBT SRVC SER2015	*	1,288.78		
STOREY PARK CDD C/O REGIONS BANK												1,288.78	001147
9/21/23	00015	9/17/23	09172023	202309	300	20700	10100		FY23 DEBT SRVC SER2018	*	518.95		
STOREY PARK CDD C/O REGIONS BANK												518.95	001148
9/21/23	00015	9/17/23	09172023	202309	300	20700	10200		FY23 DEBT SRVC SER2019	*	499.58		
STOREY PARK CDD C/O REGIONS BANK												499.58	001149

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/21/23	00015	9/17/23 09172023	202309 300-20700-10500 FY23 DEBT SRVC SER2021	STOREY PARK CDD C/O REGIONS BANK	*	699.17	699.17 001150
TOTAL FOR BANK A						52,790.65	
TOTAL FOR REGISTER						52,790.65	

STOR -STOREY PARK- TVISCARRA