

*Storey Park Community
Development District*

Agenda

May 7, 2024

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

April 30, 2024

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, May 7, 2024 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 6, 2024 Meeting
4. Consideration of Resolution 2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
5. **Consideration of Resolution 2024-03 Authorizing a Petition to be Filed to Contract the Boundaries of the District; Approving the Execution of a Funding Agreement - Added**
6. Staff Reports
 - A. Attorney
 - i. Annual Reminder on Florida Laws for Public Officials
 - B. Engineer
 - i. Discussion of Pending Real Property Conveyances
 - ii. Status of Pending Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 2,279
 - iv. General Election Qualifying Period & Procedure
 - D. Field Manager's Report
7. Public Comment Period
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – June 4, 2024
11. 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". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jason M. Showe
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, February 6, 2024 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Dan La Rosa	Chairman
Teresa Diaz	Vice Chair
Mike McQuarrie	Assistant Secretary
Willem Boermans	Assistant Secretary
Ricardo Garcia <i>via phone</i>	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will note for purposes of our recording, that we only have members of the Board and staff present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 7, 2023 Meeting

Mr. Showe: With that, we can go to the approval of minutes of the November 7th meeting. Those minutes are included with your agenda. We can take any corrections or changes at this time or a motion to approve.

Ms. Diaz MOVED to approve the Minutes of the November 7, 2023 Meeting as presented and Mr. McQuarrie seconded the motion.

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

On VOICE VOTE with all in favor the Minutes of the November 7, 2023 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Fausnight Stripe & Line for No Parking Signs in Parcel K

Mr. Showe: Behind that, we have a proposal from Fausnight Stripe & Line (Fausnight). We did provide you a map that ties to that proposal. We can let Alan go through that.

Mr. Scheerer: Well, the map was supposed to be part of the agenda. It reflects the parking locations throughout all of Parcel K. What we should have had, was a map indicating where all of the arrows were going to be on the sign. So, I apologize for that. I know that the discussion of no parking signs throughout all of Storey Park, has been a challenge over the past several years. This actually started with Mr. Ben Kraljev. We provided a map that indicated the number of parking spaces, which means everything else is no parking. If you recall, at a previous Board meeting, we met with Mr. Edgar Malave at the City of Orlando Police Department (OPD). One of the criteria that the OPD had, was you had to have a starting point for no parking and an ending point. So, on two streets, you have an arrow in one way, an arrow in the other and a double arrow in between, for however that long run is and that is what's created the additional cost for no parking. I know that Lennar installed a handful of signs, but it didn't meet the criteria for OPD to ticket and it didn't meet it for the towing company to tow. So, this proposal in the agenda represents all three phases. Is that in the agenda? It's not in mine, so I apologize.

Mr. Showe: Yeah, it's in there, starting on Page 16.

Mr. Scheerer: If you zoom into this map, you can see where all of the different arrows are going to go and where all of the different no parking signs are going to be. So, they basically took this map and created a no parking map, with the U-channel post in the appropriate locations.

Ms. Diaz: Where the arrows are, do you need to have a no parking sign?

Mr. Scheerer: There's a run of about 150 to 200 feet between the no parking signs. That's done as a safety precaution. So, if you put them at 300 feet and somebody parks in between 300 feet, they may not even see the no parking sign and if they're in a no parking zone, the next thing you know, they get towed. So, the recommendation was between 150 to 175 feet and that's what we had Fausnight price for us. Now, we did allocate funding in the budget for a portion of this,

but it went up due to the number of no parking spots. I know Jason's been working with the accounting staff and we do have the funding. We carried over \$25,000 for no parking signs specifically for this project, but we thought there were going to be more parking spaces available and once we got the map from the engineer and Fausnight created the no parking zones, that increased the cost of what's in your agenda package.

Ms. Diaz: Okay, so what's the space between the signs?

Mr. Scheerer: 150 to 175 feet, depending on the length of the street.

Ms. Diaz: What did Orlando Police Department do?

Mr. Scheerer: We met with Officer Malave at OPD and he walked us through where everything needed to be and what we needed in order for them to enforce and ticket.

Ms. Diaz: Okay, so we have to follow the City of Orlando.

Mr. Scheerer: Well, we have a Towing Agreement with the Homeowners Association (HOA), because they have on-site security. In order for them to tow, we have to have the appropriate no parking signs in place.

Mr. LaRosa joined the meeting.

Mr. Scheerer: Again, this is the same exercise that we followed when Ben was overseeing all of this throughout Storey Park. This is your last phase, which is part of the three phases in Parcel K. This will be the end of it.

Mr. Showe: At a prior meeting, we did update the Parking Rules to include this area as well. So, this would be the last step that we would need to enforce those Parking Rules.

Mr. Scheerer: I know you guys are working really hard in the last phase. We were kind of waiting and waiting and waiting as construction was going on, to make sure that we had minimal damage to any of the signs that were installed. If you've been out there any time after 6:00 a.m. or 7:00 a.m., you'll see that you have a hard time navigating the street, because everybody's parked on both sides of the road throughout all of Parcel K. We don't necessarily have that with the current parking signs, but this is what the City of Orlando PD is telling us that they need to have, if they're going to enforce traffic laws within the community. Again, this follows the exact same steps we've taken for the previous phases in Storey Park. Nothing different has changed. Mr. Ben Kraljev actually spearheaded this and was part of the original meetings that we had with the HOA. I think Ms. Tricia Adams was District Manager as well at that time and Ben created all the parking maps. We're using the exact same company and u-channel post standard signs. I'm

curious as to why the no parking signs that are installed there now, face you while you're driving down the road and they're not parallel to the road.

Ms. Diaz: Those were the specs by the Florida Department of Transportation (FDOT)?

Mr. Scheerer: I don't know. I would have to get some education on that. I'm curious as to why, because the arrows point this way, but it doesn't tell you.

Ms. Diaz: The signs or the arrow?

Mr. Scheerer: The sign itself and the arrows point across the street and not parallel with the street. So, I'm not sure, but either way, according to OPD, according to Fausnight, who does a lot of this stuff and they've done all of your communities so far, this is the appropriate way to do it. Again, OPD won't enforce if we don't have the proper signage. Like I said, we had funding and it carried over into this year into our Capital Reserve Fund.

Mr. Showe: Right. As Alan indicated, we have waited as long as, I think, is reasonable on this. We're starting to get some residents that have concerns and have the same issues. So, that's kind of why we wanted to bring it up now, so at least we can get the ball rolling if the Board was amenable.

Mr. LaRosa: Yeah, it needs to be done.

Mr. LaRosa MOVED to approve the proposal from Fausnight Stripe & Line for no parking signs in Parcel K in the amount of \$47,000 and Mr. McQuarrie seconded the motion.

Mr. Scheerer: Thank you.

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

On VOICE VOTE with all in favor the proposal from Fausnight Stripe & Line for no parking signs in Parcel K in the amount of \$47,000 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Series 2022 Revised Requisitions #10 - #11 and Requisitions #12 - #13

Mr. Showe: Next, we have revised Requisitions, #10 and #11, as well as #12 and #13. These are all just minor requisitions from your Series 2022 bonds and are just for District staff, for some of the work they've done on the turnover and the compliance items. It's our

recommendation that the Board approve all these requisitions or we can take any questions from the Board.

On MOTION by Mr. LaRosa seconded by Ms. Diaz with all in favor Series 2022 Revised Requisitions #10, #11, #12 and #13 were approved.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Biography Way Construction Drainage

B. Street Lighting at Biography Way Entrances

Mr. Showe: Beyond that, we did have a couple of discussion items from Mr. Boermans. He wanted to just add those to the agenda so we can have them on the record. Do you want to talk about the items on Biography Way to start?

Mr. Boermans: Yes. The road is very narrow on Biography Way. Also, now with the construction going on, some damages might occur and I wondered what the developer could do to repair it, because a lot of construction trucks are now driving everywhere over Biography Way and we might have some damages there. Also, with the roads being very narrow and cars parking on both sides, cars can barely fit through it. Maybe we can do something about it or work with the City of Orlando to either widen the road or perhaps make a one lane road out of it, just to improve the traffic flow.

Mr. LaRosa: Which road?

Mr. Scheerer: Biography Way.

Mr. Boermans: That's the half circle where the apartment complex is coming. The road is very narrow. When people are driving in there, cars are parked on both sides and it's very difficult and very challenging for both cars to fit.

Mr. Scheerer: There's designated parking on both sides of that road.

Mr. LaRosa: There is.

Mr. Scheerer: It was designed that way. I don't know about the parking spaces.

Mr. Boermans: The parking spaces are very narrow.

Mr. Scheerer: They're small parking spaces. I mean, my truck versus somebody's Audi Q5, is a whole different animal, but there is already designated parking on both sides of that road. The only place you could widen it would be on the apartment side, because you have all of the homes on the opposite side. Then I guess that would be a question for the City of Orlando.

Mr. Showe: I think to address the construction damage concerns, obviously, Alan is out there at least once a week. So, if we notice damages that are clearly from the construction of that apartment complex, that's when we would go to the apartment developer and have them repair it.

Mr. LaRue: Are they paying?

Mr. Showe: Correct. There is an agreement already in place.

Mr. Scheerer: For them contribute to the District as well, even though they're not in the boundaries of the District. Right?

Mr. LaRue: No, they aren't.

Ms. Diaz: The developer proposed apartments?

Mr. Showe: I'd have to look again. I don't know the specifics.

Mr. Scheerer: We'll keep an eye on any damages.

Mr. Showe: Obviously, if you see anything, let us know.

Mr. Scheerer: Construction vehicles are a lot different than the people that are probably going to live there. They're not going to be driving duallys and stuff like that. We'll keep an eye on the damages.

Mr. Garcia: I want to add a comment, if I may, regarding the construction. This morning, I saw it and I've seen it previously. All of Biography Way, is inaccessible due to the construction, because of trucks parking in the middle of the road. I don't know if it's only in the morning, but I've noticed it early in the morning. So, I just wanted to make that comment.

Mr. Scheerer: Well, if it becomes a traffic issue, we can always get a hold of the City of Orlando PD and they can deal with any enforcement of obstruction of traffic, because you have to have a right-of-way.

Mr. LaRosa: I believe we had a maintenance of traffic clause in our agreement.

Mr. Scheerer: Yeah. Okay.

Mr. Boermans: I contacted Officer Malave before he retired and he told me that he would get in contact with the Captain about it.

Mr. Showe: Okay.

C. Status of Hammock Park

Mr. Showe: I know the other item you wanted to talk about was regarding Hammock Park. Teresa wanted to give a quick update.

Ms. Diaz: Yes, I already have the contractor ordering the materials for that park, for two picnic tables, one bench and two grills.

Mr. Showe: So, all those items are incoming. A couple of residents emailed us as well.

Mr. Scheerer: We installed a new dog station at that park as well.

Mr. Boermans: There are too many dog parks.

Mr. Scheerer: Not really. You only have two big ones in Parcel K now and then you have the one on Philosophy Way and the one on Folklore Lane. We'll be closing down Philosophy Way in a couple of months for maintenance, just so you know. We'll make sure you know and we'll get it to the HOA. We typically close those parks for about 30 days, do any maintenance of the equipment in there and then fix any dog holes and re-sod if we need to, whatever we need to do to treat for fleas and ticks. We'll do all of that and put up a sign for the 30 days, but we'll go out to through the HOA before we make that decision and then we'll eventually do it for Parcel K, at some point.

Mr. Showe: Okay. Are there any other items to discuss?

Mr. Boermans: No. Thank you so much. I appreciate it.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. CDD Ethics Training Requirement

ii. Discussion of Pending Real Property Conveyances

iii. Status of Pending Permit Transfers

Mr. Lazarovich: On January 23rd, I circulated an email regarding the ethics training. I just want to make clear, that is to be completed within calendar year 2024 for your Form 1 in 2025. However, there is a link for the Form 1 to be submitted this year and to be filed electronically. So, if you have any questions about that, reach out to Jason or me. There are no other updates from me.

Mr. Scheerer: Okay.

Mr. Showe: I don't think we have any other updates on property or permit transfers at this stage. I think we're getting close to the end.

B. Engineer

Mr. Showe: All right, Christy, any updates on your end?

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

C. District Manager's Report**i. Approval of Check Register**

Mr. Showe: We have approval of the Check Register. In your General Fund, we have Checks #1171 through #1229 for \$749,882.44 and November payroll for a grand total of \$750,621.24. As always, staff can answer any questions you might have about those invoices. I will point out, that obviously a chunk of that are the transfers to the debt service. Those checks always come out a little large, but other than that, we can answer any questions you have or we can take a motion to approve the Check Register.

On MOTION by Mr. LaRosa seconded by Ms. Diaz with all in favor the November 1, 2023 through January 29, 2024 Check Register in the amount of \$750,621.24 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. I will point out for your General Fund through December; we are doing better than budget to actuals. We received some of the assessment collections, so we're at about 35%, which is through just the beginning of January. We expect to see the rest of that come in pretty shortly.

iii. Field Manager's Report

Mr. Showe: With that, we can have Alan go through any field items.

Mr. Scheerer: Yeah, I think we covered quite a bit today. We did touch base on the dog park and Hammock Park. As part of the 2025 budget, we're going to be starting that process pretty quickly. I have been speaking with TruGreen and OmegaScapes about an enhanced turf program for Epic Park. We have Bermuda there. It gets a lot of use. We'd like to, at some point, put some additional funding in there for some aerating and top dressing of the park. Of course, we'll have to close the park for that, but the main thing is we're going to be doing that. We're going to be closing the dog park here in a couple of months for maintenance. Because we have a few sections in the community that have Bahia grass, we tend to let the grass go to seed, before we mow it, to try to help regenerate some growth in there, without having the expense of having to buy pallets and pallets of sod. So, if you drive through the neighborhood, you see little sprouts that sticking up. It's intentional. Nobody's ignoring their work. We've done it with great success over the last couple of years. The Crepe Myrtles were all trimmed. I think they're going to look

good when they bloom this year. We are battling some hog damage throughout all of the area, such as Narcoossee, Storey Park down west and all of Dowden Road. So, we're dealing with some pigs. Somebody reported one dead on Storytime Drive today. I called Shane at OmegaScapes. He's good to work with. He went over there, but didn't see it.

Ms. Diaz: Its dangerous.

