

*Storey Park Community
Development District*

Agenda

August 6, 2024

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 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, August 6, 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. Organizational Matters
 - A. Acceptance of Resignation
 - B. Review of Resume(s)/Letter(s) of Interest in Board Vacancy
 - C. Appointment of Individual to Fulfill Board Vacancy
 - D. Administration of Oath of Office to Newly Appointed Board Member
 - E. Election of Officers
 - F. Consideration of Resolution 2024-06 Electing Officers
4. Approval of Minutes of the May 7, 2024 Meeting
5. Review and Acceptance of Fiscal Year 2023 Audit Report
6. Public Hearing
 - A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll
7. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding Newly Enacted Legislation
 - ii. Updated Regarding Pending Contraction
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - ii. Discussion of Pending Real Property Conveyances
 - iii. Status of Pending Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2025 Meeting Schedule
 - iv. Adoption of District Goals & Objectives
 - D. Field Manager's Report
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – September 3, 2024

12. Adjournment

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

Sincerely,

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

Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION B

Carlos A. Calderon
11979 Hometown Pl
Orlando, FL 32827
storeyparkhoa.president@gmail.com
551-482-1754

07/19/2024

Board of Directors
Storey Park Community Development District
219 E. Livingston St.
Orlando, FL 32801

Dear Members of the Board,

I am writing to express my interest in serving on the board of the Storey Park Community Development District (CDD). With over 15 years of professional experience in IT management and a strong commitment to community service, I am eager to bring my skills and dedication to the Storey Park CDD.

Since May 1, 2024, I have had the privilege of serving as the President of the Storey Park Homeowners Association. In this role, I have successfully led various community initiatives aimed at enhancing neighborhood engagement and fostering a sense of unity among residents. My tenure has been marked by effective governance, strategic planning, and a focus on operational excellence. I am confident that my experience in leading a community organization will allow me to make valuable contributions to the CDD board.

Professionally, I am an experienced IT Service Desk Manager, currently working at Spartan Race, where I manage a wide range of IT functions including system administration, network security, and user support. My background in IT has equipped me with a keen ability to troubleshoot complex issues, streamline operations, and implement efficient solutions. These skills are highly transferable and can be beneficial in addressing the diverse challenges faced by the CDD.

My key strengths include:

- Technical proficiency in maintaining and troubleshooting a variety of electronics and IT systems.
- Strong skills in systems administration, including Active Directory management and scripting.
- Extensive experience with essential software suites and network configurations.
- Proven ability to cater to high-profile clients with professionalism and attention to detail.

I am passionate about contributing to the growth and success of Storey Park. I believe that my background, both in professional IT management and community leadership, makes me a strong candidate for the board. I am eager to bring my problem-solving skills, strategic thinking, and dedication to community service to the CDD.

Thank you for considering my application. I look forward to the opportunity to discuss how my skills and experiences align with the goals of the Storey Park CDD and how I can contribute to our community's continued success.

Sincerely,

Carlos A. Calderon

Carlos A. Calderon

Summary

Experienced IT Service Desk Manager with over 15 years of expertise in dynamic corporate environments. Known for a customer-first approach, I excel in assimilating information swiftly and applying it effectively. As the President of the Storey Park Homeowners Association since May 1, 2023, I am eager to leverage my robust work ethic and diverse experience to further contribute to community development and operational excellence.

Experience

Storey Park Homeowners Association, Orlando, FL President May 2024 – Present

- Led community initiatives to enhance neighborhood engagement and development.
- Facilitated smooth operation and governance of the association.

Spartan Race, Orlando, FL Helpdesk IT Manager March 2022 – Present

- Developed and maintained IT Standard Operating Procedures and user guides.
- Managed deployment, maintenance, and repair of Windows and Apple devices.
- Improved IT hardware performance and stability through critical updates.
- Ensured budget adherence for IT equipment and introduced cost-saving measures.
- Managed cybersecurity protocols, including antivirus updates.
- Administered Google Workspace and Microsoft 365 accounts.
- Supported global teams with remote connection assistance during hardware deployments.
- Transitioned support responsibilities from an external team to a local team.
- Reduced request resolution times significantly.
- Migrated IT management tools and data storage solutions, enhancing security.

KPMG US, Orlando, FL IT Deskside Support Senior Associate December 2007 – January 2022

- Managed remote support and repairs for a large user base during COVID-19.
- Provided software and hardware support to professional staff.
- Handled high-volume, high-priority, and VIP issues through ServiceNow.
- Conducted user training and developed troubleshooting guides.
- Managed Cisco Unified CM Administration and switch configurations.
- Contributed to new hire training sessions and VOIP-focused events.

I am eager to bring my extensive experience in IT management and my dedication to community development to the Storey Park CDD board. Let's discuss how my skills and experience align with the goals of the CDD and how I can contribute to the continued success and growth of our community.

SECTION F

RESOLUTION 2024-06

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

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

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

PASSED AND ADOPTED this 6th day of August, 2024.

ATTEST:

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, May 7, 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 <i>via phone</i>	Assistant Secretary
Ricardo Garcia <i>via phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will 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 February 6, 2024 Meeting

Mr. Showe: With that, we can go to the approval of minutes of the February 6, 2024 meeting. We can take any corrections or changes at this time or seek a motion to approve.

On MOTION by Mr. LaRosa seconded by Mr. McQuarrie with all in favor the Minutes of the February 6, 2024 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-02
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Showe: Next we have Resolution 2024-02, Approving the Proposed Fiscal Year 2025 Budget and setting a Public Hearing. The resolution does several things for the Board. It starts with approving a Proposed Budget, which will be attached as Exhibit A. We provided that to you in draft form and we can make any changes that the Board would like today. We also set a public hearing for August 6, 2024, which is your regular August meeting at this location at 4:00 p.m. It also directs us to transmit this to all the governments, at least 60 days in advance, as well as posted on our website, which is all in accordance with Florida Statutes. As far as your budget, we were able to successfully not have any assessment increases proposed this year. So, we're happy that the financials worked out that way. On your *Admin* side, it's very level, just some small contract adjustments, as well as some other costs. On the *Field* side, it's very similar. We increased all of your utilities about 10% over projected. We typically see those utility costs go up every year. We looked at your landscaper and added some contingency in case that contract comes in a little higher. Again, we're seeing that throughout the industry. Other than that, it's very much similar to the prior budget. We're still able to transfer about \$150,000 into *Capital Projects*. Starting on Page 2, we have the assessment tables for all of the different neighborhoods. Again, you'll see there's no increase. Starting on Page 4, we provide a full line-item detail of all those account lines. Where there's contracts and accounts, we try to provide those as well, so that the residents have as much clarity as possible, on how we reached those budget figures. On Page 10, you'll see your capital projects. The last capital project we have for the year that we have budgeted right now, is completing the Parcel K signage. So, that's already calculated in there as part of your projection. But we anticipate at the end of next year, you will have approximately \$500,000 in your *Capital Reserve*. So, we feel pretty good about that. Then behind that, you have all of your debt service. There's no real action or changes that the Board can make on that debt service. They're all kind of bound by those individual bond issues, but they are there for informational purposes for residents. With that, we can open it up for any questions of the Board or take a motion to approve the resolution as presented.

On MOTION by Mr. LaRosa seconded by Ms. Diaz with all in favor Resolution 2023-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 6, 2024 at 4:00 p.m. at this location was adopted.

Mr. Showe: We'll also note, I know some of the folks on the phone and it's their first time through the budget process. Approval today doesn't lock you into any of these account numbers. Essentially, what you're doing, is saying that you're not going to raise assessments this year, but we'll still continue to look at these account lines as we proceed through the year in advance of your August meeting. So, we might make some small adjustments throughout, but it doesn't lock you into anything specifically.

FIFTH ORDER OF BUSINESS

**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**

Mr. Showe: We added Resolution 2024-03, dealing with contraction of the budget and we'll let District Counsel run through that.

Ms. Trucco: Good afternoon. Jay has a conflict this afternoon, so I'm here in his place. We were contacted, a couple weeks ago from Lennar, advising us that Moss Park Properties LLLP requested that the CDD file a petition to contract a portion of their parcel that is currently within the CDD's boundary, out of the CDD's boundary. It's our understanding that has always been the intent and understanding of Lennar and other parties that they would eventually contract out of the CDD. So, they asked us to proceed with a petition to amend the ordinance that established the CDD, to contract the boundary, to take out this portion of their property, that's currently within the CDD. So, if you go to Page 4 of the resolution, you'll see a map. Where the red circle is, if you trace that line around the red circle, that's the parcel. We've been advised that it will just be the upland area only that would be contracted out and the wetland system will stay within the CDD. We also contacted the CDD's Engineer to see if there's future development on this upland parcel and if they would need to utilize the CDD stormwater system or any of the roadways within the CDD's boundary. Because if they do, what we would do in this instance and what we do in every instance, is to ask that property owner, if they're contracted from the CDD, to enter into a Cost Sharing Agreement with the CDD, so that they're contributing to the maintenance of those systems that they're receiving a benefit from. As of now, the District

Engineer confirmed that won't be the case. It will never be connected to the CDD stormwater system and there are no roadway connections, for that upland piece or anything on that parcel. Therefore, we are comfortable moving forward with the petition. Obviously, we need to bring it back to the CDD, because the CDD that would be filing the petition, but the property owner, Moss Park Properties, agreed to pay for the cost for the CDD to contract that piece, which is via the Funding Agreement that's also attached to the resolution. So, if you're not familiar with it, we would have to go back to the jurisdiction that created the CDD, which is the City of Orlando. We filed a petition with them and then they have the right to request two hearings. Generally, there's one person at the hearing, a public comment period, etc., but as part of that petition process, we will be drafting that. We'll be conducting our own due diligence and so will your CDD engineer, which is Ms. Christine Baxter. She'll be creating the majority of those exhibits. At any moment, they notify us or notice themselves that some part of that property, does benefit from the stormwater system or is connected in some way. We can advise Moss Park Properties, that they will have to enter into some type of Cost Sharing Agreement with the CDD. So, there's a benefit for us interacting with the city for this contraction petition. Moss Park Properties under the Statute, have the right to go and file their own petition, but the benefit of having the CDD do that, is that we're involved in those exhibits and the creation of those exhibits. It's our team that's looking through to confirm that there are no impacts, etc.

Mr. McQuarrie: Can I ask a couple questions?

Ms. Trucco: Absolutely.

Mr. McQuarrie: Prior to the effectuation of this going into place, do we have a better sketch in legal than this red circle?

Ms. Trucco: Yes.

Mr. McQuarrie: I'm curious about this boundary on the east side because that's where we have the Boardwalk that comes out of Parcel K2.

Mr. LaRosa: Right.

Ms. Trucco: Actually, Nicolle Van Valkenburg at Poulos & Bennett, was emailing back and forth on an email chain with some of our folks and she had said that Parcel G also has a Boardwalk to Parcel R. The upland piece of Parcel R is what we would be contracting, according to Ms. Van Valkenburg, but Parcel G is outside the CDD boundary, so she felt that it wouldn't be impacted on that.

Mr. La Rosa: Okay. Does our standard Operation and Maintenance (O&M) Budget include this area, currently?

Ms. Trucco: Great question. Now that is not an accessible piece. Parcel R is not being assessed. It is a vacant piece of land, so they are not contributing to O&M.

Mr. Showe: They're not contributing to O&M and we don't do any maintenance there either.

Mr. La Rosa: Okay.

Mr. Showe: So, we feel comfortable on both ends of it.

Ms. Trucco: She also had checked whether the open space recreation requirements, affiliated with the development, was impacted at all and she did not believe so. So, today what we would be looking for, is a motion to approve this petition moving forward. Obviously, if some red flag is discovered, then we're going to halt that. But it would be, obviously subject to District staff signing off, including the District engineering team, to confirm.

Mr. La Rosa: Okay, so this is, this is essentially permission to move forward with exploratory, to get the process going forward, so that we can understand any and all potential impacts of the CDD, the boundaries, the open space commitments and then at some point in the future, we'll come back together as a Board and we'll look at all of that.

Ms. Trucco: Actually, this is going to approve the petition moving forward, but if there's some red flag in there, we would bring it back to the Board and explain what we are seeing. But as part of the petition filing process, you have to have a legal description of the exact location. There is going to have to be a sketch and legal of that piece. We want to have Moss Park enter into a Funding Agreement, so if we're going to expend our professional time on this project, they're paying for that.