Mr. Scheerer: If they're alive, yeah, but if they're dead, you can get rid of them. Shane didn't find anything. So, I don't know if somebody already grabbed it, but there was no pig.

Mr. LaRosa: Maybe there was someone with a cooler.

Mr. Scheerer: I don't know if I want to pick roadkill up and put it in the cooler, unless it was on my own site, that thing's going to stay right where its at. Are there any questions? I know Mr. Boermans and everybody is pretty good about contacting me. I'm there every week and I can be there multiple weeks if there are issues.

Ms. Diaz: We need to turn over the landscaping section.

Mr. Scheerer: Oh, you mean the one that we're already maintaining back there at the end of Satire?

Ms. Diaz: Yes.

Mr. Scheerer: Sure. Let me know when. I'll be there tomorrow or Friday.

Ms. Diaz: We do have to go through the process. Right?

Mr. Scheerer: Yeah. We're already maintaining it.

Ms. Diaz: Okay.

Mr. Scheerer: But if you want to go out there and walk it, it looks good. I wish the fence was on the other side.

Ms. Diaz: Do we have to do it? What is the process?

Mr. Scheerer: Yeah, let's do it. I can meet you and Shane on Friday.

Mr. Showe: Just walk it and look at everything.

Mr. Scheerer: We'll just walk through it, but I don't know if Mark or Dan or whoever in the office, needs official sign off from the District. I'll be happy to do that via email or if you want to shoot me a text, we'll say we got it.

Ms. Diaz: Okay.

Mr. Scheerer: It looks really nice. Shane wants to mow it. He doesn't want it to go to pot.

Ms. Diaz: Okay.

Ms. Scheerer: I think other than that, the big pond on Parcel K in the back, where you have the asphalt trail in between the two buildings, that was recently landscaped. If that's ready to go, let me know.

Ms. Diaz: You're talking about Parcel K2?

Mr. Scheerer: The big pond. The one way in the back. The one that borders the utility easement. I know there's a trail somewhere in between.

Ms. Diaz: Two lots.

Mr. Scheerer: Two lots. Yeah. You know what I'm talking about.

Ms. Diaz: Yes.

Mr. Scheerer: I know that looked like it was being landscaped and/or is landscaped. So, if it's done and you want to look at that, we can go over there. I just need to know where my water is coming from.

Ms. Diaz: Okay. Perfect.

Mr. Scheerer: Then if there are meters with that, then I need the meter number so we can turn the utilities over to the District. as long as it's just our stuff.

Ms. Diaz: Alright.

Mr. Scheerer: So, do you want to try to meet about 11:00 a.m. on Friday?

Ms. Diaz: Okay.

Mr. Scheerer: Yeah. I am available 8:30 a.m. and then I have 10:00 a.m. available and then my 11:00 a.m. to 11:30 a.m. is with Shane. We can meet either there or at the Clubhouse and drive over. Whatever you want to do.

Ms. Diaz: Okay.

Mr. Scheerer: Just text or call me when you're there.

Ms. Diaz: Alright. I'll meet with you at 11:00 a.m. on Friday.

Mr. Scheerer: Yes, ma'am. Awesome.

EIGHTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

TENTH ORDER OF BUSINESS

Other Business

Mr. Showe: Is there any Other Business? Hearing none,

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – March 5, 2024

Mr. Showe: The next scheduled meeting is March 5, 2024.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Showe: We can take a motion to adjourn, if the Board is amenable.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Storey Park Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 6, 2024

HOUR: 4:00 p.m.

LOCATION: Offices of GMS-CF, LLC
219 E. Livingston Street
Orlando, FL 32822

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and City of Orlando at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2024.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Storey Park
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Storey Park
Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 1,191,240	\$ 1,147,504	\$ 43,941	\$ 1,191,445	\$ 1,191,240
Interest	\$ 5,000	\$ 14,635	\$ 10,000	\$ 24,635	\$ 24,000
Miscellaneous Revenue	\$ -	\$ 1,831	\$ -	\$ 1,831	\$ -
Carry Forward Surplus*	\$ 402,507	\$ 440,691	\$ -	\$ 440,691	\$ 176,047
Total Revenues	\$ 1,598,747	\$ 1,604,662	\$ 53,941	\$ 1,658,603	\$ 1,391,287
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 2,400	\$ 3,200	\$ 5,600	\$ 12,000
FICA Expense	\$ 918	\$ 184	\$ 245	\$ 428	\$ 918
Engineering Fees	\$ 12,000	\$ 1,179	\$ 4,821	\$ 6,000	\$ 12,000
Attorney	\$ 25,000	\$ 3,269	\$ 9,231	\$ 12,500	\$ 25,000
Arbitrage	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	\$ 1,800
Dissemination	\$ 17,500	\$ 8,750	\$ 8,750	\$ 17,500	\$ 18,375
Annual Audit	\$ 10,400	\$ -	\$ 10,400	\$ 10,400	\$ 10,400
Trustee Fees	\$ 17,500	\$ -	\$ 17,500	\$ 17,500	\$ 17,500
Assessment Administration	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,875
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ 45,000	\$ 47,250
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Telephone	\$ 150	\$ -	\$ 50	\$ 50	\$ 150
Postage	\$ 750	\$ 232	\$ 268	\$ 500	\$ 750
Printing & Binding	\$ 750	\$ 38	\$ 62	\$ 100	\$ 750
Insurance	\$ 7,500	\$ 6,690	\$ -	\$ 6,690	\$ 7,359
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 277	\$ 249	\$ 526	\$ 600
Office Supplies	\$ 100	\$ 17	\$ 33	\$ 50	\$ 100
Property Appraiser Fee	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 166,643	\$ 54,710	\$ 83,108	\$ 137,819	\$ 170,152
Operations & Maintenance					
Field Services	\$ 18,000	\$ 9,000	\$ 9,000	\$ 18,000	\$ 18,900
Property Insurance	\$ 22,500	\$ 25,093	\$ -	\$ 25,093	\$ 28,355
Electric	\$ 3,000	\$ 682	\$ 690	\$ 1,372	\$ 3,000
Streetlights	\$ 294,340	\$ 120,528	\$ 120,528	\$ 241,056	\$ 263,140
Water & Sewer	\$ 30,000	\$ 10,616	\$ 11,456	\$ 22,073	\$ 56,400
Landscape Maintenance	\$ 467,986	\$ 245,130	\$ 245,130	\$ 490,260	\$ 504,968
Landscape Contingency	\$ 20,000	\$ 2,580	\$ 7,420	\$ 10,000	\$ 20,000
Lake Maintenance	\$ 42,425	\$ 12,822	\$ 21,012	\$ 33,834	\$ 45,300
Mitigation Monitoring & Maintenance	\$ 13,750	\$ -	\$ 6,875	\$ 6,875	\$ 13,750
Irrigation Repairs	\$ 20,000	\$ 7,680	\$ 7,320	\$ 15,000	\$ 20,000
Repairs & Maintenance	\$ 15,000	\$ 975	\$ 12,900	\$ 13,875	\$ 15,000
Roadways & Sidewalks	\$ 15,000	\$ 2,710	\$ 4,790	\$ 7,500	\$ 15,000
Trail & Boardwalk Maintenance	\$ 5,000	\$ 1,700	\$ 800	\$ 2,500	\$ 5,000
Dog Park Maintenance	\$ 3,500	\$ 1,130	\$ 620	\$ 1,750	\$ 3,500
Operating Supplies	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Pressure Washing	\$ 7,500	\$ 5,200	\$ 2,300	\$ 7,500	\$ 7,500
Signage	\$ 8,619	\$ -	\$ 4,000	\$ 4,000	\$ 8,619
Enhanced Traffic Enforcement	\$ 39,500	\$ 13,154	\$ 15,346	\$ 28,500	\$ 39,500
Contingency	\$ 1,977	\$ -	\$ 989	\$ 989	\$ 1,977
Total Operations & Maintenance:	\$ 1,029,597	\$ 458,998	\$ 471,926	\$ 930,925	\$ 1,071,409
Reserves					
Capital Reserve Transfer	\$ 402,507	\$ 100,000	\$ 302,507	\$ 402,507	\$ 149,726
Total Reserves	\$ 402,507	\$ 100,000	\$ 302,507	\$ 402,507	\$ 149,726
Total Expenditures	\$ 1,598,747	\$ 613,709	\$ 857,542	\$ 1,471,250	\$ 1,391,287
Excess Revenues (Expenditures)	\$ -	\$ 990,953	\$ (803,601)	\$ 187,352	\$ (0)

*Less 1st Quarter Operating Funds

Net Assessment	\$ 1,191,240
Collection Cost (6%)	\$76,037
Gross Assessment	<u>\$1,267,277</u>

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

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

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

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

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

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

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

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

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

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
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**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 4 (Parcel K - Phases 1 & 2)**

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

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

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

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

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

1728.00	1380.20	100%	\$ 1,267,277
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Storey Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem assessment on all the assessable property (AA1 – AA5) within the District in order to pay for the operating expenditures during the fiscal year.

Interest

The District generates funds from invested funds.

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Attorney

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

Arbitrage

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

Storey Park
Community Development District
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15C2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on Series 2015, 2018, 2019, 2021 & 2022 Special Assessment Bonds.

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Storey Park
Community Development District
GENERAL FUND BUDGET

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Property Appraiser

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

Dues, Licenses & Subscriptions

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

Operation & Maintenance:

Field Management

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

Property Insurance

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

Storey Park
Community Development District
 GENERAL FUND BUDGET

Electric

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

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

Streetlights

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

Description	Monthly	Annual
000 Dowden Rd. Lite, SL (42)	\$1,525	\$18,300
000 Dowden Rd. Ph 2 SL	\$225	\$2,700
000 Dowden Rd Ph3 & 4 SL	\$825	\$9,900
000 Innovation Way S Ph 1 SL	\$600	\$7,200
000 Storey Time Dr. Lite SL L PH1&2 (77)	\$3,100	\$37,200
000 Wewahootee Rd. Connector Rd SL	\$825	\$9,900
000 Wewahootee Rd. Lite PH4 SL (33)	\$1,325	\$15,900
000 Wewahootee Rd. Lite PH3 SL (50)	\$2,005	\$24,060
000 Wewahootee Rd. Lite PH1B SL (33)	\$1,325	\$15,900
00 State Road 528 Lite	\$1,525	\$18,300
0000 State Road 528 Lite	\$1,040	\$12,480
0000 State Road 528 Lite SP L PH3	\$1,325	\$15,900
0 Dowden Rd. Lite Parcel K Ph1 SL (58)	\$2,050	\$24,600
00 Dowden Rd. Lite Parcel K Ph2 SL (44)	\$1,650	\$19,800
0000 Dowden Road SL (47)	\$1,750	\$21,000
Contingency		\$10,000
Total		\$263,140

Storey Park
Community Development District
 GENERAL FUND BUDGET

Water & Sewer

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

Description	Monthly	Annual
Orange County Utilities Acct#4516746301	\$2,200	\$26,400
11002 History Avenue		
11354 Dowden Road		
11548 Thriller Lane		
11801 Imaginary Way		
11810 Sonnet Avenue		
11836 Prologue Avenue		
11883 Prologue Avenue		
11943 Hometown Place		
12069 Satire Street		
12094 Ballad Place		
12181 Philosophy Way		
12281 Satire Street		
12330 Folklore Lane		
Future Areas		\$30,000
Total		\$56,400

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance	\$40,855	\$490,260
Contingency		\$14,708
Total		\$504,968

Landscape Contingency

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

Lake Maintenance

Represents cost for maintaining 17 stormwater retention ponds within the District boundaries. The District has contracted with Applied Aquatic Management Inc. for these services.

Description	Monthly	Annual
Lake Maintenance:		
17 Stormwater Retention Ponds	\$3,775	\$45,300
Total		\$45,300

Storey Park
Community Development District
GENERAL FUND BUDGET

Mitigation Monitoring & Maintenance

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

Irrigation Repairs

Represents estimated costs for repairs to the irrigation system.

Repairs & Maintenance

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

Roadways & Sidewalks

Represented estimated costs for any maintenance of roadways and sidewalks.

Trail & Boardwalk Maintenance

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

Dog Park Maintenance

Represents estimated costs for any maintenance to the dog park.

Operating Supplies

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

Pressure Washing

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

Signage

Represents estimated cost to maintain all signs.

Enhanced Traffic Enforcement

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

Contingency

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

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

Storey Park
Community Development District
Proposed Budget
FY2025
Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In	\$ 402,507	\$ 100,000	\$ 302,507	\$ 402,507	\$ 149,726
Interest	\$ 1,200	\$ 1	\$ 7,200	\$ 7,201	\$ 12,000
Total Revenues	\$ 403,707	\$ 100,001	\$ 309,707	\$ 409,708	\$ 161,726
Expenditures:					
Contingency	\$ -	\$ -	\$ 240	\$ 240	\$ 600
Capital Outlay	\$ -	\$ -	\$ 47,000	\$ 47,000	\$ -
Total Expenditures	\$ -	\$ -	\$ 47,240	\$ 47,240	\$ 600
Excess Revenues (Expenditures)	\$ 403,707	\$ 100,001	\$ 262,467	\$ 362,468	\$ 161,126
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ 362,468
Fund Balance - Ending	\$ 403,707	\$ 100,001	\$ 262,467	\$ 362,468	\$ 523,594

FY2024 Capital Outlay Expenses	
Description	Amount
Fausnight Stripe & Line, Inc.	
Parcel K - Qty. 235 No Parking Signs 12" x 18"	\$ 47,000
Total	\$ 47,000

Storey Park

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2015

	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 616,298	\$ 593,729	\$ 22,735	\$ 616,464	\$ 616,298
Interest	\$ 12,500	\$ 17,208	\$ 14,100	\$ 31,308	\$ 30,000
Carry Forward Surplus	\$ 517,933	\$ 530,893	\$ -	\$ 530,893	\$ 577,606
Total Revenues	\$ 1,146,731	\$ 1,141,830	\$ 36,835	\$ 1,178,666	\$ 1,223,904
Expenditures:					
Series 2015					
Interest - 11/01	\$ 202,781	\$ 202,778	\$ -	\$ 202,778	\$ 198,281
Principal - 11/01	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	\$ 205,000
Interest - 05/01	\$ 198,281	\$ -	\$ 198,281	\$ 198,281	\$ 193,669
Total Expenditures	\$ 601,063	\$ 402,778	\$ 198,281	\$ 601,059	\$ 596,950
Excess Revenues (Expenditures)	\$ 545,669	\$ 739,052	\$ (161,446)	\$ 577,606	\$ 626,954

Principal - 11/1/2025	\$215,000
Interest - 11/1/2025	\$193,669
Total	\$408,669
Net Assessment	\$616,298
Collection Cost (6%)	\$39,338
Gross Assessment	\$655,636

Property Type	Units	Gross Per Unit	Gross Total
Apartments	0	\$0	\$0
Townhome - 20'	18	\$506	\$9,108
Townhome - 25'	117	\$633	\$74,061
Single Family - 32'	170	\$810	\$137,700
Single Family - 40'	159	\$1,013	\$161,067
Single Family - 50'	161	\$1,266	\$203,826
Single Family - 60'	46	\$1,519	\$69,874
Total	671		\$655,636
Commercial	82	\$0	\$0

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/24	\$ 7,880,000	\$ -	\$ 198,281.25	\$ -
11/1/24	\$ 7,880,000	\$ 205,000	\$ 198,281.25	\$ 601,562.50
5/1/25	\$ 7,675,000	\$ -	\$ 193,668.75	\$ -
11/1/25	\$ 7,675,000	\$ 215,000	\$ 193,668.75	\$ 602,337.50
5/1/26	\$ 7,235,000	\$ -	\$ 188,831.25	\$ -
11/1/26	\$ 7,235,000	\$ 225,000	\$ 188,831.25	\$ 602,662.50
5/1/27	\$ 7,235,000	\$ -	\$ 183,768.75	\$ -
11/1/27	\$ 7,235,000	\$ 235,000	\$ 183,768.75	\$ 602,537.50
5/1/28	\$ 7,000,000	\$ -	\$ 177,893.75	\$ -
11/1/28	\$ 7,000,000	\$ 250,000	\$ 177,893.75	\$ 605,787.50
5/1/29	\$ 6,750,000	\$ -	\$ 171,643.75	\$ -
11/1/29	\$ 6,750,000	\$ 260,000	\$ 171,643.75	\$ 603,287.50
5/1/30	\$ 6,490,000	\$ -	\$ 165,143.75	\$ -
11/1/30	\$ 6,490,000	\$ 275,000	\$ 165,143.75	\$ 605,287.50
5/1/31	\$ 6,215,000	\$ -	\$ 158,268.75	\$ -
11/1/31	\$ 6,215,000	\$ 285,000	\$ 158,268.75	\$ 601,537.50
5/1/32	\$ 5,930,000	\$ -	\$ 151,143.75	\$ -
11/1/32	\$ 5,930,000	\$ 300,000	\$ 151,143.75	\$ 602,287.50
5/1/33	\$ 5,630,000	\$ -	\$ 143,643.75	\$ -
11/1/33	\$ 5,630,000	\$ 315,000	\$ 143,643.75	\$ 602,287.50
5/1/34	\$ 5,315,000	\$ -	\$ 135,768.75	\$ -
11/1/34	\$ 5,315,000	\$ 335,000	\$ 135,768.75	\$ 606,537.50
5/1/35	\$ 4,980,000	\$ -	\$ 127,393.75	\$ -
11/1/35	\$ 4,980,000	\$ 350,000	\$ 127,393.75	\$ 604,787.50
5/1/36	\$ 4,630,000	\$ -	\$ 118,643.75	\$ -
11/1/36	\$ 4,630,000	\$ 365,000	\$ 118,643.75	\$ 602,287.50
5/1/37	\$ 4,265,000	\$ -	\$ 109,290.63	\$ -
11/1/37	\$ 4,265,000	\$ 385,000	\$ 109,290.63	\$ 603,581.25
5/1/38	\$ 3,880,000	\$ -	\$ 99,425.00	\$ -
11/1/38	\$ 3,880,000	\$ 405,000	\$ 99,425.00	\$ 603,850.00
5/1/39	\$ 3,475,000	\$ -	\$ 89,046.88	\$ -
11/1/39	\$ 3,475,000	\$ 425,000	\$ 89,046.88	\$ 603,093.75
5/1/40	\$ 3,050,000	\$ -	\$ 78,156.25	\$ -
11/1/40	\$ 3,050,000	\$ 445,000	\$ 78,156.25	\$ 601,312.50
5/1/41	\$ 2,605,000	\$ -	\$ 66,753.13	\$ -
11/1/41	\$ 2,605,000	\$ 470,000	\$ 66,753.13	\$ 603,506.25
5/1/42	\$ 2,135,000	\$ -	\$ 54,709.38	\$ -
11/1/42	\$ 2,135,000	\$ 495,000	\$ 54,709.38	\$ 604,418.75
5/1/43	\$ 1,640,000	\$ -	\$ 42,025.00	\$ -
11/1/43	\$ 1,640,000	\$ 520,000	\$ 42,025.00	\$ 604,050.00
5/1/44	\$ 1,120,000	\$ -	\$ 28,700.00	\$ -
11/1/44	\$ 1,120,000	\$ 545,000	\$ 28,700.00	\$ 602,400.00
5/1/45	\$ 575,000	\$ -	\$ 14,734.38	\$ -
11/1/45	\$ 575,000	\$ 575,000	\$ 14,734.38	\$ 604,468.75
Totals		\$ 7,880,000	\$ 5,393,869	\$ 13,273,869

Storey Park
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2018

	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 248,827	\$ 239,077	\$ 9,155	\$ 248,232	\$ 248,827
Interest	\$ 4,500	\$ 5,054	\$ 3,150	\$ 8,204	\$ 7,500
Carry Forward Surplus	\$ 128,252	\$ 134,130	\$ -	\$ 134,130	\$ 143,111
Total Revenues	\$ 381,579	\$ 378,262	\$ 12,305	\$ 390,567	\$ 399,438
Expenditures:					
Series 2018					
Interest - 12/15	\$ 86,228	\$ 86,228	\$ -	\$ 86,228	\$ 84,588
Principal - 06/15	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 80,000
Interest - 06/15	\$ 86,228	\$ -	\$ 86,228	\$ 86,228	\$ 84,588
Total Expenditures	\$ 247,456	\$ 86,228	\$ 161,228	\$ 247,456	\$ 249,175
Excess Revenues (Expenditures)	\$ 134,123	\$ 292,034	\$ (148,923)	\$ 143,111	\$ 150,263

Interest - 12/15/2025	<u>\$82,838</u>
Total	<u><u>\$82,838</u></u>
Net Assessment	\$248,827
Collection Cost (6%)	<u>\$15,883</u>
Gross Assessment	<u><u>\$264,710</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Townhome - 25'	57	\$633	\$36,081
Single Family - 32'	60	\$810	\$48,600
Single Family - 40'	35	\$1,013	\$35,455
Single Family - 50'	95	\$1,266	\$120,270
Single Family - 60'	16	\$1,519	\$24,304
Total	263		\$264,710

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 3,530,000	\$ 75,000	\$ 86,228.13	\$ -
12/15/24	\$ 3,455,000	\$ -	\$ 84,587.50	\$ 245,815.63
6/15/25	\$ 3,455,000	\$ 80,000	\$ 84,587.50	\$ -
12/15/25	\$ 3,375,000	\$ -	\$ 82,837.50	\$ 247,425.00
6/15/26	\$ 3,375,000	\$ 80,000	\$ 82,837.50	\$ -
12/15/26	\$ 3,295,000	\$ -	\$ 81,087.50	\$ 243,925.00
6/15/27	\$ 3,295,000	\$ 85,000	\$ 81,087.50	\$ -
12/15/27	\$ 3,210,000	\$ -	\$ 79,228.13	\$ 245,315.63
6/15/28	\$ 3,210,000	\$ 90,000	\$ 79,228.13	\$ -
12/15/28	\$ 3,120,000	\$ -	\$ 77,259.38	\$ 246,487.50
6/15/29	\$ 3,120,000	\$ 95,000	\$ 77,259.38	\$ -
12/15/29	\$ 3,025,000	\$ -	\$ 74,943.75	\$ 247,203.13
6/15/30	\$ 3,025,000	\$ 100,000	\$ 74,943.75	\$ -
12/15/30	\$ 2,925,000	\$ -	\$ 72,506.25	\$ 247,450.00
6/15/31	\$ 2,925,000	\$ 105,000	\$ 72,506.25	\$ -
12/15/31	\$ 2,820,000	\$ -	\$ 69,946.88	\$ 247,453.13
6/15/32	\$ 2,820,000	\$ 110,000	\$ 69,946.88	\$ -
12/15/32	\$ 2,710,000	\$ -	\$ 67,265.63	\$ 247,212.50
6/15/33	\$ 2,710,000	\$ 115,000	\$ 67,265.63	\$ -
12/15/33	\$ 2,595,000	\$ -	\$ 64,462.50	\$ 246,728.13
6/15/34	\$ 2,595,000	\$ 120,000	\$ 64,462.50	\$ -
12/15/34	\$ 2,475,000	\$ -	\$ 61,537.50	\$ 246,000.00
6/15/35	\$ 2,475,000	\$ 125,000	\$ 61,537.50	\$ -
12/15/35	\$ 2,350,000	\$ -	\$ 58,490.63	\$ 245,028.13
6/15/36	\$ 2,350,000	\$ 130,000	\$ 58,490.63	\$ -
12/15/36	\$ 2,220,000	\$ -	\$ 55,321.88	\$ 243,812.50
6/15/37	\$ 2,220,000	\$ 140,000	\$ 55,321.88	\$ -
12/15/37	\$ 2,080,000	\$ -	\$ 51,909.38	\$ 247,231.25
6/15/38	\$ 2,080,000	\$ 145,000	\$ 51,909.38	\$ -
12/15/38	\$ 1,935,000	\$ -	\$ 48,375.00	\$ 245,284.38
6/15/39	\$ 1,935,000	\$ 155,000	\$ 48,375.00	\$ -
12/15/39	\$ 1,780,000	\$ -	\$ 44,500.00	\$ 247,875.00
6/15/40	\$ 1,780,000	\$ 160,000	\$ 44,500.00	\$ -
12/15/40	\$ 1,620,000	\$ -	\$ 40,500.00	\$ 245,000.00
6/15/41	\$ 1,620,000	\$ 170,000	\$ 40,500.00	\$ -
12/15/41	\$ 1,450,000	\$ -	\$ 36,250.00	\$ 246,750.00
6/15/42	\$ 1,450,000	\$ 180,000	\$ 36,250.00	\$ -
12/15/42	\$ 1,270,000	\$ -	\$ 31,750.00	\$ 248,000.00
6/15/43	\$ 1,270,000	\$ 185,000	\$ 31,750.00	\$ -
12/15/43	\$ 1,085,000	\$ -	\$ 27,125.00	\$ 243,875.00
6/15/44	\$ 1,085,000	\$ 195,000	\$ 27,125.00	\$ -
12/15/44	\$ 890,000	\$ -	\$ 22,250.00	\$ 244,375.00
6/15/45	\$ 890,000	\$ 205,000	\$ 22,250.00	\$ -
12/15/45	\$ 685,000	\$ -	\$ 17,125.00	\$ 244,375.00
6/15/46	\$ 685,000	\$ 215,000	\$ 17,125.00	\$ -
12/15/46	\$ 470,000	\$ -	\$ 11,750.00	\$ 243,875.00
6/15/47	\$ 470,000	\$ 230,000	\$ 11,750.00	\$ -
12/15/47	\$ 240,000	\$ -	\$ 6,000.00	\$ 247,750.00
6/15/48	\$ 240,000	\$ 240,000	\$ 6,000.00	\$ 246,000.00
Totals		\$ 3,530,000	\$ 2,620,247	\$ 6,150,247

Storey Park
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2019

	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 238,964	\$ 230,151	\$ 8,813	\$ 238,964	\$ 238,964
Interest	\$ 5,500	\$ 6,442	\$ 4,500	\$ 10,942	\$ 10,000
Carry Forward Surplus	\$ 123,195	\$ 130,215	\$ -	\$ 130,215	\$ 143,584
Total Revenues	\$ 367,659	\$ 366,808	\$ 13,313	\$ 380,121	\$ 392,548
Expenditures:					
Series 2019					
Interest - 12/15	\$ 78,269	\$ 78,269	\$ -	\$ 78,269	\$ 76,869
Principal - 06/15	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 85,000
Interest - 06/15	\$ 78,269	\$ -	\$ 78,269	\$ 78,269	\$ 76,869
Total Expenditures	\$ 236,538	\$ 78,269	\$ 158,269	\$ 236,538	\$ 238,738
Excess Revenues (Expenditures)	\$ 131,122	\$ 288,539	\$ (144,956)	\$ 143,584	\$ 153,810

Interest - 12/15/2025	<u>\$75,275</u>
Total	<u><u>\$75,275</u></u>
Net Assessment	<u>\$238,964</u>
Collection Cost (6%)	<u>\$15,253</u>
Gross Assessment	<u><u>\$254,217</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Single Family - 40'	72	\$1,013	\$72,936
Single Family - 50'	82	\$1,266	\$103,812
Single Family - 60'	51	\$1,519	\$77,469
Total	205		\$254,217