Mr. La Rosa: So, notwithstanding any negative impact to the CDD, we are agreeing to move forward with this.

Ms. Trucco: Right. It's our duty, our job and our liability. If there's an issue, we're not going to move forward with it or if we think that there's an opportunity for cost sharing or if that's the fair thing to do, the CDD should enter into a Cost Sharing Agreement with Moss Park Properties, because they're receiving benefit in some way, then we'll certainly pursue that as well. That would come back to the Board, too.

Mr. McQuarrie: Is this the only parcel that suffers from a similar situation?

Ms. Trucco: This is the only one, and we were advised that they were interested in, the upland portion of Parcel R and it does not include the wetland.

Mr. Garcia: I'm sorry for interrupting, but I have a quick question. I don't see a map in the agenda.

Mr. Showe: We just received this yesterday, so it was just added overnight.

Mr. Garcia: Okay.

Mr. Showe: But we can certainly circulate that out to the Board.

Mr. Boermans: Yeah, I had the same question.

Mr. Showe: Yeah.

Ms. Trucco: Okay. We can get you a copy of this, but we can put a note, too, to bring back the actual legal descriptions, if you approve this today and you want to see the actual legal descriptions.

Mr. La Rosa: I do. I would like to see the legal descriptions at the next meeting. So, we're saying that only the upland area and that circle is incorrect, because it's obviously including more than the upland area, but it's given us a general idea of the piece that they're talking about.

Ms. Trucco: Yes, that's my understanding. It's a piece of Parcel R, which is the larger perimeter around and not the perimeter around the green and blue.

Mr. La Rosa: The dash blue line.

Ms. Trucco: Right, exactly. The upland piece of that.

Mr. La Rosa: So, the CDD currently includes all of the green thatch, everything. There's a green thatch here, that's all CDD?

Ms. Trucco: No. My understanding is that is a parcel that's owned by Moss Park Properties. I don't think that this key is necessarily accurate.

Mr. Showe: No, the hash is not owned by us. What's owned by us is that dark green, the upland area and the pond.

Mr. La Rosa: Okay.

Mr. Scheerer: There's actually a track that goes around the whole edge of that.

Mr. Showe: That's not even our pond.

Mr. Scheerer: Yeah. That's not our pond.

Mr. Showe: Just the dark green was, I think, originally intended to be part of a CDD park. I think that's the part they're looking to contract.

Mr. LaRosa: Okay, so then with that understanding, as long as there's no open space commitments or anything that would negatively impact us, then I would make a motion to approve it.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor Resolution 2024-03 Authorizing a Petition to be Filed to Contract the Boundaries of the District Approving the Execution of a Funding Agreement was approved.

Ms. Trucco: I'm also going to write a note here that as soon as that legal and sketch is done, to bring it back to the Board.

Mr. Showe: We can leave this as just an action item that we'll set on the agenda, just kind of like we do with the conveyances and everything else. We'll just leave it as kind of a ticket item, so that you can come back every month until we're all done.

Ms. Trucco: Obviously we're not going to move forward with this until that Funding Agreement is signed by Moss Park Properties.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: The only other thing that we're working on, there was a request from Lennar to look at some tracks that were to be owned by Lennar. But they've determined that they should be owned by the CDD moving forward, so we're doing some due diligence right now with your District Engineer, to confirm what infrastructure is on there and that she also doesn't have an objection. She's going to sign this and there's certificate as part of that conveyance. Also, as part of our due diligence, we run title work. So, we're doing that right now in the background and then we'll bring a formal resolution back to the Board for your review and approval once we finish just our preliminary kind of diligence items on it.

i. Annual Reminder on Florida Laws for Public Officials

Ms. Trucco stated the only other item is the Memorandum that we included in your agenda package, as annual reminders to the Board on Florida Laws that apply to public officials. As CDD Supervisors, you are considered a local public official in the State of Florida. I'll just quickly go through this. Nothing happened in this CDD. It is just a refresher reminder that some Supervisors requested. The first section is the Code of Ethics. This is just a reminder about the

Gifts Law. You as a Supervisor, are prohibited from accepting or asking for anything of value, based upon the understanding that it was given to you in order influence your official decision making on this Board. For example, if Greenery Landscaping, is trying to get the contract for the CDD and they give you a car, you're not going to be able to accept that, if it's being given to you in order to influence your decision making as part of a Supervisor on this Board. This applies also to your spouse or minor children. So, if your spouse or minor child knows or should know that something is being given to him or her, based on an understanding that it would influence your decision making on this Board, they're also not permitted to accept it. Those cover the gifts that are given to you in order to influence your official decision making. So, we get the question, *"Well, can I accept a gift that's not being given to me in order to influence my decision making?"* The answer is yes; however, there is a disclosure duty. So, if you're given a gift with a value of more than \$100, unless it was given to you by a relative, you have to disclose that gift on Form 9 within 90 days of receiving that gift or you have to pay down the value of that gift so that the value is less than \$100 within 90 days of receiving it. Just moving on to the next section, we have the voting conflicts, which has to do with the fact that you can't vote on any measure, which would result in a special private gain or loss to yourself or to a principal by whom you are retained. So, that generally means your employer. However, of course, there is a statutory exception for individual Supervisors that are affiliated with the original landowner. So, in this instance, it would be Lennar. That's why you're able to approve requisitions and things like that. The Legislature thought about that and they built in an exception for Supervisors that are retained by the original landowner, which was typically the developer. That applies a parent organization or subsidiary of a corporate principal of your employer. That also applies to your relatives. So, if you have a spouse or a child, brother or parent that owns Greenery Landscaping, for example, and they submit a proposal for the contract, you're going to have to abstain from voting, because you have a voting conflict. If you voted on that, it could result in a loss or gain to your relatives. You have to abstain. This also applies to business associates. So, what we look at here is, do you have a common commercial, entrepreneurial business pursuit with another person for a profit and is that pursuit current and ongoing? If the answer is yes, say you're trying to rent out apartment complex with a friend of yours who also owns Greenery Landscaping. If it's for profit, and you are trying to rent out that apartment complex, that person would be considered your business associate. So, if they also own Greenery Landscaping and they submit a proposal,

you're going to have to abstain from voting on that because you have a voting conflict. There's a disclosure requirement for voting conflicts, so if you feel that you do have one, let us know as soon as you know and we'll give you the form that you fill out and file, which is Ethics Form 8B. You have to do that within 15 days of the vote occurring. However, you can still discuss the item, if you do have a voting conflict, but the law distinguishes between appointed and elected Supervisors. So, again, let us know. It's best that we can walk you through the process for disclosing your conflict. If you feel that you have one, you can discuss it, but we do warn against the misuse of the Public Position Statute that's on the prior page, which basically means you can never corruptly use your position in order to get a special gain for yourself. So, if you're doing anything corruptly, you could be in violation of that Statute. An example of that, would be accepting a bribe to vote for Greenery Landscaping's proposal or something like that. Then the last thing that we're going to touch on, is quorum and Sunshine Law requirements. You know that you must have a majority in order to have a physical quorum. If you are calling in, you can do so, but you should only be calling in due to an extraordinary circumstance such as illness or a medical emergency or something like that. If you do participate by telephone, you know that you have to vote on every measure unless you have a voting conflict, just like if you were physically present. As far as the Sunshine Law, you are prohibited from discussing any item upon which foreseeable action will be taken by this Board outside of one of these meetings, with another Supervisor. You can talk to your neighbor, your spouse, your kids, anybody, but you can't talk about CDD business or things that would foreseeably come before this Board with another Supervisor outside of one of these noticed meetings. That includes virtual discussions, text messages, emails, Facebook posts, you name it. You want to avoid discussing CDD business on those, in those contexts.

Mr. La Rosa: And there's no exception for the original developers?

Ms. Trucco: Not for the Sunshine Law. That's a good question. The Sunshine Law is going to apply to Supervisors, regardless of whether they're affiliated or not. There was an Attorney General opinion that came out recently that said, even posting something in a public forum, like a blog or Facebook, that's public, that could be viewed as a Sunshine Law violation, because another Supervisor could read it outside of one of these meetings and get your take on a CDD business item, which could be construed as communicating with another Supervisor outside of one of these meetings. So, be mindful about that, too. If you want to talk about CDD

stuff, we recommend that you do it here, so that you're not violating the Sunshine Law. Then the other part of that, with respect to posting online about things, is the public records requirement. That applies to all of you. So, if you posted something online, like on Facebook and you did make it public and you're not friends with any of the Supervisors, one of the concerns, is that are you able to retain it for the required period of time under the Public Records Law. Because Facebook or whatever website you're posting on, they could delete it or somebody could delete your comment. So, there's also a public record consideration, too. That's why our recommendation is not to post about CDD business online or things that could come foreseeably come before the Board. So, for the Public Records Law, you have to hold on to any materials that were made or received in connection with official business of the CDD. That applies to text messages, emails, documents, sound recordings, maps, books, everything you can think of. There's a required period of time that you have to hold onto them. Those time periods are set forth by the Division of Library Information Services by the Florida Department of State. There is a URL at the end of the Memorandum that you could click on, which will take you to the site. There's a chart, where every single document you could ever think of, is listed. Then it says how long you have to retain it for and how you're supposed to dispose of it. So, our recommendation is a best practice, which is to have a separate email account or a separate folder on your computer that you just plop anything that you receive or send in connection with the CDD into. That way, if you get a public records request, you have it handy there. You can also send it to GMS, as the CDD's public record custodian. They can hold on to it. You just don't have to deal with it. There are exceptions to public records requests. They're limited. For example, the materials related to security, fire safety of facilities of the CDD, that's an exemption. You can't just get a public records request for something that has the security guards hours or something like that, for obvious reasons. We're grateful that that's an exception there. Then materials related to active criminal investigations, is also an exception to the Public Records Law. So, again, I know there's a lot of information, but if you have a chance to read through it, I encourage you to do it. If you have any questions, please feel free to reach out to us and we're happy to help. That's all I have for you today, unless you have any questions for me.

- B. Engineer**
 - i. Discussion of Pending Real Property Conveyances**
 - ii. Status of Pending Permit Transfers**

Mr. Showe: Is the Engineer on the phone? Alright. Hearing none, I'm not aware of any ongoing updates for the Engineer.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: We can proceed to the approval of the Check Register. In your General Fund, we have Checks #1230 through #11273 for \$1,496,917.60 and February payroll for a grand total of \$738.80. We will note on your General Fund that about \$950,000 of that is a transfer from the General Fund to pay your debt service. Then we also established your State Board of Administration Account (SBA) account, which was the \$300,000. So, it's really only about \$200,000, which are typical expenses. The summary of those invoices follows that. Both Alan and I can answer any questions, if the Board has any or we can take a motion to approve the Check Register.

On MOTION by Mr. McQuarrie seconded by Ms. Diaz with all in favor the January 30, 2024 through April 30, 2024 Check Register in the amount of \$1,496,917.60 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. We will note that in your General Fund, we are still performing better than budget actual. So, we're in great shape there and we are at 97% collected on our assessments through April, so we're in good shape on all of that.

iii. Presentation of Number of Registered Voters – 2,279

iv. General Elections Qualifying Period & Procedure

Mr. Showe: We are required annually to announce the number of registered voters within the District. As of April 15th, there are 2,279 registered voters in Storey Park. That is an increase of about 200 from last year. The reason that's important, is we've already passed the threshold to trigger into having qualified elections. So, we will note that this year there will be two seats up for election, Mike's seat as well as Theresa's seat. Your terms end in November and they will have to be filled by a qualified elector, which is someone who is a US citizen, that live in the District and be registered to vote in the District. This sheet here kind of gives you all the information, if someone is interested in running for the Board and how they would go about that. The qualifying period is from noon on June 10th through noon on June 14th. You have to

complete all of the forms that are listed here. You either have to pay a \$25 fee or turn in 25 signatures. If anyone wants to go through the signature route, which most do not, those are due on Monday, because they have to have time to qualify those signatures. Again, there's really no action required by the Board on that, but I can answer any questions that the Board might have.