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$3,695,000	\$ 80,000	\$ 78,268.75	\$ -
12/15/24	\$3,615,000	\$ -	\$ 76,868.75	\$ 235,137.50
6/15/25	\$3,615,000	\$ 85,000	\$ 76,868.75	\$ -
12/15/25	\$3,530,000	\$ -	\$ 75,275.00	\$ 237,143.75
6/15/26	\$3,530,000	\$ 90,000	\$ 75,275.00	\$ -
12/15/26	\$3,440,000	\$ -	\$ 73,587.50	\$ 238,862.50
6/15/27	\$3,440,000	\$ 90,000	\$ 73,587.50	\$ -
12/15/27	\$3,350,000	\$ -	\$ 71,900.00	\$ 235,487.50
6/15/28	\$3,350,000	\$ 95,000	\$ 71,900.00	\$ -
12/15/28	\$3,255,000	\$ -	\$ 70,118.75	\$ 237,018.75
6/15/29	\$3,255,000	\$ 100,000	\$ 70,118.75	\$ -
12/15/29	\$3,155,000	\$ -	\$ 68,243.75	\$ 238,362.50
6/15/30	\$3,155,000	\$ 100,000	\$ 68,243.75	\$ -
12/15/30	\$3,055,000	\$ -	\$ 66,118.75	\$ 234,362.50
6/15/31	\$3,055,000	\$ 105,000	\$ 66,118.75	\$ -
12/15/31	\$2,950,000	\$ -	\$ 63,887.50	\$ 235,006.25
6/15/32	\$2,950,000	\$ 110,000	\$ 63,887.50	\$ -
12/15/32	\$2,840,000	\$ -	\$ 61,550.00	\$ 235,437.50
6/15/33	\$2,840,000	\$ 115,000	\$ 61,550.00	\$ -
12/15/33	\$2,725,000	\$ -	\$ 59,106.25	\$ 235,656.25
6/15/34	\$2,725,000	\$ 120,000	\$ 59,106.25	\$ -
12/15/34	\$2,605,000	\$ -	\$ 56,556.25	\$ 235,662.50
6/15/35	\$2,605,000	\$ 125,000	\$ 56,556.25	\$ -
12/15/35	\$2,480,000	\$ -	\$ 53,900.00	\$ 235,456.25
6/15/36	\$2,480,000	\$ 130,000	\$ 53,900.00	\$ -
12/15/36	\$2,350,000	\$ -	\$ 51,137.50	\$ 235,037.50
6/15/37	\$2,350,000	\$ 135,000	\$ 51,137.50	\$ -
12/15/37	\$2,215,000	\$ -	\$ 48,268.75	\$ 234,406.25
6/15/38	\$2,215,000	\$ 145,000	\$ 48,268.75	\$ -
12/15/38	\$2,070,000	\$ -	\$ 45,187.50	\$ 238,456.25
6/15/39	\$2,070,000	\$ 150,000	\$ 45,187.50	\$ -
12/15/39	\$1,920,000	\$ -	\$ 42,000.00	\$ 237,187.50
6/15/40	\$1,920,000	\$ 155,000	\$ 42,000.00	\$ -
12/15/40	\$1,765,000	\$ -	\$ 38,609.38	\$ 235,609.38
6/15/41	\$1,765,000	\$ 165,000	\$ 38,609.38	\$ -
12/15/41	\$1,600,000	\$ -	\$ 35,000.00	\$ 238,609.38
6/15/42	\$1,600,000	\$ 170,000	\$ 35,000.00	\$ -
12/15/42	\$1,430,000	\$ -	\$ 31,281.25	\$ 236,281.25
6/15/43	\$1,430,000	\$ 180,000	\$ 31,281.25	\$ -
12/15/43	\$1,250,000	\$ -	\$ 27,343.75	\$ 238,625.00
6/15/44	\$1,250,000	\$ 185,000	\$ 27,343.75	\$ -
12/15/44	\$1,065,000	\$ -	\$ 23,296.88	\$ 235,640.63
6/15/45	\$1,065,000	\$ 195,000	\$ 23,296.88	\$ -
12/15/45	\$ 870,000	\$ -	\$ 19,031.25	\$ 237,328.13
6/15/46	\$ 870,000	\$ 205,000	\$ 19,031.25	\$ -
12/15/46	\$ 665,000	\$ -	\$ 14,546.88	\$ 238,578.13
6/15/47	\$ 665,000	\$ 215,000	\$ 14,546.88	\$ -
12/15/47	\$ 450,000	\$ -	\$ 9,843.75	\$ 239,390.63
6/15/48	\$ 450,000	\$ 220,000	\$ 9,843.75	\$ -
12/15/48	\$ 230,000	\$ -	\$ 5,031.25	\$ 234,875.00
6/15/49	\$ 230,000	\$ 230,000	\$ 5,031.25	\$ 235,031.25
Totals		\$3,695,000	\$ 2,453,650	\$ 6,148,650

Storey Park
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2021

	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 334,300	\$ 322,103	\$ 12,334	\$ 334,437	\$ 334,300
Interest	\$ 6,750	\$ 7,700	\$ 5,700	\$ 13,400	\$ 12,500
Carry Forward Surplus	\$ 126,768	\$ 131,376	\$ -	\$ 131,376	\$ 137,677
Total Revenues	\$ 467,818	\$ 461,178	\$ 18,034	\$ 479,212	\$ 484,477
Expenditures:					
Series 2021					
Interest - 12/15	\$ 101,481	\$ 101,481	\$ -	\$ 101,481	\$ 99,938
Principal - 06/15	\$ 130,000	\$ -	\$ 130,000	\$ 130,000	\$ 135,000
Interest - 06/15	\$ 101,481	\$ -	\$ 101,481	\$ 101,481	\$ 99,938
Total Expenditures	\$ 332,963	\$ 101,481	\$ 231,481	\$ 332,963	\$ 334,875
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (4,373)	\$ (4,200)	\$ (8,573)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (4,373)	\$ (4,200)	\$ (8,573)	\$ -
Excess Revenues (Expenditures)	\$ 134,856	\$ 355,324	\$ (217,647)	\$ 137,677	\$ 149,602

Interest - 12/15/2025	<u>\$98,334</u>
Total	<u><u>\$98,334</u></u>
Net Assessment	\$334,437
Collection Cost (6%)	<u>\$21,347</u>
Gross Assessment	<u><u>\$355,784</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Townhome - 25'	86	\$633	\$54,438
Single Family - 32'	76	\$810	\$61,560
Single Family - 40'	77	\$1,013	\$78,001
Single Family - 50'	69	\$1,266	\$87,354
Single Family - 60'	49	\$1,519	\$74,431
Total	357		\$355,784

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 5,780,000	\$ 130,000	\$ 101,481.25	\$ -
12/15/24	\$ 5,650,000	\$ -	\$ 99,937.50	\$ 331,419
6/15/25	\$ 5,650,000	\$ 135,000	\$ 99,937.50	\$ -
12/15/25	\$ 5,515,000	\$ -	\$ 98,334.38	\$ 333,272
6/15/26	\$ 5,515,000	\$ 135,000	\$ 98,334.38	\$ -
12/15/26	\$ 5,380,000	\$ -	\$ 96,731.25	\$ 330,066
6/15/27	\$ 5,380,000	\$ 140,000	\$ 96,731.25	\$ -
12/15/27	\$ 5,240,000	\$ -	\$ 94,718.75	\$ 331,450
6/15/28	\$ 5,240,000	\$ 145,000	\$ 94,718.75	\$ -
12/15/28	\$ 5,095,000	\$ -	\$ 92,634.38	\$ 332,353
6/15/29	\$ 5,095,000	\$ 150,000	\$ 92,634.38	\$ -
12/15/29	\$ 4,945,000	\$ -	\$ 90,478.13	\$ 333,113
6/15/30	\$ 4,945,000	\$ 155,000	\$ 90,478.13	\$ -
12/15/30	\$ 4,790,000	\$ -	\$ 88,250.00	\$ 333,728
6/15/31	\$ 4,790,000	\$ 160,000	\$ 88,250.00	\$ -
12/15/31	\$ 4,630,000	\$ -	\$ 85,950.00	\$ 334,200
6/15/32	\$ 4,630,000	\$ 165,000	\$ 85,950.00	\$ -
12/15/32	\$ 4,465,000	\$ -	\$ 83,227.50	\$ 334,178
6/15/33	\$ 4,465,000	\$ 170,000	\$ 83,227.50	\$ -
12/15/33	\$ 4,295,000	\$ -	\$ 80,422.50	\$ 333,650
6/15/34	\$ 4,295,000	\$ 175,000	\$ 80,422.50	\$ -
12/15/34	\$ 4,120,000	\$ -	\$ 77,535.00	\$ 332,958
6/15/35	\$ 4,120,000	\$ 180,000	\$ 77,535.00	\$ -
12/15/35	\$ 3,940,000	\$ -	\$ 74,565.00	\$ 332,100
6/15/36	\$ 3,940,000	\$ 185,000	\$ 74,565.00	\$ -
12/15/36	\$ 3,755,000	\$ -	\$ 71,512.50	\$ 331,078
6/15/37	\$ 3,755,000	\$ 190,000	\$ 71,512.50	\$ -
12/15/37	\$ 3,565,000	\$ -	\$ 68,377.50	\$ 329,890
6/15/38	\$ 3,565,000	\$ 200,000	\$ 68,377.50	\$ -
12/15/38	\$ 3,365,000	\$ -	\$ 65,077.50	\$ 333,455
6/15/39	\$ 3,365,000	\$ 205,000	\$ 65,077.50	\$ -
12/15/39	\$ 3,160,000	\$ -	\$ 61,695.00	\$ 331,773
6/15/40	\$ 3,160,000	\$ 210,000	\$ 61,695.00	\$ -
12/15/40	\$ 2,950,000	\$ -	\$ 58,230.00	\$ 329,925
6/15/41	\$ 2,950,000	\$ 220,000	\$ 58,230.00	\$ -
12/15/41	\$ 2,730,000	\$ -	\$ 54,600.00	\$ 332,830
6/15/42	\$ 2,730,000	\$ 225,000	\$ 54,600.00	\$ -
12/15/42	\$ 2,505,000	\$ -	\$ 50,100.00	\$ 329,700
6/15/43	\$ 2,505,000	\$ 235,000	\$ 50,100.00	\$ -
12/15/43	\$ 2,270,000	\$ -	\$ 45,400.00	\$ 330,500
6/15/44	\$ 2,270,000	\$ 245,000	\$ 45,400.00	\$ -
12/15/44	\$ 2,025,000	\$ -	\$ 40,500.00	\$ 330,900
6/15/45	\$ 2,025,000	\$ 255,000	\$ 40,500.00	\$ -
12/15/45	\$ 1,770,000	\$ -	\$ 35,400.00	\$ 330,900
6/15/46	\$ 1,770,000	\$ 265,000	\$ 35,400.00	\$ -
12/15/46	\$ 1,505,000	\$ -	\$ 30,100.00	\$ 330,500
6/15/47	\$ 1,505,000	\$ 275,000	\$ 30,100.00	\$ -
12/15/47	\$ 1,230,000	\$ -	\$ 24,600.00	\$ 329,700
6/15/48	\$ 1,230,000	\$ 290,000	\$ 24,600.00	\$ -
12/15/48	\$ 940,000	\$ -	\$ 18,800.00	\$ 333,400
6/15/49	\$ 940,000	\$ 300,000	\$ 18,800.00	\$ -
12/15/49	\$ 640,000	\$ -	\$ 12,800.00	\$ 331,600
6/15/50	\$ 640,000	\$ 315,000	\$ 12,800.00	\$ -
12/15/50	\$ 325,000	\$ -	\$ 6,500.00	\$ 334,300
6/15/51	\$ 325,000	\$ 325,000	\$ 6,500.00	\$ 331,500
Totals		\$ 5,780,000	\$ 3,514,435	\$ 9,294,435

Storey Park
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2022

	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 203,549	\$ 196,043	\$ 7,507	\$ 203,550	\$ 203,549
Interest	\$ 5,000	\$ 4,626	\$ 4,050	\$ 8,676	\$ 8,000
Carry Forward Surplus	\$ 86,209	\$ 83,047	\$ -	\$ 83,047	\$ 88,223
Total Revenues	\$ 294,758	\$ 283,716	\$ 11,557	\$ 295,273	\$ 299,772
Expenditures:					
Series 2022					
Interest - 12/15	\$ 75,921	\$ 75,921	\$ -	\$ 75,921	\$ 74,859
Principal - 06/15	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 55,000
Interest - 06/15	\$ 75,921	\$ -	\$ 75,921	\$ 75,921	\$ 74,859
Total Expenditures	\$ 201,843	\$ 75,921	\$ 125,921	\$ 201,843	\$ 204,718
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (2,658)	\$ (2,550)	\$ (5,208)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (2,658)	\$ (2,550)	\$ (5,208)	\$ -
Excess Revenues (Expenditures)	\$ 92,916	\$ 205,137	\$ (116,914)	\$ 88,223	\$ 95,054

Interest - 12/15/2025	<u>\$73,690</u>
Total	<u><u>\$73,690</u></u>
Net Assessment	\$203,714
Collection Cost (6%)	<u>\$13,003</u>
Gross Assessment	<u><u>\$216,717</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Townhome - 25'	65	\$633	\$41,127
Single Family - 32'	58	\$810	\$46,973
Single Family - 40'	43	\$1,013	\$43,553
Single Family - 50'	54	\$1,266	\$68,361
Single Family - 60'	11	\$1,519	\$16,704
Total	231		\$216,717