Mr. La Rosa: How is the public noticed and how do we get that out to the public? We kind of rely on any folks that are on the Board or interested in serving the Board. We can share that information with them.

Mr. Showe: Okay. We certainly send it to the HOA.

Mr. La Rosa: I'm just wondering. It's a large community, I would imagine there has to be some people that are interested that may not know about it.

Mr. Showe: Yeah. We can have the HOA distribute the qualification information.

Mr. Garcia: I think that's a great idea.

Mr. Showe: We'll get that done. That's all that I have.

v. Field Manager's Report

Mr. Showe: We can have Alan go through any field.

Mr. Scheerer: Yeah, I really do not have a lot of updates. We do have a damaged stormwater weir in Pond J1. So, we're in the process of getting quotes. The concrete has just totally started to collapse around the bleed down pipe. All Terrain Tractor was out there and they're sending me a quote. We also had some erosion around another area along Storey Park Boulevard. I don't have the exact pond number. So, we're looking at that just to see what the damages are and what it's going to cost to fix those. I doubt very much there's any warranty left on any of that work as J1 was probably one of the first or second neighborhoods done. But we'll go ahead and pursue that. We'll get a couple of quotes for that and bring that back. The two dog parks over in Parcel K, are beautiful dog parks, but the gates weren't big enough to get the mows in, the mow crew stuff in. So, I added a black aluminum gate and it's big enough that they can get the tractor in there. Other than that, they have to bush mow it. So, we've done that and we're gearing up. Obviously with the hot weather, you're going to be seeing some algae popping up in some of the stormwater ponds from time to time. Our little piggies are back. They're rooting up in and around the community, which will continue as long as construction is going on around Storey Park. So, we'll work through that as best we can. Other than that, I think the property is looking good. We are challenged with no rain right now, so you may see some drought stress

from time to time. We can only run the irrigation so much each week and we're trying to comply with that. We kind of try to get around that with maybe an extra wet check in between. So, we can get an extra day of watering in, while the guys are trying to hit some of these hotspots. Other than that, that's all I have, unless you have any questions for me.

Ms. Diaz: What about the email that you send to me about the area in K3 that you needed to be graded?

Mr. McQuarrie: The north side of K3.

Ms. Diaz: The utilities.

Mr. Scheerer: Was that the area between the homes?

Ms. Diaz: No, only the utilities.

Mr. Scheerer: Oh, there is a track that's has utilities in it. My understanding was that once all construction was completed, you guys were going to clean that all up so we could maintain it or is it meant to look the way it is now? Because on the property next to it, they mow all of that, but that's on the Meridian Park side, but on our side, nothing's been done with that.

Mr. McQuarrie: We've already graded it one time and we seeded it one time, but I need to look at it again. I think its ongoing since we completed all of those homes that were along that, because they were not completed when we did that.

Mr. Scheerer: Right.

Mr. McQuarrie: I think they pushed some of the dirt back and it just kind of messed up that whole burn area there. Teresa, you're going out, but see if you can put it on Zach's list.

Ms. Diaz: Yes, I've already went out there.

Mr. McQuarrie: Your guys can go in there and just grade that off.

Ms. Diaz: Yeah.

Mr. McQuarrie: The weather forecast for the next 10 days is for rain almost every day, starting with today. So, I'm hoping that we can seed it and mulch it, instead of sodding that entire bad.

Mr. Scheerer: There is some construction material that's been left back in there. There are some berms.

Mr. McQuarrie: They just need to smooth out the bank, clean up all the construction material, make it look real nice and then we'll decide how we want to stabilize it, whether we

want to throw Bahia or just put a nice seed on it and if we start getting some rain, it will come back.

Mr. Scheerer: Yeah, absolutely.

Ms. Diaz: That would be perfect.

Mr. McQuarrie: So, if Zach is still working on that, I will take care of that as Lennar.

Mr. Scheerer: Okay.

Mr. McQuarrie: I'll get that done. So, as long as Zach knows.

Mr. Scheerer: Give me Zach's information.

Ms. Diaz: I'll remind Zack tomorrow.

Mr. Scheerer: Thanks for refreshing my memory.

Mr. McQuarrie: Yeah.

Mr. Scheerer: Nine months along and you still got it.

SEVENTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Boermans: I had one thing.

Mr. Showe: Okay.

Mr. Boermans: I just wanted to make a note. So, now we transferred the HOA to a full residential Board. So, we have now five new members on the HOA Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – June 4, 2024

Mr. Showe: The next scheduled meeting is June 4, 2024.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Section 218.39(3)(c), Florida Statutes, but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 24, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Storey Park Community Development District, City of Orlando, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,207,864.
- The change in the District's total net position was \$3,350,079, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$2,543,561, a decrease of (\$2,230,648) in comparison with the prior period. A portion of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2023	2022
Current and other assets	\$ 2,588,945	\$ 5,125,348
Capital assets, net of depreciation	26,266,907	21,259,446
Total assets	28,855,852	26,384,794
Current liabilities	332,653	681,285
Long-term liabilities	24,315,335	24,845,724
Total liabilities	24,647,988	25,527,009
Net position		
Net investment in capital assets	1,951,572	(3,586,278)
Restricted	1,516,541	3,997,038
Unrestricted	739,751	447,025
Total net position	\$ 4,207,864	\$ 857,785

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase is the result of an increase in Developer contributions toward the construction projects.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR END SEPTEMBER 30,	
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 2,909,828	\$ 2,598,479
Operating grants and contributions	82,370	6,545
Capital grants and contributions	2,827,416	1,713
General revenues	17,738	57
Total revenues	<u>5,837,352</u>	<u>2,606,794</u>
Expenses:		
General government	141,817	164,153
Maintenance and operations	1,315,932	1,247,031
Interest	1,029,524	963,977
Bond issuance costs	-	254,100
Total expenses	<u>2,487,273</u>	<u>2,629,261</u>
Change in net position	<u>3,350,079</u>	<u>(22,467)</u>
Net position - beginning	<u>857,785</u>	<u>880,252</u>
Net position - ending	<u>\$ 4,207,864</u>	<u>\$ 857,785</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$2,487,273. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes Developer contributions and interest revenue. The majority of the increase in program revenues is the result of resources from Developer contributions exceeding the use of funds for the acquisition of infrastructure assets. The majority of the change in expenses results from the decrease in bond issue costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$28,044,444 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,777,537 has been taken, which resulted in a net book value of \$ \$26,266,907. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$24,140,000 in Bonds outstanding and \$160,570 in leases payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District began the process to contract its boundaries. For the subsequent fiscal year, the District anticipates that the cost of general operations will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Storey Park Community Development District's Finance Department at 219 E. Livingston St., Orlando, Florida, 32801.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 229,581
Investments	516,176
Assessments receivable	17,212
Prepaid items	31,783
Restricted assets:	
Investments	1,794,193
Capital assets:	
Depreciable, net	26,266,907
Total assets	28,855,852
 LIABILITIES	
Accounts payable	45,041
Contracts payable	343
Accrued interest payable	287,269
Non-current liabilities:	
Due within one year	551,001
Due in more than one year	23,764,334
Total liabilities	24,647,988
 NET POSITION	
Net investment in capital assets	1,951,572
Restricted for debt service	1,508,470
Restricted for capital projects	8,071
Unrestricted	739,751
Total net position	\$ 4,207,864

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 141,817	\$ -	\$ -	\$ -	\$ (141,817)
Maintenance and operations	1,315,932	1,225,970	-	2,827,416	2,737,454
Interest on long-term debt	1,029,524	1,683,858	82,370	-	736,704
Total governmental activities	2,487,273	2,909,828	82,370	2,827,416	3,332,341
			General revenues:		
			Unrestricted investment earnings	17,738	
			Total general revenues	17,738	
			Change in net position		3,350,079
			Net position - beginning		857,785
			Net position - ending		\$ 4,207,864

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 229,581	\$ -	\$ -	\$ 229,581
Investments	516,176	1,785,779	8,414	2,310,369
Assessments receivable	7,252	9,960	-	17,212
Prepaid items	31,783	-	-	31,783
Total assets	<u>\$ 784,792</u>	<u>\$ 1,795,739</u>	<u>\$ 8,414</u>	<u>\$ 2,588,945</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 45,041	\$ -	\$ -	\$ 45,041
Contracts payable	-	-	343	343
Total liabilities	<u>45,041</u>	<u>-</u>	<u>343</u>	<u>45,384</u>
Fund balances:				
Nonspendable:				
Prepaid items	31,783	-	-	31,783
Restricted for:				
Debt service	-	1,795,739	-	1,795,739
Capital projects	-	-	8,071	8,071
Unassigned	707,968	-	-	707,968
Total fund balances	<u>739,751</u>	<u>1,795,739</u>	<u>8,071</u>	<u>2,543,561</u>
Total liabilities and fund balances	<u>\$ 784,792</u>	<u>\$ 1,795,739</u>	<u>\$ 8,414</u>	<u>\$ 2,588,945</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 2,543,561

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	28,044,444	
Accumulated depreciation	<u>(1,777,537)</u>	26,266,907

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(287,269)	
Bonds payable	<u>(24,315,335)</u>	<u>(24,602,604)</u>

Net position of governmental activities		<u>\$ 4,207,864</u>
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See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,225,970	\$ 1,683,858	\$ -	\$ 2,909,828
Developer contributions	-	-	2,770,228	2,770,228
Interest	17,738	82,370	57,188	157,296
Total revenues	<u>1,243,708</u>	<u>1,766,228</u>	<u>2,827,416</u>	<u>5,837,352</u>
EXPENDITURES				
Current:				
General government	141,817	-	-	141,817
Maintenance and operations	740,722	-	-	740,722
Debt service:				
Principal	15,375	515,000	-	530,375
Interest	6,758	1,065,657	-	1,072,415
Capital outlay	46,310	-	5,536,361	5,582,671
Total expenditures	<u>950,982</u>	<u>1,580,657</u>	<u>5,536,361</u>	<u>8,068,000</u>
Excess (deficiency) of revenues over (under) expenditures	292,726	185,571	(2,708,945)	(2,230,648)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(7,443)	7,443	-
Total other financing sources (uses)	<u>-</u>	<u>(7,443)</u>	<u>7,443</u>	<u>-</u>
Net change in fund balances	292,726	178,128	(2,701,502)	(2,230,648)
Fund balances - beginning	<u>447,025</u>	<u>1,617,611</u>	<u>2,709,573</u>	<u>4,774,209</u>
Fund balances - ending	<u>\$ 739,751</u>	<u>\$ 1,795,739</u>	<u>\$ 8,071</u>	<u>\$ 2,543,561</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (2,230,648)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	5,582,671
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(575,210)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	530,375
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	14
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>42,877</u>
Change in net position of governmental activities	<u><u>\$ 3,350,079</u></u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Storey Park Community Development District ("District") was created on March 9, 2015 by Ordinance 2015-7 of the City of Orlando, Florida, amended by Ordinance 2019-50 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023, four of the Board members are affiliated with Lennar Homes, LLC (the "Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and for the accumulation of funds for capital reserves.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – roadways and streetlights	30
Infrastructure – stormwater management	30
Infrastructure – landscape and hardscape	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Leases

The District is a lessee for several non-cancellable leases of equipment. The District recognizes a lease liability and an intangible right-to-use lease assets (lease asset) in the government-wide financial statements. At the commencement of the lease, the District measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the commencement date, plus certain direct costs. Subsequently, the leased asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Fidelity Investments Money Market Government Portfolio	\$ 1,794,193	S&P AAAM	Weighted average maturity: 29 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	516,176	S&P AAAM	Weighted average maturity: 35 days
	<u>\$ 2,310,369</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2023, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 5,569,798	\$ 5,536,361	\$ 11,106,159	\$ -
Total capital assets, not being depreciated	5,569,798	5,536,361	11,106,159	-
Capital assets, being depreciated				
Infrastructure - roadways and streetlights	6,249,364	4,657,346	-	10,906,710
Infrastructure - stormwater management	7,626,329	5,123,405	-	12,749,734
Infrastructure - landscape and hardscape	2,834,110	1,325,408	-	4,159,518
Right-to-use leased equipment	182,172	-	-	182,172
Equipment	-	46,310	-	46,310
Total capital assets, being depreciated	16,891,975	11,152,469	-	28,044,444
Less accumulated depreciation for:				
Infrastructure - roadways and streetlights	446,190	208,312	-	654,502
Infrastructure - stormwater management	546,277	254,211	-	800,488
Infrastructure - landscape and hardscape	202,269	94,470	-	296,739
Right-to-use leased equipment	7,591	18,217	-	25,808
Total accumulated depreciation	1,202,327	575,210	-	1,777,537
Total capital assets, being depreciated, net	15,689,648	10,577,259	-	26,266,907
Governmental activities capital assets, net	\$ 21,259,446	\$ 16,113,620	\$ 11,106,159	\$ 26,266,907

NOTE 5 – CAPITAL ASSETS (Continued)

During the current fiscal year, the District acquired certain improvements from the Developer for a total of \$2,760,393. Additionally, Developer contributions to the capital projects fund for the current fiscal year were \$2,770,228.