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 3,055,000	\$ 50,000	\$ 75,921.25	\$ -
12/15/24	\$ 3,005,000	\$ -	\$ 74,858.75	\$ 200,780
6/15/25	\$ 3,005,000	\$ 55,000	\$ 74,858.75	\$ -
12/15/25	\$ 2,950,000	\$ -	\$ 73,690.00	\$ 203,549
6/15/26	\$ 2,950,000	\$ 55,000	\$ 73,690.00	\$ -
12/15/26	\$ 2,895,000	\$ -	\$ 72,521.25	\$ 201,211
6/15/27	\$ 2,895,000	\$ 55,000	\$ 72,521.25	\$ -
12/15/27	\$ 2,840,000	\$ -	\$ 71,352.50	\$ 198,874
6/15/28	\$ 2,840,000	\$ 60,000	\$ 71,352.50	\$ -
12/15/28	\$ 2,780,000	\$ -	\$ 70,002.50	\$ 201,355
6/15/29	\$ 2,780,000	\$ 65,000	\$ 70,002.50	\$ -
12/15/29	\$ 2,715,000	\$ -	\$ 68,540.00	\$ 203,543
6/15/30	\$ 2,715,000	\$ 65,000	\$ 68,540.00	\$ -
12/15/30	\$ 2,650,000	\$ -	\$ 67,077.50	\$ 200,618
6/15/31	\$ 2,650,000	\$ 70,000	\$ 67,077.50	\$ -
12/15/31	\$ 2,580,000	\$ -	\$ 65,502.50	\$ 202,580
6/15/32	\$ 2,580,000	\$ 70,000	\$ 65,502.50	\$ -
12/15/32	\$ 2,510,000	\$ -	\$ 63,927.50	\$ 199,430
6/15/33	\$ 2,510,000	\$ 75,000	\$ 63,927.50	\$ -
12/15/33	\$ 2,435,000	\$ -	\$ 62,052.50	\$ 200,980
6/15/34	\$ 2,435,000	\$ 80,000	\$ 62,052.50	\$ -
12/15/34	\$ 2,355,000	\$ -	\$ 60,052.50	\$ 202,105
6/15/35	\$ 2,355,000	\$ 85,000	\$ 60,052.50	\$ -
12/15/35	\$ 2,270,000	\$ -	\$ 57,927.50	\$ 202,980
6/15/36	\$ 2,270,000	\$ 85,000	\$ 57,927.50	\$ -
12/15/36	\$ 2,185,000	\$ -	\$ 55,802.50	\$ 198,730
6/15/37	\$ 2,185,000	\$ 90,000	\$ 55,802.50	\$ -
12/15/37	\$ 2,095,000	\$ -	\$ 53,552.50	\$ 199,355
6/15/38	\$ 2,095,000	\$ 95,000	\$ 53,552.50	\$ -
12/15/38	\$ 2,000,000	\$ -	\$ 51,177.50	\$ 199,730
6/15/39	\$ 2,000,000	\$ 100,000	\$ 51,177.50	\$ -
12/15/39	\$ 1,900,000	\$ -	\$ 48,677.50	\$ 199,855
6/15/40	\$ 1,900,000	\$ 105,000	\$ 48,677.50	\$ -
12/15/40	\$ 1,795,000	\$ -	\$ 46,052.50	\$ 199,730
6/15/41	\$ 1,795,000	\$ 110,000	\$ 46,052.50	\$ -
12/15/41	\$ 1,685,000	\$ -	\$ 43,302.50	\$ 199,355
6/15/42	\$ 1,685,000	\$ 115,000	\$ 43,302.50	\$ -
12/15/42	\$ 1,570,000	\$ -	\$ 40,427.50	\$ 198,730
6/15/43	\$ 1,570,000	\$ 125,000	\$ 40,427.50	\$ -
12/15/43	\$ 1,445,000	\$ -	\$ 37,208.75	\$ 202,636
6/15/44	\$ 1,445,000	\$ 130,000	\$ 37,208.75	\$ -
12/15/44	\$ 1,315,000	\$ -	\$ 33,861.25	\$ 201,070
6/15/45	\$ 1,315,000	\$ 135,000	\$ 33,861.25	\$ -
12/15/45	\$ 1,180,000	\$ -	\$ 30,385.00	\$ 199,246
6/15/46	\$ 1,180,000	\$ 145,000	\$ 30,385.00	\$ -
12/15/46	\$ 1,035,000	\$ -	\$ 26,651.25	\$ 202,036
6/15/47	\$ 1,035,000	\$ 150,000	\$ 26,651.25	\$ -
12/15/47	\$ 885,000	\$ -	\$ 22,788.75	\$ 199,440
6/15/48	\$ 885,000	\$ 160,000	\$ 22,788.75	\$ -
12/15/48	\$ 725,000	\$ -	\$ 18,668.75	\$ 201,458
6/15/49	\$ 725,000	\$ 170,000	\$ 18,668.75	\$ -
12/15/49	\$ 555,000	\$ -	\$ 14,291.25	\$ 202,960
6/15/50	\$ 555,000	\$ 175,000	\$ 14,291.25	\$ -
12/15/50	\$ 380,000	\$ -	\$ 9,785.00	\$ 199,076
6/15/51	\$ 380,000	\$ 185,000	\$ 9,785.00	\$ -
12/15/51	\$ 195,000	\$ -	\$ 5,021.25	\$ 199,806
6/15/52	\$ 195,000	\$ 195,000	\$ 5,021.25	\$ -
12/15/52	\$ -	\$ -	\$ -	\$ 200,021
Totals		\$ 3,055,000	\$ 2,766,239	\$ 5,821,239

SECTION V

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A PETITION BE FILED WITH THE CITY OF ORLANDO, FLORIDA, PURSUANT TO SECTION 190.046, FLORIDA STATUTES, TO CONTRACT THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT; REQUESTING THAT THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO AMEND CITY ORDINANCES NO. 2015-7, NO. 2019-50, AND NO. 2020-53 AND PROVIDE FOR THE CONTRACTION OF THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT; DIRECTING THE DISTRICT MANAGER AND DISTRICT COUNSEL TO TAKE APPROPRIATE ACTION TO PREPARE AND FILE THE PETITION IN A TIMELY MANNER AND TO COOPERATE WITH THE CITY OF ORLANDO TO CONTRACT THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT; APPROVING THE EXECUTION OF A FUNDING AGREEMENT WITH THE OWNER OF THE PROPERTY SUBJECT TO THE CONTRACTION PETITION TO PAY THE COST FOR THE CONTRACTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the “District”) was established on March 9, 2015 by Ordinance No. 2015-7 and the boundaries of the District were contracted on October 7, 2019 by Ordinance No. 2019-50 and the boundaries of the District were expanded on November 9, 2020 by Ordinance No. 2020-53 (together, the “Establishment Ordinance”) of the City Council of the City of Orlando, Florida (the “City”); and

WHEREAS, the District is located wholly within the boundaries of the City of Orlando, Florida (the “City”); and

WHEREAS, a minority landowner in the District is Moss Park Properties, LLLP, a Florida limited liability limited partnership (the “MPP”); and

WHEREAS, MPP has requested that the boundaries of the District be contracted, to remove the parcel of land they own as shown on the schematic diagram attached hereto as **Exhibit “A”**; (the “Contraction Parcel”); and

WHEREAS, MPP has agreed to pay the costs incurred by the District in preparing a petition and obtaining an ordinance from the City of Orlando to contract the boundaries of the

District and the District has prepared a Funding Agreement in the draft form attached as **Exhibit “B;”** and

WHEREAS, the District's Board of Supervisors finds that it is in the best interest of the District that its boundaries be contracted; and

WHEREAS, the District desires to authorize and direct the District Manager and the District Counsel to prepare the necessary Petition to the City of Orlando to comply with the provisions of Chapter 190, *Florida Statutes* for the effective contraction of the boundaries of the District and to delegate authority to finalize and execute such Petition to the Chairman and Vice Chairman.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings, and determinations contained within the above Recitals of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

SECTION 2. AUTHORIZATION FOR PETITION. The District hereby authorizes a Petition be filed with the City of Orlando, Florida pursuant to Section 190.046, *Florida Statutes* to contract the boundaries of the Storey Park Community Development District to remove the lands, as described in **Exhibit “A”** attached to this Resolution.

SECTION 3. REQUEST FOR ACTION. The District hereby requests, and such request shall be repeated in the Petition, that the City Council of the City of Orlando, Florida adopt a non-emergency ordinance in accord with Section 190.046, *Florida Statutes*, amending the Establishment Ordinance and providing for the contraction of the boundaries of the Storey Park Community Development District.

SECTION 4. DIRECTION TO DISTRICT STAFF. Subject to the condition that MPP execute the Funding Agreement, in a form substantially similar to the draft form, the District Manager, District Counsel and District Engineer are hereby authorized and directed by the Board to: (i) to prepare and file the Petition in a timely manner, (ii) obtain the consent and other necessary documentation from MPP, as the owner of the Contraction Parcel (iii) work with all necessary parties to transmit this Resolution to the City along with the Petition to contract the boundaries of the Storey Park Community Development District and (iv) to take all appropriate actions and make all necessary filings to effectuate the contraction of the boundaries of the Storey Park Community Development District consistent with the terms of this Resolution and pursuant to law.

SECTION 5. BOARD MEMBER AUTHORIZATION. Upon District Staff’s review and approval of the Petition, the funding Agreement and any documentation reasonably associated filing of the Petition as described herein, an Authorized Board Member, as hereinafter defined, is authorized to enter into and execute, on behalf of the District, such Petition and documentation. The terms and conditions of all documents to be executed in connection with any of the foregoing shall be determined by the District Staff, or an Authorized Board Member with the approval of District Staff, and the execution and delivery of any such document or instrument by an Authorized

Board Member shall constitute conclusive evidence that the terms and conditions contained in said documents or instruments have been approved by the District. The Chairman and Vice-Chairman of the District shall be deemed “Authorized Board Members” for the purposes of this Resolution.

SECTION 6. SEVERABILITY. Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such provision or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Storey Park Community Development District.

PASSED AND ADOPTED this ____ day of May, 2024.

ATTEST:

**BOARD OF SUPERVISORS OF THE
STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairman

EXHIBIT A

Schematic Description for Contraction Area

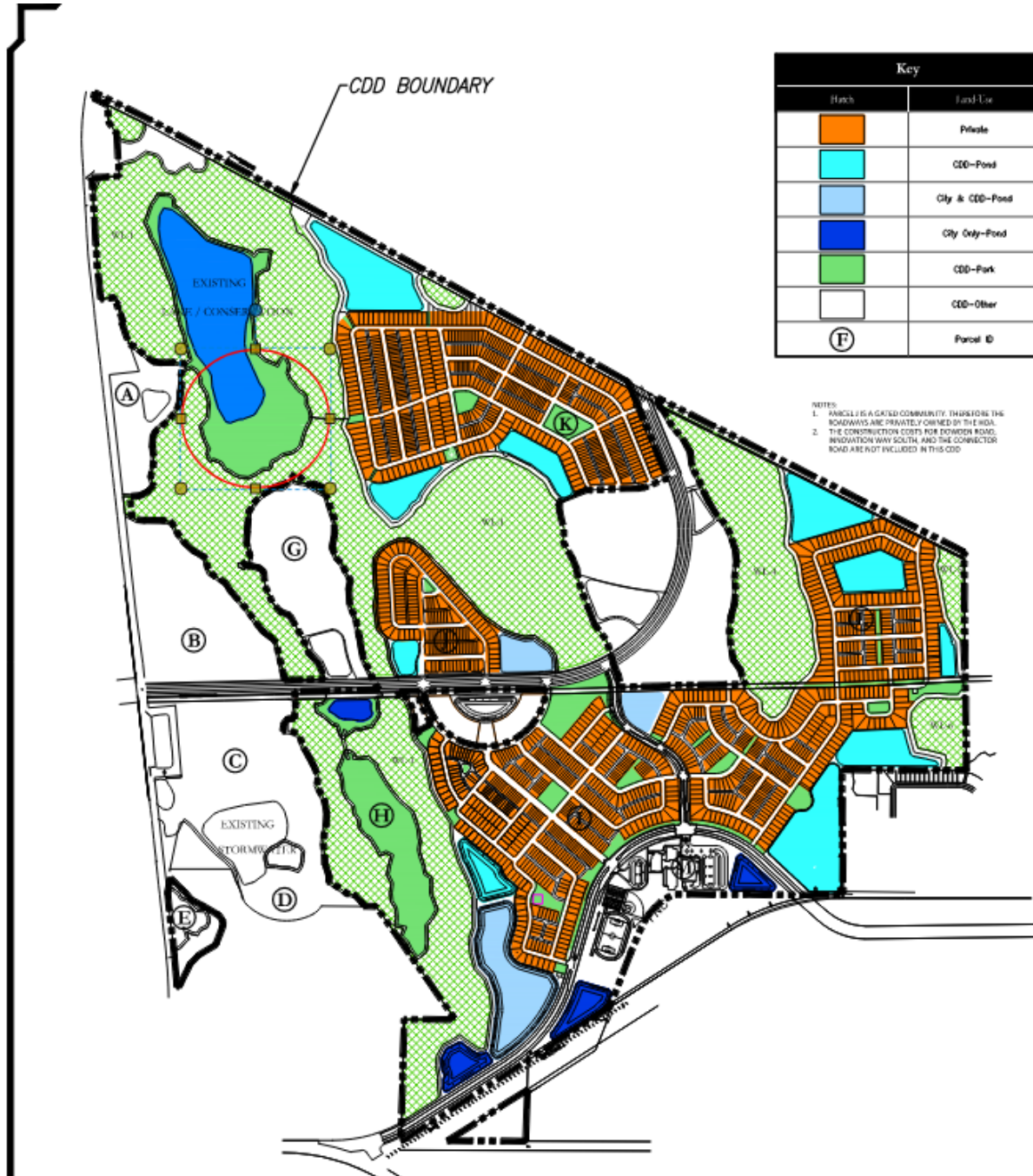


EXHIBIT B

[ATTACHED]

**FUNDING AGREEMENT BETWEEN
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
AND MOSS PARK PROPERTIES, LLLP**

THIS FUNDING AGREEMENT (this "Agreement") is made and effective this ____ day of May, 2024, by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Orange County, Florida, (the "District") and **MOSS PARK PROPERTIES, LLLP**, a Florida limited liability limited partnership ("MPP"), located at 311 W. Oak Street, Kissimmee, Florida 34741 (hereinafter the "MPP" and, together with the District, the "Parties").

RECITALS

WHEREAS, the Storey Park Community Development District (the "District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"). The District was created by the City Council of the City of Orlando, Florida ("City") by City Ordinance No. 2015-7, effective March 9, 2015, as contracted by the City by City Ordinance No. 2019-50, effective October 7, 2019, and as expanded by the City by City Ordinance No. 2020-53, effective November 9, 2020; and

WHEREAS, a landowner in the District is Moss Park Properties, LLLP, a Florida limited liability limited partnership (the "MPP"); and

WHEREAS, MPP has requested that the boundaries of the District be contracted, to remove the parcel of land they own as shown on the schematic diagram attached hereto as **Exhibit "A"**; (the "Contraction Parcel"); and

WHEREAS, the District requires that the MPP enter into a funding agreement to pay for all engineering, legal, administrative and other costs related to the contraction of the District boundary and the filing of a Petition to Contract with the City (hereinafter "the Petition"); and

WHEREAS, MPP and the District desire to enter into this Agreement to provide the District such funding relating to the Contraction Property and the filing of the Petition; and

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Provision of Funds. MPP agrees to make available to the District such monies as are necessary to proceed with the filing of the Petition and all other related work related to the Contraction Property as follows:

- A. MPP agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds, as invoiced pursuant to an agreement or engagement letter approved by the District. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. MPP authorizes the District to direct District staff, including the District Engineer, District Manager and other professional assistance as may be necessary, to proceed with the work contemplated by this Agreement.
- B. MPP and the District agree that all fees, costs or other expenses incurred by the District for the services of the District Engineer, District Manager, District Counsel or other professionals for the work contemplated by this Agreement shall be paid solely from the funds provided by MPP pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by MPP pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement.
- C. MPP agrees to provide funds within fourteen (14) days of receipt of written notification from the District Manager of the need for such funds.
- D. In the event the MPP fails to provide any such funds pursuant to this Agreement, MPP and the District agree the work may be halted until such time as sufficient funds are provided by MPP to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work. The District may, in its discretion, place a lien on property (requiring payment as additional assessments) in the District owned by MPP, if such funds are not paid within ninety (90) days of the demand therefor.

3. Termination. Any of the Parties hereto may terminate this Agreement without cause by providing ten (10) days' written notice of termination. Any such termination by MPP is contingent upon MPP's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received.

4. Default. A default by any party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages.

5. Enforcement of Agreement. In the event that any of the Parties is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the Parties hereto.

8. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

9. **Notices.** All notices, requests, consents and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

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

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

If to MPP: Moss Park Properties, LLLP
 311 W. Oak Street
 Kissimmee, Fl 34741
 Attention: Sunil Kakkar

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

10. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the

benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

11. Assignment. None of the parties hereto may assign this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any purported assignment without such prior written approval shall be void.

12. Controlling Law; Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Orange County, Florida.

13. Effective Date. The Agreement shall be effective after execution by all Parties hereto and shall remain in effect unless terminated by any of the Parties hereto.

14. Sovereign Immunity. Nothing contained herein shall cause or be construed as a waiver of the District's sovereign immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. Public Records. The MPP understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[COUNTERPART SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE FOR
FUNDING AGREEMENT BETWEEN
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
AND MOSS PARK PROPERTIES, LLLP**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

DISTRICT:

Attest:

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Asst. Secretary

By: _____

Name: _____
Chairman of the Board of Supervisors

**COUNTERPART SIGNATURE PAGE FOR
FUNDING AGREEMENT BETWEEN
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
AND MOSS PARK PROPERTIES, LLLP**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

MPP:

MOSS PARK PROPERTIES, LLLP, a
Florida limited liability limited partnership

WITNESSES:

Print: _____

Print: _____

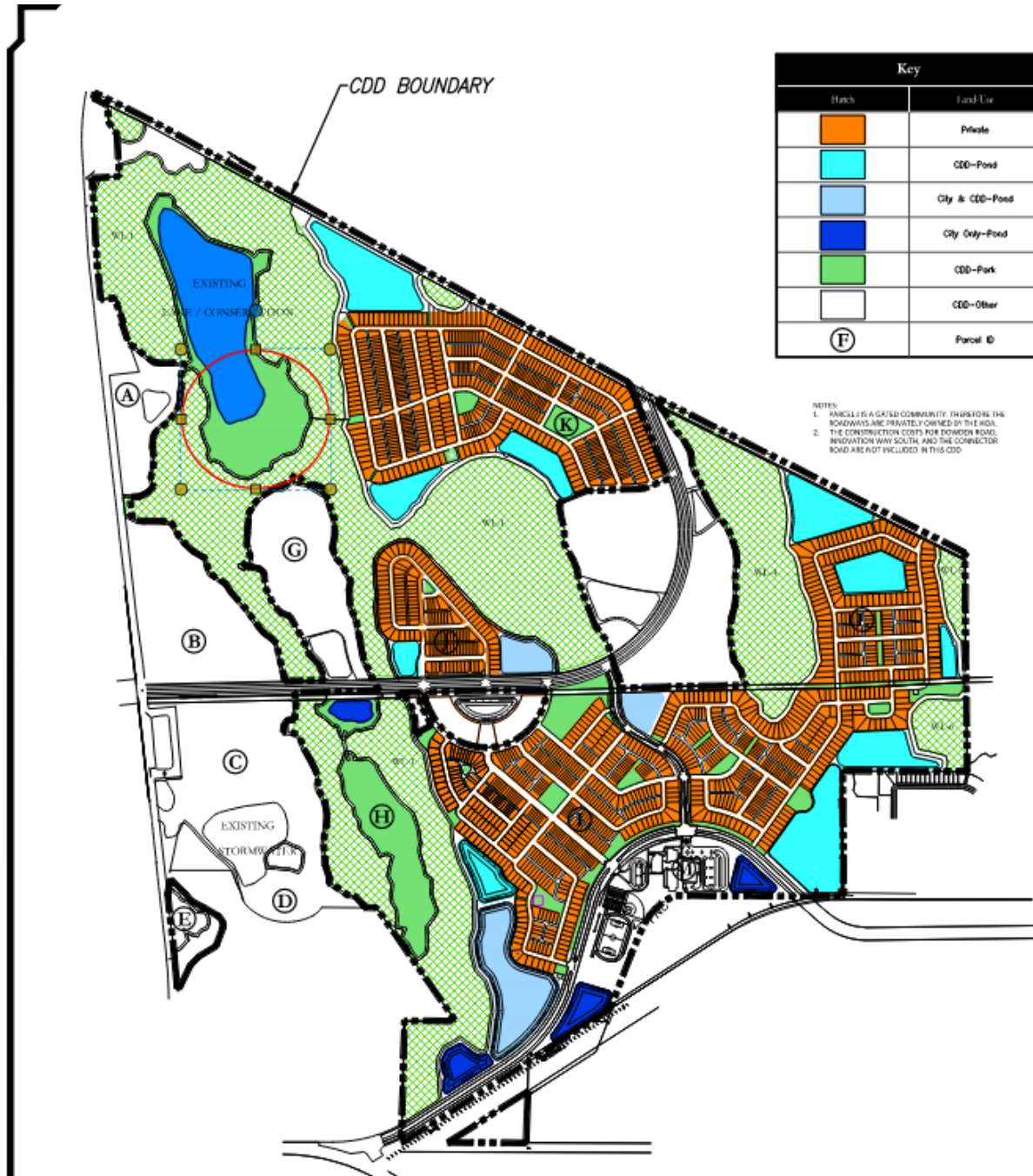
By: _____

Name: _____

Title: _____

EXHIBIT A

Schematic Description for Contraction Area



SECTION VI

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)
Regarding: Annual Reminder on Florida Laws for Public Officials
Date: April 2024

I. Code of Ethics Reminders

a. "GIFTS LAW"

-BENEFIT TO YOU: public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

-BENEFIT TO SPOUSE/MINOR CHILDREN: a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

-DISCLOSURE DUTY: a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

b. MISUSE OF PUBLIC POSITION

-No public official shall corruptly¹ use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

¹ "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

April 2024

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endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal² by whom the officer is retained³;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict⁴; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

II. Quorum & Sunshine Law Reminders

a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

² According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

³ Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

⁴ Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

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b. SUNSHINE LAW

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

-**Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

III. Public Records Reminders

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.⁵ For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.⁶ Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

-**Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

⁵ The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>

⁶ October 1st through September 30th.

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

January 30, 2024 - April 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	2/1/24	1230	\$ 40,855.00
	2/8/24	1231-1234	\$ 6,161.04
	2/15/24	1235-1237	\$ 9,804.00
	2/22/24	1238-1239	\$ 1,357.50
	2/26/24	1240-1244	\$ 946,741.32
	2/29/24	1245-1246	\$ 1,410.00
	3/6/24	1247	\$ 40,855.00
	3/14/24	1248-1250	\$ 9,402.70
	3/21/24	1251-1257	\$ 66,514.09
	3/28/24	1258	\$ 1,745.00
	4/4/24	1259-1261	\$ 43,042.46
	4/8/24	1262	\$ 302,507.00
	4/12/24	1263-1265	\$ 8,522.25
	4/18/24	1266-1272	\$ 16,938.44
	4/25/24	1273	\$ 323.00
			\$ 1,496,178.80
Payroll			
	<u>February 2024</u>		
	Michael McQuarrie	50060	\$ 184.70
	Ricardo Garcia	50061	\$ 184.70
	Teresa Diaz	50062	\$ 184.70
	Willem Boermans	50063	\$ 184.70
			\$ 738.80
TOTAL			\$ 1,496,917.60

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	00028	2/01/24	7218	202402	320	53800	46200		LAWN MAINTENANCE FEB24	*	40,855.00		
									OMEGASCAPES INC			40,855.00	001230
2/08/24	00012	1/31/24	217368	202401	320	53800	47000		AQUATIC PLANT MGMT JAN24	*	311.00		
		1/31/24	217369	202401	320	53800	47000		L-6 POND MANAGEMENT JAN24	*	323.00		
		1/31/24	217370	202401	320	53800	47000		AQUATIC K1,2,4 MGMT JAN24	*	1,203.00		
		1/31/24	217371	202401	320	53800	47000		POND L2,L4,L5 MGMT JAN24	*	300.00		
									APPLIED AQUATIC MANAGEMENT, INC.			2,137.00	001231
2/08/24	00020	2/01/24	5455	202401	320	53800	47500		RPLC RAISED CONCRETE-PHIL	*	965.00		
									BERRY CONSTRUCTION INC.			965.00	001232
2/08/24	00035	2/02/24	I-020224	202401	320	53800	48100		SCRTY 01/21/24 - 01/28/24	*	755.50		
		2/06/24	I-020624	202402	320	53800	48100		SCRTY 02/02/24 - 02/06/24	*	755.50		
									CITY OF ORLANDO - POLICE DEPARTMENT			1,511.00	001233
2/08/24	00028	2/01/24	7250	202401	320	53800	46300		RPLC 30GAL OAK TREE-POND	*	900.00		
		2/01/24	7254	202401	320	53800	47300		INST.NODE/SPRAY/BATT/NOZZ	*	648.04		
									OMEGASCAPES INC			1,548.04	001234
2/15/24	00012	2/15/24	217538	202402	320	53800	47000		AQUATIC K1,2,4 MGMT FEB24	*	1,203.00		
		2/15/24	217539	202402	320	53800	47000		L-6 POND MANAGEMENT FEB24	*	323.00		
		2/15/24	217540	202402	320	53800	47000		POND L2,L4,L5 MGMT FEB24	*	300.00		
									APPLIED AQUATIC MANAGEMENT, INC.			1,826.00	001235
2/15/24	00002	2/01/24	237	202402	310	51300	34000		MANAGEMENT FEES FEB24	*	3,750.00		
		2/01/24	237	202402	310	51300	35200		WEBSITE ADMIN FEB24	*	100.00		
		2/01/24	237	202402	310	51300	35100		INFORMATION TECH FEB24	*	150.00		
		2/01/24	237	202402	310	51300	31300		DISSEMINATION FEE FEB24	*	1,458.33		

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/24	237	202402	310-51300	51000		OFFICE SUPPLIES	*	.54		
		2/01/24	237	202402	310-51300	42000		POSTAGE	*	62.83		
		2/01/24	238	202402	320-53800	12000		FIELD MANAGEMENT FEB24	*	1,500.00		
		2/01/24	238A	202312	320-53800	47800		PROPET DISTRIBUTORS-SUPPL	*	929.80		
											7,951.50	001236
2/15/24	00005	2/14/24	123533	202401	310-51300	31500		NEW ETHICS TRAIN REQUIRE	*	26.50		
											26.50	001237
2/22/24	00028	2/15/24	7278	202402	320-53800	46300		RMV OAK TREE-FLSH CUT/DBR	*	300.00		
											300.00	001238
2/22/24	00006	10/23/23	15-060(1	202309	310-51300	31100		REV.STOP CTRL INTERSECT	*	637.50		
		2/12/24	15-060(1	202401	310-51300	31100		EPOCH EASEMNT REV/SEP MTG	*	420.00		
											1,057.50	001239
2/26/24	00015	2/16/24	02162024	202402	300-20700	10000		FY24 DEBT SERVICE SER2015	*	355,516.21		
											355,516.21	001240
2/26/24	00015	2/16/24	02162024	202402	300-20700	10100		FY24 DEBT SERVICE SER2018	*	143,156.14		
											143,156.14	001241
2/26/24	00015	2/16/24	02162024	202402	300-20700	10200		FY24 DEBT SERVICE SER2019	*	137,811.03		
											137,811.03	001242
2/26/24	00015	2/16/24	02162024	202402	300-20700	10500		FY24 DEBT SERVICE SER2021	*	192,870.50		
											192,870.50	001243
2/26/24	00015	2/16/24	02162024	202402	300-20700	10600		FY24 DEBT SERVICE SER2022	*	117,387.44		
											117,387.44	001244
2/29/24	00012	2/29/24	217992	202402	320-53800	47000		AQUATIC PLANT MGMT FEB24	*	311.00		
											311.00	001245

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/29/24	00035	2/23/24	I-021824	202402	320-53800-48100			*	755.50		
			SCRTY 02/16/24 - 02/17/24								
		2/29/24	I-022924	202402	320-53800-48100			*	343.50		
			SCRTY 02/24/24 - 02/25/24								
CITY OF ORLANDO - POLICE DEPARTMENT										1,099.00	001246
3/06/24	00028	3/01/24	7296	202403	320-53800-46200			*	40,855.00		
			LAWN MAINTENANCE MAR24								
OMEGASCAPES INC										40,855.00	001247
3/14/24	00035	3/07/24	I-030524	202403	320-53800-48100			*	755.50		
			SCRTY 03/01/24 - 03/03/24								
		3/12/24	I-031224	202403	320-53800-48100			*	343.50		
			SCRTY 03/09/24 - 03/10/24								
CITY OF ORLANDO - POLICE DEPARTMENT										1,099.00	001248
3/14/24	00002	3/01/24	239	202403	310-51300-34000			*	3,750.00		
			MANAGEMENT FEES MAR24								
		3/01/24	239	202403	310-51300-35200			*	100.00		
			WEBSITE ADMIN MAR24								
		3/01/24	239	202403	310-51300-35100			*	150.00		
			INFORMATION TECH MAR24								
		3/01/24	239	202403	310-51300-31300			*	1,458.33		
			DISSEMINATION FEE MAR24								
		3/01/24	239	202403	310-51300-51000			*	.27		
			OFFICE SUPPLIES								
		3/01/24	239	202403	310-51300-42000			*	17.27		
			POSTAGE								
		3/01/24	239	202403	310-51300-42500			*	8.25		
			COPIES								
		3/01/24	240	202403	320-53800-12000			*	1,500.00		
			FIELD MANAGEMENT MAR24								
		3/01/24	240A	202401	310-51300-51000			*	14.43		
			OFFICE DEPOT-W2/W3/1096								
		3/01/24	240A	202401	310-51300-42000			*	.79		
			USPS-MAIL W3 FORMS								
		3/01/24	240A	202401	310-51300-42000			*	.88		
			USPS-MAIL 941&944 FORMS								
		3/01/24	240A	202401	310-51300-42000			*	.66		
			USPS-MAIL 1099 FORMS								
GOVERNMENTAL MANAGEMENT SERVICES										7,000.88	001249
3/14/24	00028	3/06/24	7346	202402	320-53800-47300			*	648.04		
			INST.NEW NODE-SONNET SIGN								
		3/06/24	7347	202402	320-53800-47300			*	273.00		
			RPR SPRAY HEAD/NOZZLE/ROT								