Depreciation was charged to maintenance and operations.

NOTE 6 – LONG-TERM LIABILITIES

Series 2015

On September 10, 2015, the District issued \$9,210,000 of Special Assessment Bonds (Assessment Area One Project), Series 2015 consisting of \$750,000 Term Bonds due November 1, 2020 with a fixed interest rate of 4.000%, \$1,215,000 Term Bonds due November 1, 2026 with a fixed interest rate of 4.500%, \$2,610,000 due November 1, 2035 with a fixed interest rate of 5.000%, and \$4,635,000 Term Bonds due November 1, 2045 with a fixed interest 5.125%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area One Project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016.

The Series 2015 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2018

On April 27, 2018, the District issued \$3,865,000 of Special Assessment Bonds (Assessment Area Two Project), Series 2018 consisting of multiple term bonds with due dates ranging from June 15, 2023 – June 15, 2048 and fixed interest rates ranging from 3.75% to 5%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area Two Project. Interest is to be paid semiannually on each December 15 and June 15. Principal on the Series 2018 Bonds is to be paid serially commencing June 15, 2019 through June 15, 2048.

The Series 2018 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2028. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2019

On May 31, 2019, the District issued \$3,995,000 of Special Assessment Bonds (Assessment Area Three Project), Series 2019 consisting of multiple term bonds with due dates ranging from June 15, 2024 to June 15, 2049 and fixed rates ranging from 3.5% to 4.375%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area Three Project. Interest is to be paid semiannually on each June 15 and December 15 of each year, commencing June 15, 2019. Principal on the Series 2019 Bonds is to be paid serially commencing on June 15, 2020 through June 15, 2049.

The Series 2019 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2029. The Bonds are subject to mandatory sinking fund redemption and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2021

On June 15, 2021, the District issued \$6,030,000 of Special Assessment Bonds, Series 2021 consisting of Term Bonds between June 15, 2026 and June 15, 2051, with fixed interest rates ranging from 2.375% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15, commencing December 15, 2021 and the principal on the bonds is to be paid serially commencing June 15, 2022 through June 15, 2051.

The Series 2021 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2031. The Series 2021 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2022

On September 15, 2022, the District issued \$3,105,000 of Special Assessment Bonds, Series 2022 (Assessment Area Five Project), consisting of multiple term bonds due from June 15, 2027 to June 15, 2052 with interest rates ranging from 4.25% to 5.15%. The bonds were issued to finance a portion of the cost of the Assessment Area Five Project. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing June 15, 2023 through June 15, 2052.

The Series 2022 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2032. The Series 2022 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2022 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 8,270,000	\$ -	\$ 190,000	\$ 8,080,000	\$ 200,000
Less: Original issue discount	(84,726)	-	(3,530)	(81,196)	-
Series 2018	3,600,000	-	70,000	3,530,000	75,000
Series 2019	3,775,000	-	80,000	3,695,000	80,000
Less: Original issue discount	(7,205)	-	(267)	(6,938)	-
Series 2021	5,905,000	-	125,000	5,780,000	130,000
Plus: Original issue premium	106,710	-	3,811	102,899	-
Series 2022	3,105,000	-	50,000	3,055,000	50,000
Leases payable	175,945	-	15,375	160,570	16,001
	<u>\$ 24,845,724</u>	<u>\$ -</u>	<u>\$ 530,389</u>	<u>\$ 24,315,335</u>	<u>\$ 551,001</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 535,000	\$ 933,018	\$ 1,468,018
2025	560,000	914,739	1,474,739
2026	575,000	895,393	1,470,393
2027	595,000	875,412	1,470,412
2028	625,000	853,355	1,478,355
2029-2033	3,570,000	3,878,699	7,448,699
2034-2038	4,430,000	3,091,470	7,521,470
2039-2043	5,560,000	2,085,094	7,645,094
2044-2048	5,795,000	837,519	6,632,519
2049-2052	1,895,000	86,263	1,981,263
Total	<u>\$ 24,140,000</u>	<u>\$ 14,450,962</u>	<u>\$ 38,590,962</u>

NOTE 7 – LEASES

Streetlights

In the prior fiscal year, the District entered into certain leases as a lessee for the use of streetlights that will terminate on April 30, 2033. As of September 30, 2023, the value of the lease liability was \$160,570. The District is required to make total monthly fixed payments of \$1,844. The value of the right-to-use asset as of September 30, 2023 was \$182,172 with an accumulated amortization of \$25,808. At the end of the lease term, the District may elect to execute a new agreement based on current estimated replacement cost. The Lessor will retain ownership of the streetlights.

NOTE 7 – LEASES (Continued)

Streetlights (Continued)

The scheduled payments for years ending after September 30, 2023 are as follows

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 16,001	\$ 6,132	\$ 22,133
2025	16,653	5,480	22,133
2026	17,332	4,801	22,133
2027	18,038	4,095	22,133
2028	18,773	3,360	22,133
2029-2032	73,773	8,896	82,669
Total	<u>\$ 160,570</u>	<u>\$ 32,764</u>	<u>\$ 193,334</u>

NOTE 8 – INTERLOCAL

The District and/or the Developer have conveyed certain rights-of-ways (the “City ROW”) to the City of Orlando, Florida (the “City”) and may or will convey others in the future (the “Future City ROW”). However, there are improvements within the City ROW and the Future City ROW that have been constructed by the District that will not be dedicated to the City (the “Improvements”). Therefore, in order to promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services in and around the District, the District and the City entered into the Interlocal Agreement for Rights-of-Way Maintenance during a prior fiscal year. Per the Interlocal Agreement, the City agreed to perpetually maintain the Improvements at its sole cost. However, the District may, but is not obliged to, perform optional maintenance (landscaping, irrigation, fertilization, pest control, etc) on the Improvements at intervals more frequent than the City’s regular maintenance schedule to enhance the aesthetic quality of the rights-of-ways.

NOTE 9 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. Also see Note 5 above for other developer transactions.

NOTE 10 – CONCENTRATION

The District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations.

NOTE 11 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 12 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have been no settled claims over the past three years.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,195,240	\$ 1,225,970	\$ 30,730
Interest	-	17,738	17,738
Total revenues	1,195,240	1,243,708	48,468
EXPENDITURES			
Current:			
General government	155,481	141,817	13,664
Maintenance and operations	979,759	740,722	239,037
Debt service:			
Principal	-	15,375	(15,375)
Interest	-	6,758	(6,758)
Capital outlay	60,000	46,310	13,690
Total expenditures	1,195,240	950,982	244,258
Net change in fund balances	\$ -	292,726	\$ 292,726
Fund balance - beginning		447,025	
Fund balance - ending		\$ 739,751	

See notes to required supplementary information

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed appropriations, is in the aggregate. Any budget amendment that increases the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	3
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	\$3,694
Independent contractor compensation	\$693,171
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments:	
Special assessment rate for FYE 9/30/2023	
<u>Operation & Maintenance:</u>	
Townhome 20'	\$368.51
Townhome 25'	\$460.63
Single Family 32'	\$589.61
Single Family 40'	\$737.01
Single Family 50'	\$921.27
Single Family 60'	\$1,105.52
<u>Debt Service:</u>	
<u>Series 2015</u>	
Townhome 20'	\$506.38
Townhome 25'	\$632.98
Single Family 32'	\$809.57
Single Family 40'	\$1,012.77
Single Family 50'	\$1,265.96
Single Family 60'	\$1,519.15
<u>Series 2018</u>	
Townhome 25'	\$632.90
Single Family 32'	\$810.12
Single Family 40'	\$1,012.64
Single Family 50'	\$1,265.81
Single Family 60'	\$1,518.95
<u>Series 2019</u>	
Single Family 40'	\$1,012.64
Single Family 50'	\$1,265.81
Single Family 60'	\$1,518.95
<u>Series 2021</u>	
Townhome 25'	\$632.98
Single Family 32'	\$809.57
Single Family 40'	\$1,012.77
Single Family 50'	\$1,265.96
Single Family 60'	\$1,519.15
<u>Series 2022</u>	
Townhome 25'	\$632.35
Single Family 32'	\$809.41
Single Family 40'	\$1,011.76
Single Family 50'	\$1,264.70
Single Family 60'	\$1,517.64
Special assessments collected	\$2,909,828
Outstanding Bonds:	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 24, 2024



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

We have examined Storey Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 24, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2023 and have issued our report thereon dated June 24, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Storey Park Community Development District, City of Orlando, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 24, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

SECTION VI

SECTION A

RESOLUTION 2024-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Storey Park Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 6, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

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

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024 and/or revised projections for Fiscal Year 2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Storey Park Community Development District for the Fiscal Year Ending September 30, 2025,” as adopted by the Board of Supervisors on August 6, 2024.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Storey Park Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