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/06/24	7348	202402	320-53800	47300		RPLC CONTROLLR-SONNET SGN	*	381.78		
								OMEGASCAPES INC			1,302.82	001250
3/21/24	00012	3/15/24	218144	202403	320-53800	47000		AQUATIC PLANT MGMT MAR24	*	311.00		
		3/15/24	218380	202403	320-53800	47000		AQUATIC K1,2,4 MGMT MAR24	*	1,203.00		
		3/15/24	218381	202403	320-53800	47000		L-6 POND MANAGEMENT MAR24	*	323.00		
		3/15/24	218382	202403	320-53800	47000		POND L2,L4,L5 MGMT MAR24	*	300.00		
								APPLIED AQUATIC MANAGEMENT, INC.			2,137.00	001251
3/21/24	00005	3/18/24	124029	202402	310-51300	31500		MTG/CONSTR.EASE/TSK/BIOGR	*	583.00		
								LATHAM,LUNA,EDEN & BEAUDINE,LLP			583.00	001252
3/21/24	00015	3/15/24	03152024	202403	300-20700	10000		FY24 DEBT SRVC SER2015	*	23,955.68		
								STOREY PARK CDD C/O REGIONS BANK			23,955.68	001253
3/21/24	00015	3/15/24	03152024	202403	300-20700	10100		FY24 DEBT SRVC SER2018	*	9,646.26		
								STOREY PARK CDD C/O REGIONS BANK			9,646.26	001254
3/21/24	00015	3/15/24	03152024	202403	300-20700	10200		FY24 DEBT SRVC SER2019	*	9,286.09		
								STOREY PARK CDD C/O REGIONS BANK			9,286.09	001255
3/21/24	00015	3/15/24	03152024	202403	300-20700	10500		FY24 DEBT SRVC SER2021	*	12,996.16		
								STOREY PARK CDD C/O REGIONS BANK			12,996.16	001256
3/21/24	00015	3/15/24	03152024	202403	300-20700	10600		FY24 SPCL ASMNT SER2022	*	7,909.90		
								STOREY PARK CDD C/O REGIONS BANK			7,909.90	001257
3/28/24	00020	3/14/24	5481	202403	320-53800	47500		RPLC ASPHALT PATCHE-RHYME	*	480.00		
		3/21/24	5499	202403	320-53800	47500		INST.DRVE PIN/BRKN PICNIC	*	435.00		
		3/21/24	5500	202403	320-53800	47500		RPLC ASPHALT AT QUOTE ALY	*	830.00		
								BERRY CONSTRUCTION INC.			1,745.00	001258

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/04/24	00020	3/29/24	5505	202403	320	53800	48000		RPLC FENCE/INSPECT/PAINT BERRY CONSTRUCTION INC.	*	975.00	975.00	001259
4/04/24	00035	3/24/24	I-032424	202403	320	53800	48100		SCRTY 03/23/24 - 03/24/24 CITY OF ORLANDO - POLICE DEPARTMENT	*	343.50	343.50	001260
4/04/24	00028	3/26/24	7357	202403	320	53800	47300		DOWDEN RD-IRG RPR-HD/NOZZ 4/01/24 7371 202404 320-53800-46200 LAWN MAINTENANCE APR24 OMEGASCAPES INC	*	868.96	41,723.96	001261
4/08/24	00040	4/08/24	04082024	202404	320	58100	10000		FY24 CAPITAL RESERVE BAL. STOREY PARK CDD C/O STATE	*	302,507.00	302,507.00	001262
4/12/24	00020	4/04/24	5509	202404	320	53800	47500		RPLC BRKN ASPHALT W/ PTCH BERRY CONSTRUCTION INC.	*	435.00	435.00	001263
4/12/24	00035	4/05/24	I-040524	202403	320	53800	48100		SCRTY 03/29/24 - 03/31/24 4/08/24 I-040824 202404 320-53800-48100 SCRTY 04/06/24 - 04/07/24 CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	1,099.00	001264
4/12/24	00002	4/01/24	241	202404	310	51300	34000		MANAGEMENT FEES APR24 4/01/24 241 202404 310-51300-35200 WEBSITE ADMIN APR24 4/01/24 241 202404 310-51300-35100 INFORMATION TECH APR24 4/01/24 241 202404 310-51300-31300 DISSEMINATION FEE APR24 4/01/24 241 202404 310-51300-51000 OFFICE SUPPLIES 4/01/24 241 202404 310-51300-42000 POSAGE 4/01/24 242 202404 320-53800-12000 FIELD MANAGEMENT APR24 GOVERNMENTAL MANAGEMENT SERVICES	*	3,750.00	6,988.25	001265
4/18/24	00012	4/15/24	218992	202404	320	53800	47000		AQUATIC PLANT MGMT APR24 STOR -STOREY PARK- TVISCARRA	*	311.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/15/24	219135	202404	320	53800	47000		AQUATIC K1,2,4 MGMT APR24	*	1,203.00		
		4/15/24	219136	202404	320	53800	47000		POND L2,L4,L5 MGMT APR24	*	300.00		
												1,814.00	001266
4/18/24	00005	4/15/24	124508	202403	310	51300	31500		UPDT MEMO/VOTING ABST/PH5	*	297.50		
												297.50	001267
4/18/24	00015	4/16/24	04162024	202404	300	20700	10000		FY24 DEBT SRVC SER2015	*	5,567.75		
												5,567.75	001268
4/18/24	00015	4/16/24	04162024	202404	300	20700	10100		FY24 DEBT SRVC SER2018	*	2,241.97		
												2,241.97	001269
4/18/24	00015	4/16/24	04162024	202404	300	20700	10200		FY24 DEBT SRVC SER2019	*	2,158.26		
												2,158.26	001270
4/18/24	00015	4/16/24	04162024	202404	300	20700	10500		FY24 DEBT SRVC SER2021	*	3,020.55		
												3,020.55	001271
4/18/24	00015	4/16/24	04162024	202404	300	20700	10600		FY24 SPCL ASMNT SER2022	*	1,838.41		
												1,838.41	001272
4/25/24	00012	4/15/24	219188	202404	320	53800	47000		L-6 POND MANAGEMENT APR24	*	323.00		
												323.00	001273
TOTAL FOR BANK A											1,496,178.80		
TOTAL FOR REGISTER											1,496,178.80		

STOR -STOREY PARK- TVISCARRA

SECTION 2

Storey Park

Community Development District

Unaudited Financial Reporting

March 31, 2024



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Storey Park
Community Development District
Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 762,466	\$ 100,001	\$ -	\$ -	\$ 862,467
Investments:					
Series 2015					
Reserve	\$ -	\$ -	\$ 331,754	\$ -	\$ 331,754
Revenue	\$ -	\$ -	\$ 727,831	\$ -	\$ 727,831
Interest	\$ -	\$ -	\$ 625	\$ -	\$ 625
Sinking Fund	\$ -	\$ -	\$ 614	\$ -	\$ 614
General Redemption	\$ -	\$ -	\$ 1,464	\$ -	\$ 1,464
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018					
Reserve	\$ -	\$ -	\$ 69,309	\$ -	\$ 69,309
Revenue	\$ -	\$ -	\$ 289,991	\$ -	\$ 289,991
Interest	\$ -	\$ -	\$ 137	\$ -	\$ 137
Sinking Fund	\$ -	\$ -	\$ 59	\$ -	\$ 59
General Redemption	\$ -	\$ -	\$ 67	\$ -	\$ 67
Series 2019					
Reserve	\$ -	\$ -	\$ 121,798	\$ -	\$ 121,798
Revenue	\$ -	\$ -	\$ 288,304	\$ -	\$ 288,304
Interest	\$ -	\$ -	\$ 125	\$ -	\$ 125
Sinking Fund	\$ -	\$ -	\$ 68	\$ -	\$ 68
Prepayment	\$ -	\$ -	\$ 1	\$ -	\$ 1
Series 2021					
Reserve	\$ -	\$ -	\$ 170,086	\$ -	\$ 170,086
Revenue	\$ -	\$ -	\$ 355,005	\$ -	\$ 355,005
Interest	\$ -	\$ -	\$ 162	\$ -	\$ 162
Sinking Fund	\$ -	\$ -	\$ 106	\$ -	\$ 106
Construction	\$ -	\$ -	\$ -	\$ 10,773	\$ 10,773
Series 2022					
Reserve	\$ -	\$ -	\$ 103,562	\$ -	\$ 103,562
Revenue	\$ -	\$ -	\$ 204,937	\$ -	\$ 204,937
Interest	\$ -	\$ -	\$ 121	\$ -	\$ 121
Sinking Fund	\$ -	\$ -	\$ 42	\$ -	\$ 42
Construction	\$ -	\$ -	\$ -	\$ 4,737	\$ 4,737
SBA - Operating	\$ 530,788	\$ -	\$ -	\$ -	\$ 530,788
Due from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 1,293,253	\$ 100,001	\$ 2,666,167	\$ 15,510	\$ 4,074,931
Liabilities:					
Accounts Payable	\$ 3,240	\$ -	\$ -	\$ -	\$ 3,240
Total Liabilities	\$ 3,240	\$ -	\$ -	\$ -	\$ 3,240
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 1,062,288	\$ -	\$ 1,062,288
Assigned For Debt Service 2018	\$ -	\$ -	\$ 359,564	\$ -	\$ 359,564
Assigned For Debt Service 2019	\$ -	\$ -	\$ 410,294	\$ -	\$ 410,294
Assigned For Debt Service 2021	\$ -	\$ -	\$ 525,358	\$ -	\$ 525,358
Assigned For Debt Service 2022	\$ -	\$ -	\$ 308,663	\$ -	\$ 308,663
Assigned For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 10,773	\$ 10,773
Assigned For Capital Projects 2022	\$ -	\$ -	\$ -	\$ 4,737	\$ 4,737
Unassigned	\$ 1,290,013	\$ 100,001	\$ -	\$ -	\$ 1,390,014
Total Fund Balances	\$ 1,290,013	\$ 100,001	\$ 2,666,167	\$ 15,510	\$ 4,071,691
Total Liabilities & Fund Equity	\$ 1,293,253	\$ 100,001	\$ 2,666,167	\$ 15,510	\$ 4,074,931

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,191,240	\$ 1,147,504	\$ 1,147,504	\$ -
Interest	\$ 5,000	\$ 2,500	\$ 14,635	\$ 12,135
Miscellaneous Revenues	\$ -	\$ -	\$ 1,831	\$ 1,831
Total Revenues	\$ 1,196,240	\$ 1,150,004	\$ 1,163,971	\$ 13,967
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,400	\$ 3,600
FICA Expense	\$ 918	\$ 459	\$ 184	\$ 275
Engineering Fees	\$ 12,000	\$ 6,000	\$ 1,179	\$ 4,821
District Counsel	\$ 25,000	\$ 12,500	\$ 3,269	\$ 9,231
Annual Audit	\$ 10,400	\$ -	\$ -	\$ -
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Trustee Fees	\$ 17,500	\$ -	\$ -	\$ -
Dissemination Agent	\$ 17,500	\$ 8,750	\$ 8,750	\$ 0
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 150	\$ 75	\$ -	\$ 75
Postage	\$ 750	\$ 375	\$ 232	\$ 143
Insurance	\$ 7,500	\$ 7,500	\$ 6,690	\$ 810
Printing & Binding	\$ 750	\$ 375	\$ 38	\$ 337
Legal Advertising	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Other Current Charges	\$ 600	\$ 300	\$ 277	\$ 23
Office Supplies	\$ 100	\$ 50	\$ 17	\$ 33
Property Appraiser Fee	\$ 1,500	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 166,643	\$ 75,309	\$ 54,710	\$ 20,599

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<u>Operation & Maintenance</u>				
Contract Services				
Field Management	\$ 18,000	\$ 9,000	\$ 9,000	\$ -
Landscape Maintenance - Contract	\$ 467,986	\$ 233,993	\$ 245,130	\$ (11,137)
Lake Maintenance	\$ 42,425	\$ 21,213	\$ 12,822	\$ 8,391
Mitigation Monitoring & Maintenance	\$ 13,750	\$ 6,875	\$ -	\$ 6,875
Repairs & Maintenance				
Repairs - General	\$ 15,000	\$ 7,500	\$ 975	\$ 6,525
Operating Supplies	\$ 1,500	\$ 750	\$ -	\$ 750
Landscape - Contingency	\$ 20,000	\$ 10,000	\$ 2,580	\$ 7,420
Irrigation Repairs	\$ 20,000	\$ 10,000	\$ 7,680	\$ 2,320
Roadways & Sidewalks	\$ 15,000	\$ 7,500	\$ 2,710	\$ 4,790
Trail & Boardwalk Maintenance	\$ 5,000	\$ 2,500	\$ 1,700	\$ 800
Dog Park Maintenance	\$ 3,500	\$ 1,750	\$ 1,130	\$ 620
Signage	\$ 8,619	\$ 4,310	\$ -	\$ 4,310
Pressure Washing	\$ 7,500	\$ 3,750	\$ 5,200	\$ (1,450)
Enhanced Traffic Enforcement	\$ 39,500	\$ 19,750	\$ 13,154	\$ 6,597
Utility				
Electric	\$ 3,000	\$ 1,500	\$ 682	\$ 818
Water & Sewer	\$ 30,000	\$ 15,000	\$ 10,616	\$ 4,384
Streetlights	\$ 294,340	\$ 147,170	\$ 120,528	\$ 26,642
Other				
Property Insurance	\$ 22,500	\$ 22,500	\$ 25,093	\$ (2,593)
Contingency	\$ 1,977	\$ 989	\$ -	\$ 989
Total Maintenance - Shared Expenses	\$ 1,029,597	\$ 526,049	\$ 458,998	\$ 67,050
<u>Reserves</u>				
Capital Reserve Transfer	\$ 402,507	\$ 100,000	\$ 100,000	\$ -
Total Reserves	\$ 402,507	\$ 100,000	\$ 100,000	\$ -
Total Expenditures	\$ 1,598,747	\$ 701,358	\$ 613,709	\$ 87,649
Excess Revenues (Expenditures)	\$ (402,507)		\$ 550,262	
Fund Balance - Beginning	\$ 402,507		\$ 739,751	
Fund Balance - Ending	\$ -		\$ 1,290,013	