Section 3. Supplemental Appropriations

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

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

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

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

Introduced, considered favorably, and adopted this 6th day of August, 2024.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant 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 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 1,191,240	\$ 1,197,683	\$ 9,784	\$ 1,207,467	\$ 1,191,240
Interest	\$ 5,000	\$ 21,956	\$ 6,000	\$ 27,956	\$ 24,000
Miscellaneous Revenue	\$ -	\$ 1,831	\$ -	\$ 1,831	\$ -
Carry Forward Surplus*	\$ 402,507	\$ 440,691	\$ -	\$ 440,691	\$ 186,047
Total Revenues	\$ 1,598,747	\$ 1,662,162	\$ 15,784	\$ 1,677,946	\$ 1,401,287
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,600	\$ 4,600	\$ 12,000
FICA Expense	\$ 918	\$ 230	\$ 122	\$ 352	\$ 918
Engineering Fees	\$ 12,000	\$ 1,829	\$ 3,171	\$ 5,000	\$ 12,000
Attorney	\$ 25,000	\$ 6,293	\$ 9,231	\$ 15,524	\$ 25,000
Arbitrage	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	\$ 1,800
Dissemination	\$ 17,500	\$ 13,125	\$ 4,375	\$ 17,500	\$ 18,375
Annual Audit	\$ 10,400	\$ 11,600	\$ -	\$ 11,600	\$ 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	\$ 33,750	\$ 11,250	\$ 45,000	\$ 47,250
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Telephone	\$ 150	\$ -	\$ 50	\$ 50	\$ 150
Postage	\$ 750	\$ 317	\$ 83	\$ 400	\$ 750
Printing & Binding	\$ 750	\$ 71	\$ 54	\$ 125	\$ 750
Insurance	\$ 7,500	\$ 6,690	\$ -	\$ 6,690	\$ 7,359
Legal Advertising	\$ 2,500	\$ 197	\$ 2,303	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 438	\$ 126	\$ 564	\$ 600
Office Supplies	\$ 100	\$ 17	\$ 8	\$ 25	\$ 100
Property Appraiser Fee	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 166,643	\$ 87,481	\$ 52,423	\$ 139,905	\$ 170,152
Operations & Maintenance					
Field Services	\$ 18,000	\$ 13,500	\$ 4,500	\$ 18,000	\$ 18,900
Property Insurance	\$ 22,500	\$ 25,093	\$ -	\$ 25,093	\$ 28,355
Electric	\$ 3,000	\$ 1,030	\$ 360	\$ 1,390	\$ 3,000
Streetlights	\$ 294,340	\$ 180,538	\$ 67,000	\$ 247,538	\$ 263,140
Water & Sewer	\$ 30,000	\$ 17,181	\$ 6,600	\$ 23,781	\$ 56,400
Landscape Maintenance	\$ 467,986	\$ 367,695	\$ 122,565	\$ 490,260	\$ 504,968
Landscape Contingency	\$ 20,000	\$ 6,450	\$ 6,050	\$ 12,500	\$ 20,000
Lake Maintenance	\$ 42,425	\$ 19,233	\$ 6,411	\$ 25,644	\$ 45,300
Mitigation Monitoring & Maintenance	\$ 13,750	\$ -	\$ 6,875	\$ 6,875	\$ 13,750
Irrigation Repairs	\$ 20,000	\$ 11,889	\$ 3,111	\$ 15,000	\$ 20,000
Repairs & Maintenance	\$ 15,000	\$ 975	\$ 2,000	\$ 2,975	\$ 25,000
Roadways & Sidewalks	\$ 15,000	\$ 3,145	\$ 4,355	\$ 7,500	\$ 15,000
Trail & Boardwalk Maintenance	\$ 5,000	\$ 1,700	\$ 800	\$ 2,500	\$ 5,000
Dog Park Maintenance	\$ 3,500	\$ 3,815	\$ 885	\$ 4,700	\$ 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	\$ 3,000	\$ 1,000	\$ 4,000	\$ 8,619
Enhanced Traffic Enforcement	\$ 39,500	\$ 17,893	\$ 8,173	\$ 26,066	\$ 39,500
Contingency	\$ 1,977	\$ -	\$ 989	\$ 989	\$ 1,977
Total Operations & Maintenance:	\$ 1,029,597	\$ 678,337	\$ 244,723	\$ 923,060	\$ 1,081,409
Reserves					
Capital Reserve Transfer	\$ 402,507	\$ 402,507	\$ -	\$ 402,507	\$ 149,726
Total Reserves	\$ 402,507	\$ 402,507	\$ -	\$ 402,507	\$ 149,726
Total Expenditures	\$ 1,598,747	\$ 1,168,326	\$ 297,146	\$ 1,465,472	\$ 1,401,287
Excess Revenues (Expenditures)	\$ -	\$ 493,836	\$ (281,362)	\$ 212,473	\$ (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 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In	\$ 402,507	\$ 402,507	\$ -	\$ 402,507	\$ 149,726
Interest	\$ 1,200	\$ 3,384	\$ 4,050	\$ 7,434	\$ 12,000
Total Revenues	\$ 403,707	\$ 405,891	\$ 4,050	\$ 409,941	\$ 161,726
Expenditures:					
Contingency	\$ -	\$ 114	\$ 114	\$ 228	\$ 600
Capital Outlay	\$ -	\$ 47,000	\$ -	\$ 47,000	\$ -
Total Expenditures	\$ -	\$ 47,114	\$ 114	\$ 47,228	\$ 600
Excess Revenues (Expenditures)	\$ 403,707	\$ 358,777	\$ 3,936	\$ 362,713	\$ 161,126
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ 362,713
Fund Balance - Ending	\$ 403,707	\$ 358,777	\$ 3,936	\$ 362,713	\$ 523,839

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 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 616,298	\$ 619,692	\$ 5,062	\$ 624,754	\$ 616,298
Interest	\$ 12,500	\$ 30,254	\$ 8,200	\$ 38,454	\$ 30,000
Carry Forward Surplus	\$ 517,933	\$ 530,893	\$ -	\$ 530,893	\$ 593,045
Total Revenues	\$ 1,146,731	\$ 1,180,839	\$ 13,262	\$ 1,194,102	\$ 1,239,343
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	\$ 198,278	\$ -	\$ 198,278	\$ 193,669
Total Expenditures	\$ 601,063	\$ 601,056	\$ -	\$ 601,056	\$ 596,950
Excess Revenues (Expenditures)	\$ 545,669	\$ 579,783	\$ 13,262	\$ 593,045	\$ 642,393

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
11/1/24	\$ 7,880,000	\$ 205,000	\$ 198,281.25	\$ 403,281.25
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	\$ 5,195,588	\$ 13,075,588

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

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 248,827	\$ 249,532	\$ 2,038	\$ 251,570	\$ 248,827
Interest	\$ 4,500	\$ 9,762	\$ 2,400	\$ 12,162	\$ 8,000
Carry Forward Surplus	\$ 128,252	\$ 134,130	\$ -	\$ 134,130	\$ 150,406
Total Revenues	\$ 381,579	\$ 393,424	\$ 4,438	\$ 397,862	\$ 407,233
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	\$ 247,456	\$ -	\$ 247,456	\$ 249,175
Excess Revenues (Expenditures)	\$ 134,123	\$ 145,968	\$ 4,438	\$ 150,406	\$ 158,058

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
12/15/24	\$ 3,455,000	\$ -	\$ 84,587.50	\$ 84,587.50
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		\$ 3,455,000	\$ 2,534,019	\$ 5,989,019

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

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 238,964	\$ 240,215	\$ 1,962	\$ 242,177	\$ 238,964
Interest	\$ 5,500	\$ 11,817	\$ 2,400	\$ 14,217	\$ 10,000
Carry Forward Surplus	\$ 123,195	\$ 130,215	\$ -	\$ 130,215	\$ 150,073
Total Revenues	\$ 367,659	\$ 382,248	\$ 4,362	\$ 386,610	\$ 399,037
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	\$ 236,538	\$ -	\$ 236,538	\$ 238,738
Excess Revenues (Expenditures)	\$ 131,122	\$ 145,710	\$ 4,362	\$ 150,073	\$ 160,299

Interest - 12/15/2025	<u>\$75,275</u>
Total	<u><u>\$75,275</u></u>
Net Assessment	\$238,964
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
12/15/24	\$3,615,000	\$ -	\$ 76,868.75	\$ 76,868.75
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		\$3,615,000	\$ 2,375,381	\$ 5,990,381

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

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 334,300	\$ 336,188	\$ 2,746	\$ 338,934	\$ 334,300
Interest	\$ 6,750	\$ 14,580	\$ 3,600	\$ 18,180	\$ 12,500
Carry Forward Surplus	\$ 126,768	\$ 131,376	\$ -	\$ 131,376	\$ 144,638
Total Revenues	\$ 467,818	\$ 482,144	\$ 6,346	\$ 488,490	\$ 491,438
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	\$ 332,963	\$ -	\$ 332,963	\$ 334,875
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (8,789)	\$ (2,100)	\$ (10,889)	\$ (8,400)
Total Other Financing Sources (Uses)	\$ -	\$ (8,789)	\$ (2,100)	\$ (10,889)	\$ (8,400)
Excess Revenues (Expenditures)	\$ 134,856	\$ 140,392	\$ 4,246	\$ 144,638	\$ 148,163

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
12/15/24	\$ 5,650,000	\$ -	\$ 99,937.50	\$ 99,938
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		\$ 5,650,000	\$ 3,412,954	\$ 9,062,954

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

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 203,549	\$ 204,615	\$ 1,672	\$ 206,287	\$ 203,549
Interest	\$ 5,000	\$ 8,668	\$ 2,400	\$ 11,068	\$ 8,000
Carry Forward Surplus	\$ 86,209	\$ 83,047	\$ -	\$ 83,047	\$ 91,862
Total Revenues	\$ 294,758	\$ 296,330	\$ 4,072	\$ 300,402	\$ 303,411
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	\$ 201,843	\$ -	\$ 201,843	\$ 204,718
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (5,347)	\$ (1,350)	\$ (6,697)	\$ (5,400)
Total Other Financing Sources (Uses)	\$ -	\$ (5,347)	\$ (1,350)	\$ (6,697)	\$ (5,400)
Excess Revenues (Expenditures)	\$ 92,916	\$ 89,141	\$ 2,722	\$ 91,862	\$ 93,294

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
12/15/24	\$ 3,005,000	\$ -	\$ 74,858.75	\$ 74,859
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		\$ 3,005,000	\$ 2,690,318	\$ 5,695,318

SECTION B

RESOLUTION 2024-05

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

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

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024-2025 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024-2025; and

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2024, 25% due no later than February 1, 2025 and

25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2025 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

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

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

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

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

PASSED AND ADOPTED this 6th day of August, 2024.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION VII

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
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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.)

Re: Recently Enacted Legislation (2024)

Date: May 31, 2024

We are providing you with information about new legislation which affects special districts in the State of Florida. House Bill (“HB”) 7013 was recently signed into law and will go into effect July 1, 2024.

HB 7013 creates a requirement for special districts, including community development districts (“CDDs”), to prepare and publish a report of goals/objectives, performance measurement standards for such goals/objectives and the results of such goals/objectives. Specifically, **by October 1, 2024**, or by the end of the first full fiscal year after the establishment of a special district, whichever is later, “each special district **must** establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district’s goals and objectives are being achieved.” **By December 1 of each year thereafter** (beginning December 1, 2025), an annual report must be prepared and published on the district’s website describing the goals and objectives achieved or failed to be achieved, as well as the performance measures and standards used by the district to make that determination. *District Managers should prepare draft goals/objectives and performance measures and standards for review and adoption by CDD boards at or before the CDD’s September board meeting. Boards may ultimately decide to tailor those goals and objectives, as well as the measurement standards for each goal, to their specific CDD.*

HB 7013 also repealed Section 190.047, *Florida Statutes*, which, among other things, required CDDs to hold a referendum at a general election on the question of whether to incorporate after certain requirements were met by the CDD. Effective July 1, 2024, CDDs will no longer be required to conduct such a referendum.

HB 7013 added a number of other provisions that are applicable to special districts. However, CDDs were specifically excluded from those provisions in the text of the new legislation. More detail on the new provisions that do not apply to CDDs is available upon request. Please feel free to contact the District Manager or our office should you have any questions on this new legislation or any other CDD requirements.

Thank you.

SECTION B

SECTION 1

Storey Park Community Development District

YEAR 2024 ENGINEER'S INSPECTION REPORT

Prepared For

Storey Park Community Development District

Date

June 18, 2024

POULOS & BENNETT

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

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APPENDICES

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<i>Exhibit 1A</i>	<i>Pond and Park Maintenance Map</i>
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<i>Exhibit A2</i>	<i>Infrastructure Map 2 (Central)</i>
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<i>Exhibit B</i>	<i>Photographic Inventory & Repair Recommendations</i>

Storey Park Community Development District
2024 Engineer's Inspection Report
June 18, 2024

1. Location and General Description

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

The Development is a mixed use, multi-phase project. The District is responsible for the maintenance of the roadways, sidewalk curb, trails, alleys, stormwater management facilities, landscape, and amenities within the District. Please refer to Exhibits 1A and 5 for additional information on ownership and maintenance. The following phases have been constructed and conveyed to the District for Maintenance as of June 2024.

Construction Plans Phase	Construction Certified Complete
Storey Park Parcel I Phase 1	October 2015
Storey Park Parcel I Phase 3	June 2017
Storey Park Parcel I Phase 4	December 2017
Storey Park Parcel I Phase 5	May 2020
Storey Park Parcel L Phase 1	November 2018
Storey Park Parcel L Phase 2	January 2019
Storey Park Parcel L Phase 3	December 2019
Storey Park Parcel L Phase 4	July 2020
Storey Park Parcel K Phase 1	September 2021
Storey Park Parcel K Phase 2	October 2022
Storey Park Parcel K Phase 3	October 2023

2. District's Operation and Maintenance Budget

We have reviewed the operation and maintenance budget for Fiscal Year 2025 as proposed by the Storey Park CDD Board of Supervisors and are in agreement with the proposed allocations to the following sections of the budget for maintenance and repairs to the existing infrastructure for which the District is responsible:

Operation and Maintenance Budget	
Proposed FY2025	
Description	Proposed
Administrative	\$ 170,152
Contract Services	\$ 564,018
Repairs & Maintenance	\$ 135,619
Utility	\$ 322,540
Other	\$ 198,958
Total	\$ 1,391,287

Storey Park Community Development District
2024 Engineer's Inspection Report
June 18, 2024

3. Infrastructure Conditions

Site visits were completed in June 2024 to review the conditions of the site infrastructure and determine maintenance recommendation for budgeting purposes. Ten (10) of eleven (11) phases that have been constructed and certified completed were evaluated. Parcel K Phase 3 has been certified complete but is still within the maintenance period under the obligation of the developer for repairs. The following maintenance & repairs are recommended to be completed under the FY2025 Budget:

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

A location map and photographs representative of the needed maintenance are provided in Exhibits A & B.

**Storey Park Community Development District
2024 Engineer's Inspection Report
June 18, 2024**

4. District Engineers Letter Report

June 18, 2024

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

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

Dear Mr. Flint:

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

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

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

We have reviewed the operation and maintenance budget for Fiscal Year 2025 as proposed by the Storey Park CDD Board of Supervisors and are in agreement with the proposed allocations to the following sections of the budget for maintenance and repairs to the existing infrastructure for which the District is responsible:

Operation and Maintenance Budget Proposed FY2025	
Description	Proposed
Administrative	\$ 170,152
Contract Services	\$ 564,018
Repairs & Maintenance	\$ 135,619
Utility	\$ 322,540
Other	\$ 198,958
Total	\$ 1,391,287

Storey Park Community Development District
2024 Engineer's Inspection Report
June 18, 2024

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

Sincerely,

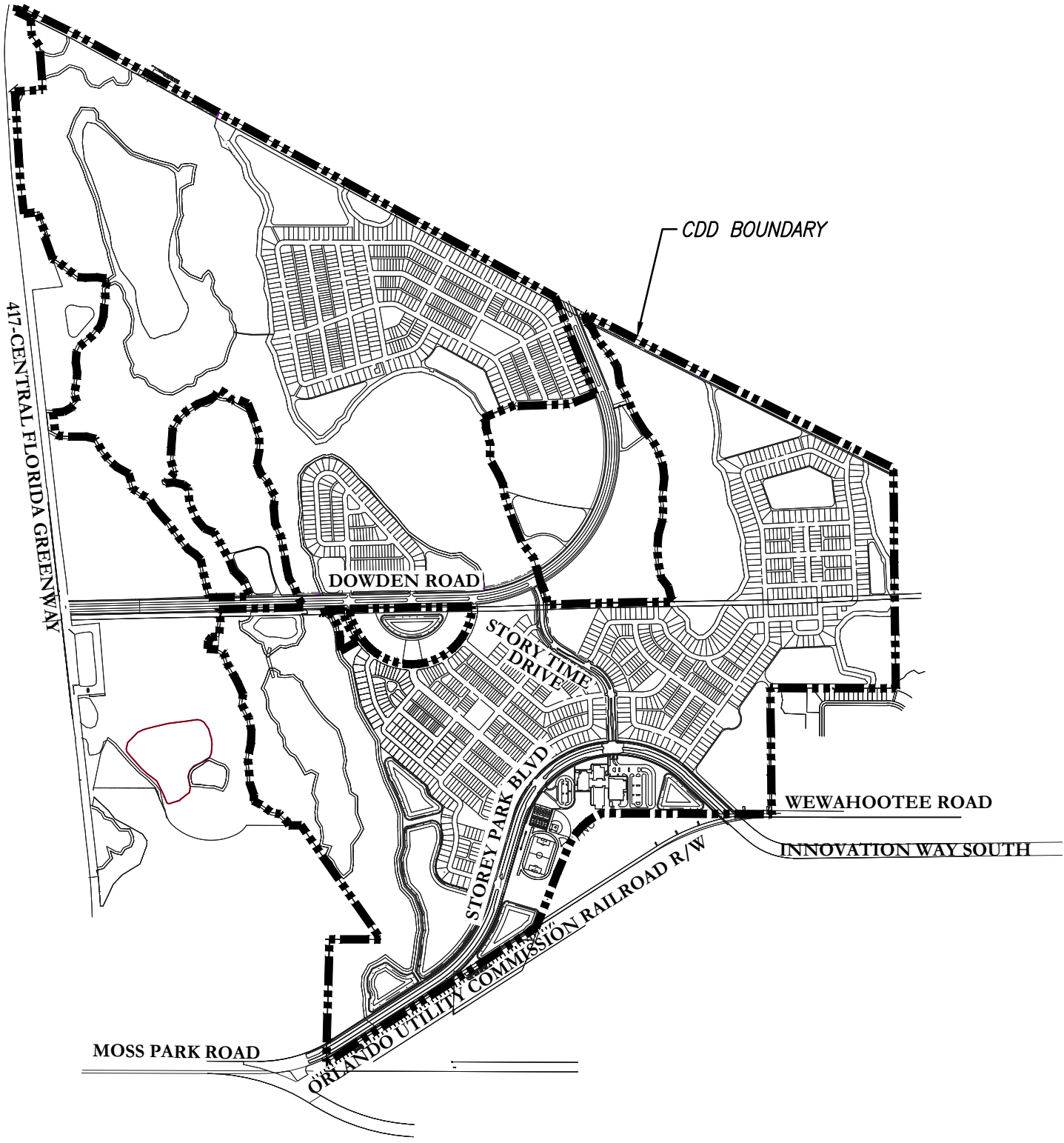


Christina M. Baxter, P.E.
Poulos & Bennett, LLC

cc: File Folder

Storey Park Community Development District
2024 Engineer's Inspection Report
June 18, 2024

Appendix



Location Map
Storey Park Community Development District

POULOS & BENNETT

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

2602 E Livingston St
 Orlando, Florida 32803-407.487.2594

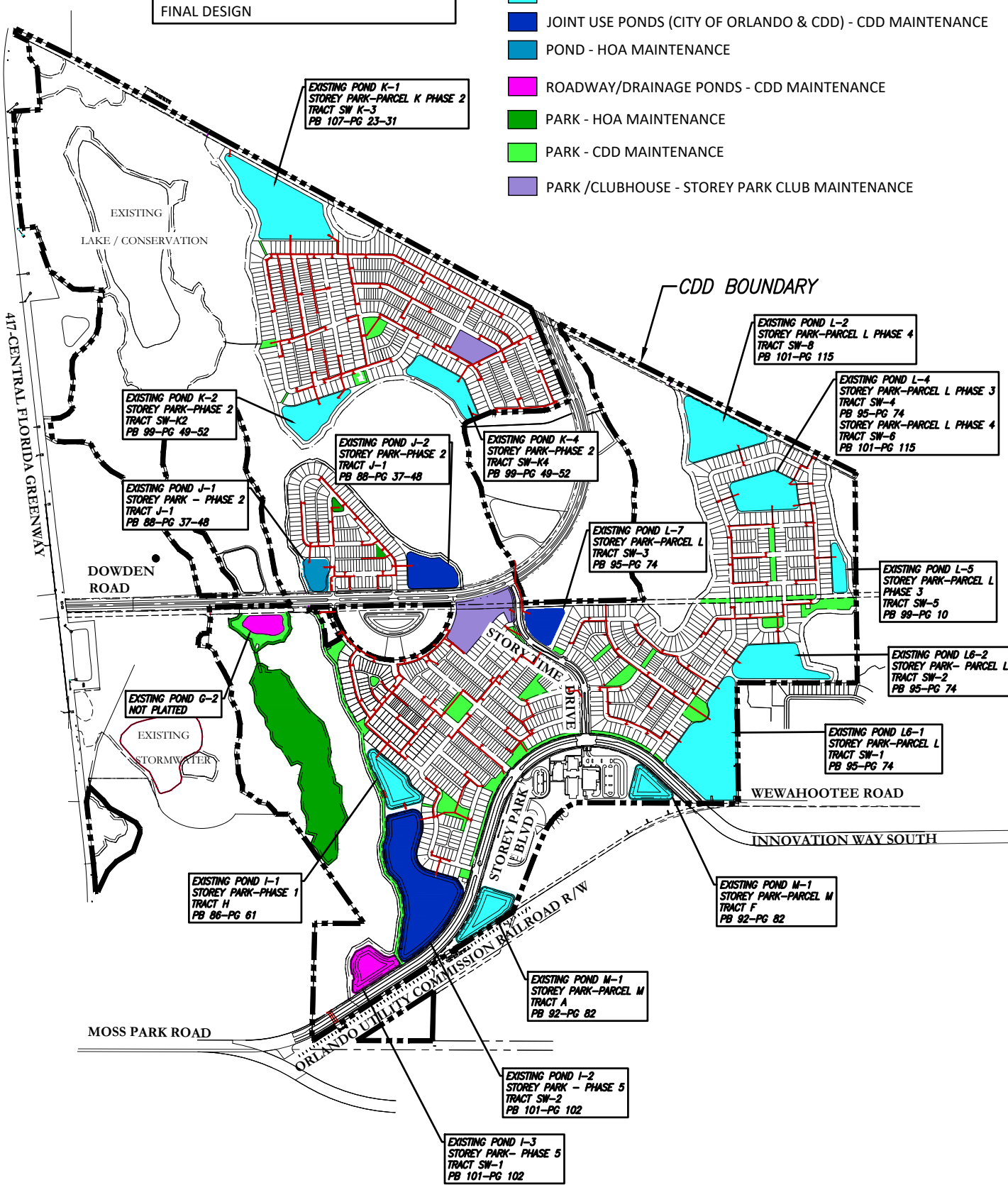
www.poulosandbennett.com
 Certificate of Authorization No. 28567

375' 0 750' 1500'
 SCALE IN FEET
Exhibit 1

NOTE:
STORMWATER MANAGEMENT MAP IS
PRELIMINARY AND WILL BE REVISED UPON
FINAL DESIGN

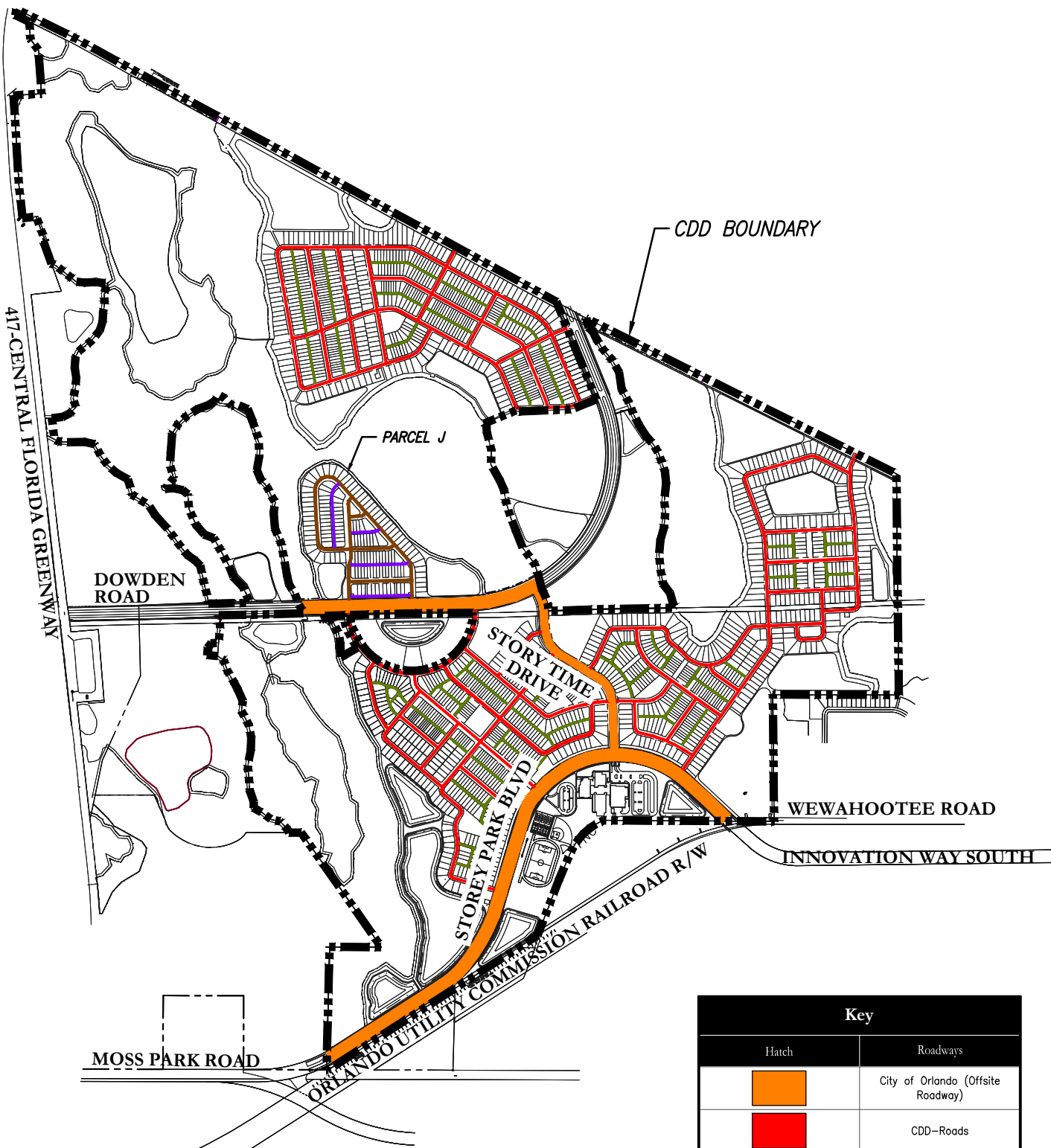
LEGEND

- STORM DRAINAGE CONVEYANCE
- CDD PONDS - CDD MAINTENANCE
- JOINT USE PONDS (CITY OF ORLANDO & CDD) - CDD MAINTENANCE
- POND - HOA MAINTENANCE
- ROADWAY/DRAINAGE PONDS - CDD MAINTENANCE
- PARK - HOA MAINTENANCE
- PARK - CDD MAINTENANCE
- PARK /CLUBHOUSE - STOREY PARK CLUB MAINTENANCE