Storey Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 34,102	\$ 349,570	\$ 30,424	\$ 687,109	\$ 46,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,147,504
Interest	\$ 2,459	\$ 2,405	\$ 2,481	\$ 2,480	\$ 2,325	\$ 2,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,635
Miscellaneous Revenues	\$ 1,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,831
Total Revenues	\$ 4,290	\$ 36,507	\$ 352,052	\$ 32,904	\$ 689,434	\$ 48,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,163,971
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expense	\$ 61	\$ 61	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Engineering Fees	\$ 368	\$ 391	\$ -	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,179
District Counsel	\$ 1,789	\$ 538	\$ 35	\$ 27	\$ 583	\$ 298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,269
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 33	\$ 70	\$ 28	\$ 21	\$ 63	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232
Insurance	\$ 6,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,690
Printing & Binding	\$ 5	\$ 7	\$ 17	\$ 0	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 75	\$ 39	\$ 40	\$ 42	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277
Office Supplies	\$ 1	\$ 0	\$ 0	\$ 15	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 22,919	\$ 7,402	\$ 5,578	\$ 5,981	\$ 7,008	\$ 5,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,710

Storey Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Operation & Maintenance													
Contract Services													
Field Management	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Landscape Maintenance - Contract	\$ 40,855	\$ 37,915	\$ 43,795	\$ 40,855	\$ 40,855	\$ 40,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,130
Lake Maintenance	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,822
Mitigation Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance													
Repairs - General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape - Contingency	\$ -	\$ -	\$ 1,380	\$ 900	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,580
Irrigation Repairs	\$ 1,396	\$ 1,849	\$ 540	\$ 1,723	\$ 1,303	\$ 869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,680
Roadways & Sidewalks	\$ -	\$ -	\$ -	\$ 965	\$ -	\$ 1,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,710
Trail & Boardwalk Maintenance	\$ -	\$ 1,465	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700
Dog Park Maintenance	\$ -	\$ -	\$ 930	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Enhanced Traffic Enforcement	\$ 2,695	\$ 1,255	\$ 2,542	\$ 2,610	\$ 1,855	\$ 2,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,154
Utility													
Electric	\$ 153	\$ 65	\$ 107	\$ 83	\$ 158	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682
Water & Sewer	\$ 2,312	\$ 1,919	\$ 2,053	\$ 1,614	\$ 1,150	\$ 1,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,616
Streetlights	\$ 22,382	\$ 22,056	\$ 20,245	\$ 12,668	\$ 23,142	\$ 20,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,528
Other													
Property Insurance	\$ 25,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,093
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance - Shared Expenses	\$ 98,524	\$ 70,160	\$ 80,664	\$ 65,255	\$ 72,399	\$ 71,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458,998
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Expenditures	\$ 121,443	\$ 77,562	\$ 86,242	\$ 71,235	\$ 179,407	\$ 77,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 613,709
Excess Revenues (Expenditures)	\$ (117,153)	\$ (41,055)	\$ 265,809	\$ (38,331)	\$ 510,027	\$ (29,035)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,262

Storey Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Transfer In	\$ 402,507	\$ 100,000	\$ 100,000	\$ -
Interest	\$ 1,200	\$ 600	\$ 1	\$ (599)
Total Revenues	\$ 403,707	\$ 100,600	\$ 100,001	\$ (599)
Expenditures:				
Contingency	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 403,707		\$ 100,001	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 403,707		\$ 100,001	

Storey Park

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 593,729	\$ 593,729	\$ -
Interest	\$ 12,500	\$ 6,250	\$ 17,208	\$ 10,958
Total Revenues	\$ 628,798	\$ 599,979	\$ 610,937	\$ 10,958
Expenditures:				
Series 2015				
Interest - 11/01	\$ 202,781	\$ 202,778	\$ 202,778	\$ -
Principal - 11/01	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
Interest - 05/01	\$ 198,281	\$ -	\$ -	\$ -
Total Expenditures	\$ 601,063	\$ 402,778	\$ 402,778	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 27,736		\$ 208,159	
Fund Balance - Beginning	\$ 517,933		\$ 854,129	
Fund Balance - Ending	\$ 545,669		\$ 1,062,288	

Storey Park

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 239,077	\$ 239,077	\$ -
Interest	\$ 4,500	\$ 2,250	\$ 5,054	\$ 2,804
Total Revenues	\$ 253,327	\$ 241,327	\$ 244,132	\$ 2,804
Expenditures:				
Series 2018				
Interest - 12/15	\$ 86,228	\$ 86,228	\$ 86,228	\$ -
Principal - 06/15	\$ 75,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 86,228	\$ -	\$ -	\$ -
Total Expenditures	\$ 247,456	\$ 86,228	\$ 86,228	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 5,871		\$ 157,904	
Fund Balance - Beginning	\$ 128,252		\$ 201,660	
Fund Balance - Ending	\$ 134,123		\$ 359,564	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 230,151	\$ 230,151	\$ -
Interest	\$ 5,500	\$ 2,750	\$ 6,442	\$ 3,692
Total Revenues	\$ 244,464	\$ 232,901	\$ 236,593	\$ 3,692
Expenditures:				
Series 2019				
Interest - 12/15	\$ 78,269	\$ 78,269	\$ 78,269	\$ -
Principal - 06/15	\$ 80,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 78,269	\$ -	\$ -	\$ -
Total Expenditures	\$ 236,538	\$ 78,269	\$ 78,269	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 7,927		\$ 158,324	
Fund Balance - Beginning	\$ 123,195		\$ 251,970	
Fund Balance - Ending	\$ 131,122		\$ 410,294	

Storey Park

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 322,103	\$ 322,103	\$ -
Interest	\$ 6,750	\$ 3,375	\$ 7,700	\$ 4,325
Total Revenues	\$ 341,050	\$ 325,478	\$ 329,802	\$ 4,325
Expenditures:				
Series 2021				
Interest - 12/15	\$ 101,481	\$ 101,481	\$ 101,481	\$ -
Principal - 06/15	\$ 130,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 101,481	\$ -	\$ -	\$ -
Total Expenditures	\$ 332,963	\$ 101,481	\$ 101,481	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4,373)	\$ 4,373
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,373)	\$ 4,373
Excess Revenues (Expenditures)	\$ 8,088		\$ 223,949	
Fund Balance - Beginning	\$ 126,768		\$ 301,410	
Fund Balance - Ending	\$ 134,856		\$ 525,358	

Storey Park

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 196,043	\$ 196,043	\$ -
Interest	\$ 5,000	\$ 2,500	\$ 4,626	\$ 2,126
Total Revenues	\$ 208,549	\$ 198,543	\$ 200,669	\$ 2,126
Expenditures:				
Series 2022				
Interest - 12/15	\$ 75,921	\$ 75,921	\$ 75,921	\$ -
Principal - 06/15	\$ 50,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 75,921	\$ -	\$ -	\$ -
Total Expenditures	\$ 201,843	\$ 75,921	\$ 75,921	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (2,658)	\$ 2,658
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (2,658)	\$ 2,658
Excess Revenues (Expenditures)	\$ 6,707		\$ 122,090	

Storey Park

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/24	Thru 03/31/24	
Revenues:				
Interest Income	\$ -	\$ -	\$ 218	\$ 218
Total Revenues	\$ -	\$ -	\$ 218	\$ 218
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,373	\$ (4,373)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,373	\$ (4,373)
Excess Revenues (Expenditures)	\$ -		\$ 4,591	
Fund Balance - Beginning	\$ -		\$ 6,182	
Fund Balance - Ending	\$ -		\$ 10,773	

Storey Park

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,180	\$ 1,180
Total Revenues	\$ -	\$ -	\$ 1,180	\$ 1,180
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 991	\$ (991)
Total Expenditures	\$ -	\$ -	\$ 991	\$ (991)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 2,658	\$ (2,658)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,658	\$ (2,658)
Excess Revenues (Expenditures)	\$ -		\$ 2,847	
Fund Balance - Beginning	\$ -		\$ 1,890	
Fund Balance - Ending	\$ -		\$ 4,737	

Storey Park
Community Development District
Long Term Debt Report

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
INTEREST RATES:	4.000%, 4.500%, 5.000%, 5.125%	
MATURITY DATE:	11/1/2045	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$303,522	
RESERVE FUND BALANCE	\$331,754	
BONDS OUTSTANDING - 9/30/15		\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16		(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17		(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/18		(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/19		(\$170,000)
LESS: PRINCIPAL PAYMENT 11/1/20		(\$175,000)
LESS: PRINCIPAL PAYMENT 11/1/21		(\$180,000)
LESS: SPECIAL CALL 11/1/21		(\$10,000)
LESS: PRINCIPAL PAYMENT 11/1/22		(\$190,000)
LESS: PRINCIPAL PAYMENT 11/1/23		(\$200,000)
CURRENT BONDS OUTSTANDING		\$7,880,000

SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)		
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%	
MATURITY DATE:	6/15/2048	
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$62,200	
RESERVE FUND BALANCE	\$69,309	
BONDS OUTSTANDING - 5/22/18		\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/22		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$70,000)
CURRENT BONDS OUTSTANDING		\$3,530,000

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)		
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%	
MATURITY DATE:	6/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$119,695	
RESERVE FUND BALANCE	\$121,798	
BONDS OUTSTANDING - 5/31/19		\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/22		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$80,000)
CURRENT BONDS OUTSTANDING		\$3,695,000

SERIES 2021, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FOUR PROJECT)		
INTEREST RATES:	2.375%, 2.875%, 3.300%, 4.400%	
MATURITY DATE:	6/15/2051	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$167,150	
RESERVE FUND BALANCE	\$170,086	
BONDS OUTSTANDING - 6/15/21		\$6,030,000
LESS: PRINCIPAL PAYMENT 6/15/22		(\$125,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$125,000)
CURRENT BONDS OUTSTANDING		\$5,780,000

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FIVE PROJECT)		
INTEREST RATES:	4.250%, 4.500%, 5.000%, 5.150%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$101,774	
RESERVE FUND BALANCE	\$103,562	
BONDS OUTSTANDING - 9/15/22		\$3,105,000
LESS: PRINCIPAL PAYMENT 6/15/23		(\$50,000)
CURRENT BONDS OUTSTANDING		\$3,055,000

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 1,267,495.00 \$ 655,813.00 \$ 264,077.00 \$ 254,217.00 \$ 355,784.00 \$ 216,542.05 \$ 3,013,928.05
Net Assessments \$ 1,191,445.30 \$ 616,464.22 \$ 248,232.38 \$ 238,963.98 \$ 334,436.96 \$ 203,549.53 \$ 2,833,092.37

ON ROLL ASSESSMENTS

42.05% 21.76% 8.76% 8.43% 11.80% 7.18% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015 Debt Service Asmt	2018 Debt Service Asmt	2019 Debt Service Asmt	2021 Debt Service Asmt	2022 Debt Service Asmt	Total
11/3/23	1	\$7,024.19	\$0.00	\$331.06	\$0.00	\$6,693.13	\$2,814.77	\$1,456.39	\$586.44	\$564.55	\$790.10	\$480.88	\$6,693.13
11/13/23	2	\$21,449.00	\$0.00	\$857.96	\$0.00	\$20,591.04	\$8,659.48	\$4,480.49	\$1,804.16	\$1,736.80	\$2,430.70	\$1,479.41	\$20,591.04
11/28/23	3	\$56,047.00	\$0.00	\$2,241.88	\$0.00	\$53,805.12	\$22,627.52	\$11,707.68	\$4,714.34	\$4,538.32	\$6,351.51	\$3,865.74	\$53,805.11
12/05/23	4	\$109,350.00	\$0.00	\$4,374.00	\$0.00	\$104,976.00	\$44,147.22	\$22,842.16	\$9,197.88	\$8,854.45	\$12,392.06	\$7,542.22	\$104,975.99
12/12/23	5	\$161,779.02	\$0.00	\$6,454.08	\$0.00	\$155,324.94	\$65,321.26	\$33,797.79	\$13,609.40	\$13,101.26	\$18,335.58	\$11,159.65	\$155,324.94
12/19/23	6	\$592,834.94	\$0.00	\$23,713.48	\$1,807.50	\$570,928.96	\$240,101.82	\$124,230.78	\$50,024.16	\$48,156.37	\$67,396.23	\$41,019.60	\$570,928.96
01/10/24	7	\$75,358.00	\$0.00	\$3,014.32	\$0.00	\$72,343.68	\$30,423.84	\$15,741.56	\$6,338.67	\$6,102.00	\$8,539.93	\$5,197.69	\$72,343.69
02/13/24	8	\$1,703,357.70	\$1,373.07	\$68,134.31	\$0.00	\$1,633,850.32	\$687,109.01	\$355,516.21	\$143,156.14	\$137,811.03	\$192,870.50	\$117,387.44	\$1,633,850.33
03/13/24	9	\$95,551.47	\$0.00	\$3,789.19	\$18,331.14	\$110,093.42	\$46,299.33	\$23,955.68	\$9,646.26	\$9,286.09	\$12,996.16	\$7,909.90	\$110,093.42
04/12/24	10	\$26,538.42	\$0.00	\$950.65	\$0.00	\$25,587.77	\$10,760.83	\$5,567.75	\$2,241.97	\$2,158.26	\$3,020.55	\$1,838.41	\$25,587.77
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 2,849,289.74	\$ 1,373.07	\$ 113,860.93	\$ 20,138.64	\$ 2,754,194.38	\$ 1,158,265.08	\$ 599,296.49	\$ 241,319.42	\$ 232,309.13	\$ 325,123.32	\$ 197,880.94	\$ 2,754,194.38

97.22%	Net Percent Collected
\$ 78,897.99	Balance Remaining to Collect

SECTION 3

Glen Gilzean
Supervisor of Elections
Orange County, Florida



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

April 22, 2024

Jason Showe, District Manager
Storey Park CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2024. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2024** there are **2,279 registered voter(s)** in the **Storey Park CDD.**

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

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

SECTION 4

2024 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 10, 2024 – Noon, Friday, June 14, 2024

(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions.

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 13, 2024.**

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.