Pond & Park Maintenance

Storey Park Community Development District

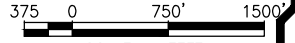


- NOTES:
1. PARCEL J IS A GATED COMMUNITY. THEREFORE THE ROADWAYS ARE PRIVATELY OWNED BY THE HOA.
 2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THE DISTRICT CAPITAL IMPROVEMENTS PLAN
 3. CDD TO MAINTAIN LANDSCAPE AND IRRIGATION ENHANCEMENT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

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

Roadway Ownership Map
Storey Park Community Development District

POULOS & BENNETT

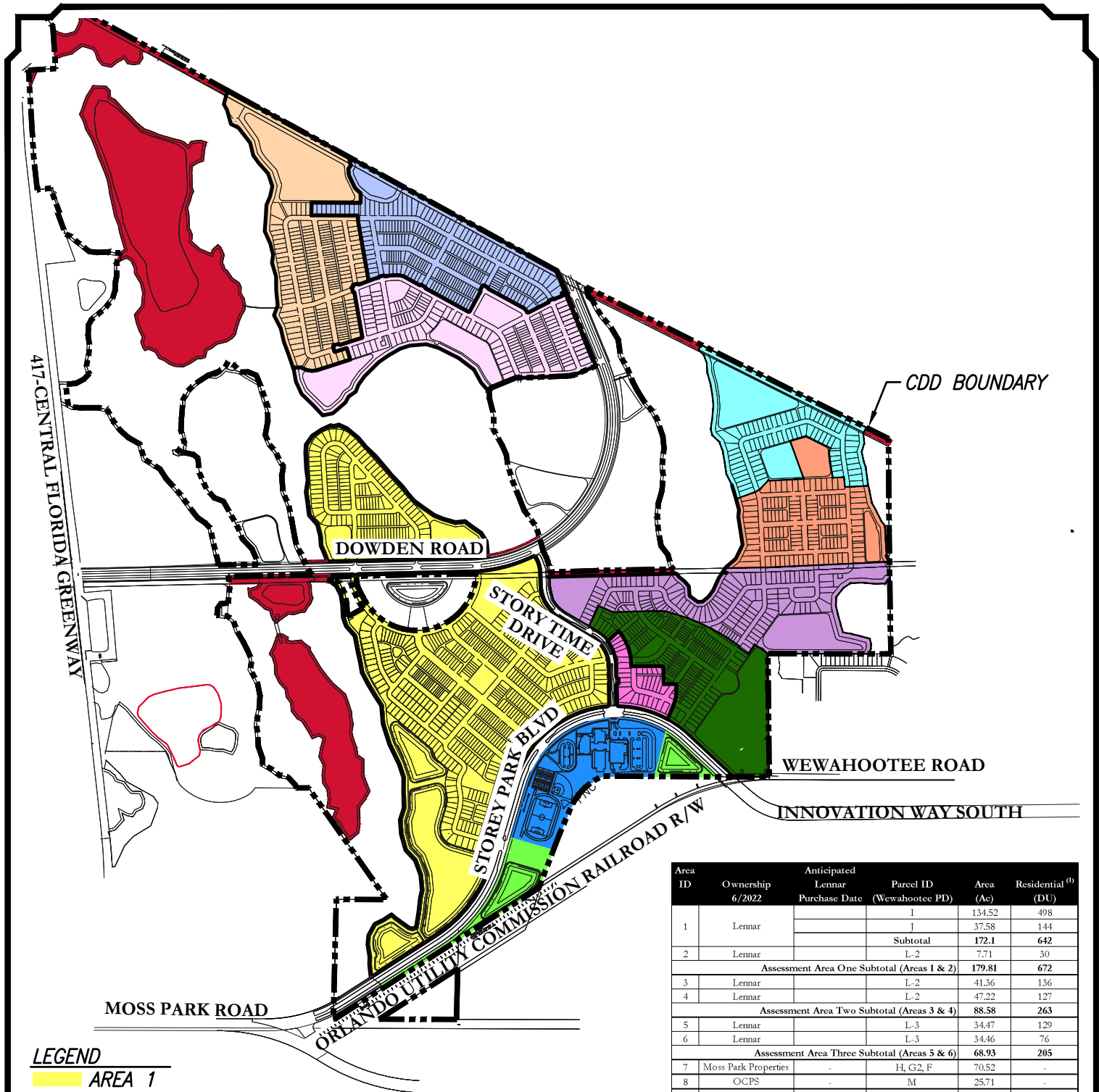


SCALE IN FEET
 Exhibit 5

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

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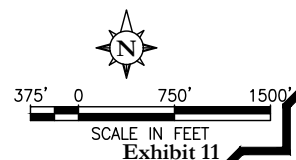


- LEGEND**
- AREA 1
 - AREA 2
 - AREA 3
 - AREA 4
 - AREA 5
 - AREA 6
 - AREA 7
 - AREA 8
 - AREA 9
 - AREA 10
 - AREA 11
 - AREA 12

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

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

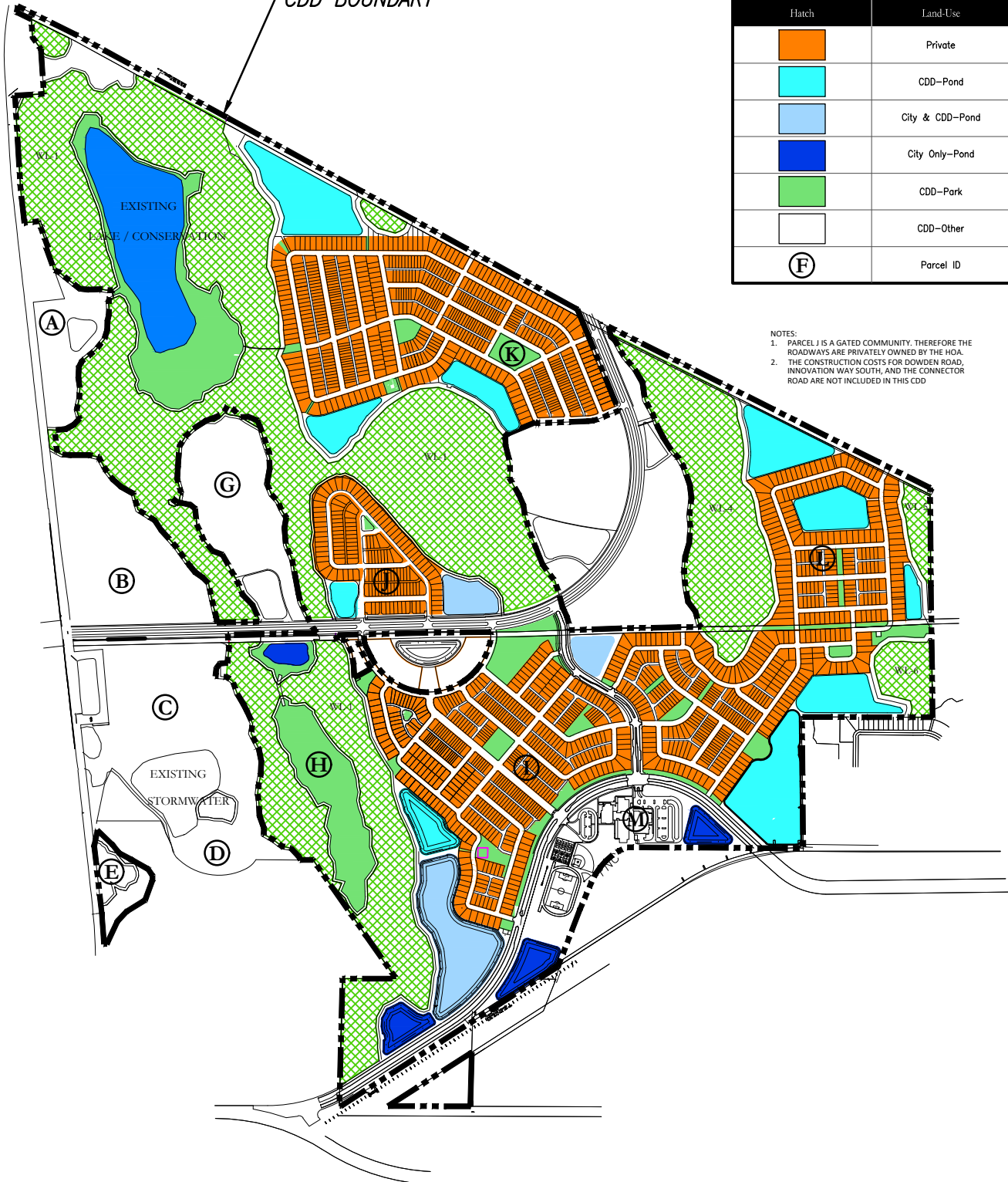
Land Ownership Map
Storey Park Community Development District



CDD BOUNDARY

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

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



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



375' 0 750' 1500'

SCALE IN FEET
Exhibit 12

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

2602 E Livingston St
 Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

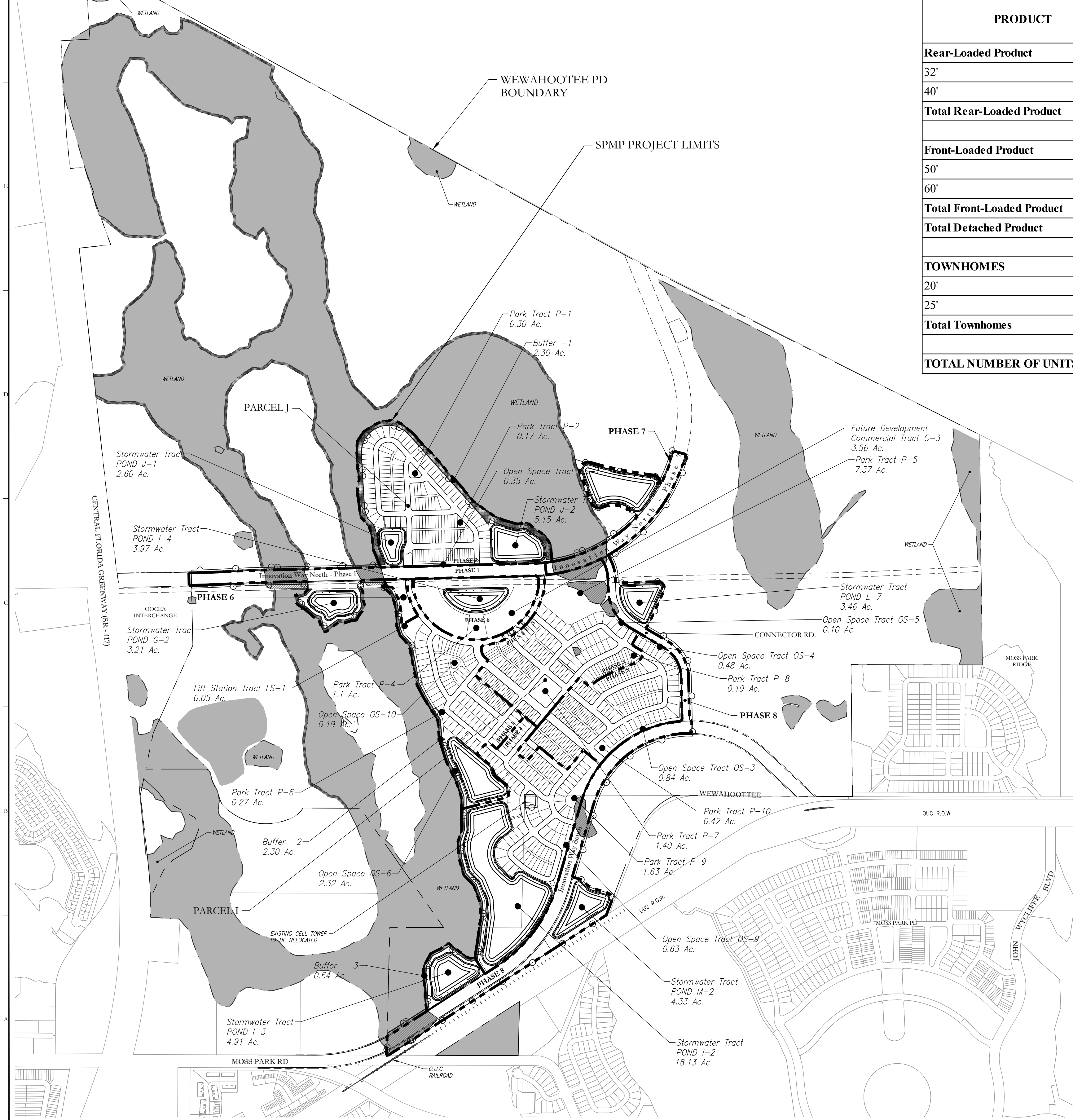
www.poulosandbennett.com
 Certificate of Authorization No. 28567

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



PHASING:
THE PROJECT WILL BE DEVELOPED IN 8 PHASES. THE PRODUCT MIX FOR THE PHASES 1-5, INCLUDING SINGLE FAMILY AND TOWNHOME RESIDENTIAL DEVELOPMENT ARE PROVIDED. PHASES 7 & 8 INCLUDES ONLY ROADWAY IMPROVEMENTS AND PHASE 6 INCLUDES FUTURE COMMERCIAL WHICH WILL BE ADDRESSED ON A FUTURE SPECIFIC PARCEL MASTER PLAN.

PRODUCT	PROPOSED					DEVELOPMENT TOTAL
	PARCEL I PHASE 1	PARCEL J PHASE 2	PARCEL I PHASE 3	PARCEL I PHASE 4	PARCEL I PHASE 5	
Rear-Loaded Product						
32'	16	46	29	11	28	130
40'	9	29	12	28	28	106
Total Rear-Loaded Product	25	75	41	39	56	236
Front-Loaded Product						
50'	30	56	19	38	29	172
60'	17	0	16	20	0	53
Total Front-Loaded Product	47	56	35	58	29	225
Total Detached Product	72	131	76	97	85	461
TOWNHOMES						
20'	18	24	36	0	22	100
25'	0	0	26	0	54	80
Total Townhomes	18	24	62	0	76	180
TOTAL NUMBER OF UNITS	90	155	138	97	161	641



Consultant:

NO.	DATE	DESCRIPTION	SUBMISSIONS/REVISIONS
02	02/27/2014	RESPONSE TO TRC COMMENTS	
01	01/10/2014	SUBMIT TO CITY	
DATE: JANUARY 10, 2014			
JOB NO.: 12-080			
DESIGNED BY: DM			
DRAWN BY: PJN			
CHECKED BY: CMB			
APPROVED BY: RLB			
SCALE IN FEET: 1" = 600'			

STOREY PARK - PARCELS I & J - (WEVAHOOTE PD)

Submittal To:
CITY OF ORLANDO, FL

Sheet Title:
CITY OF ORLANDO SPECIFIC PARCEL MASTER PLAN PHASING

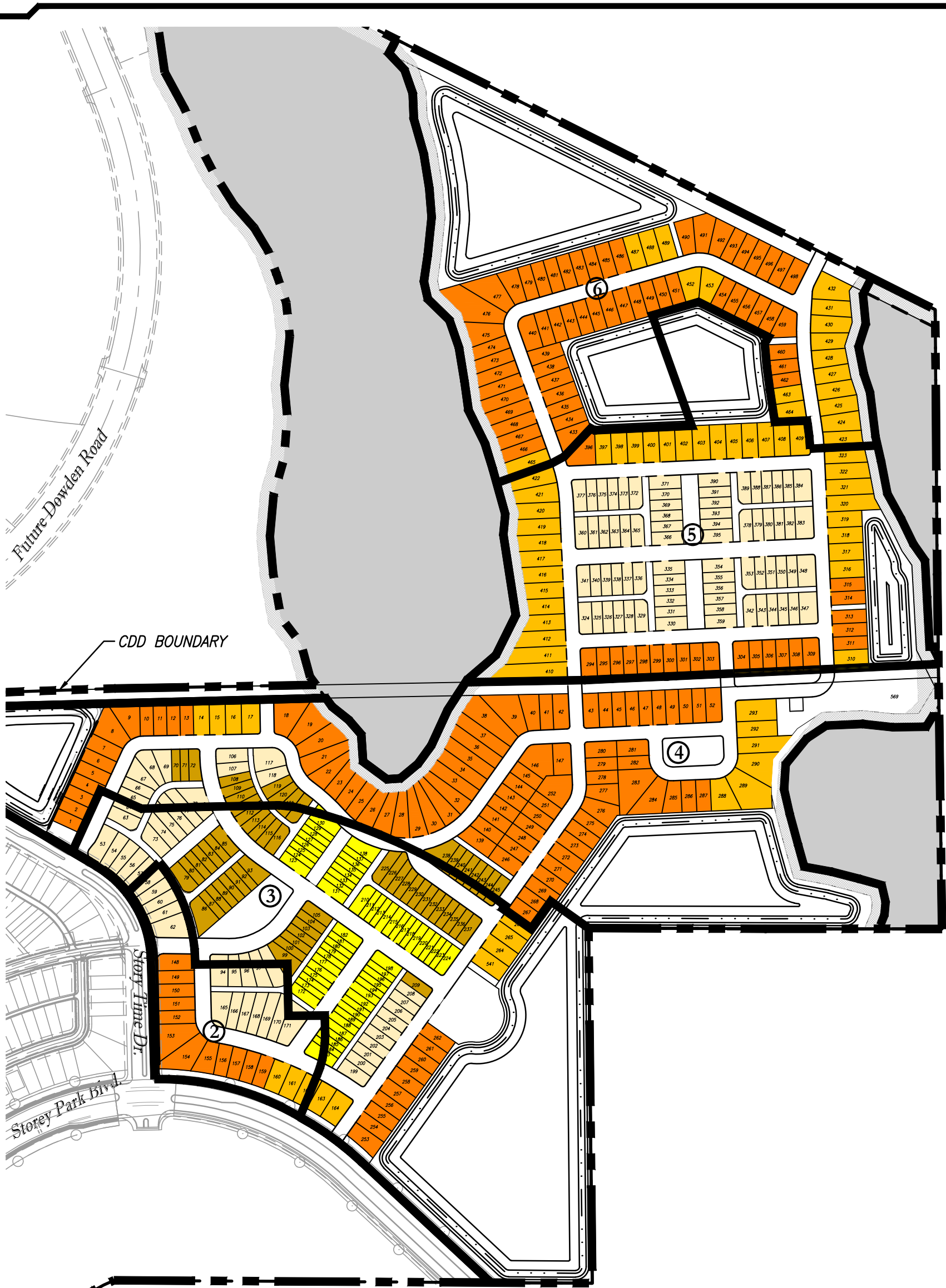
Sheet No.:
EXHIBIT 15

Scale:

DATE: March 19, 2015



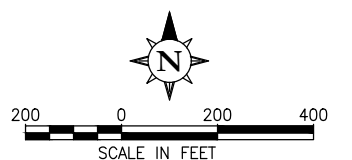
Poulos & Bennett, LLC
4625 Halder Lane, Suite B, Orlando, FL 32814
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



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

Parcel L - Conceptual Plan
Storey Park

POULOS & BENNETT



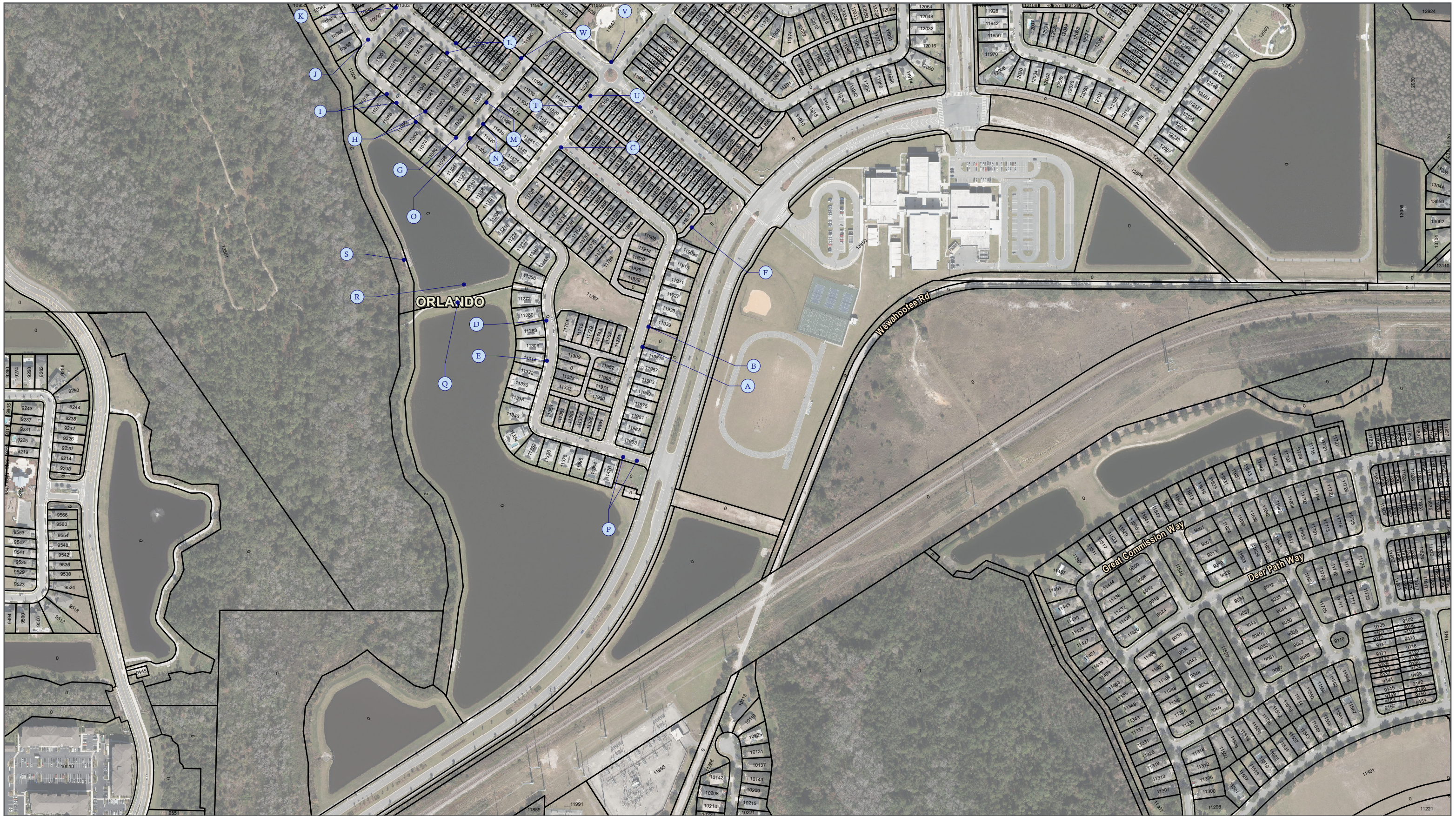


EXHIBIT A1 - INFRASTRUCTURE MAP 1 (SOUTH)
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT



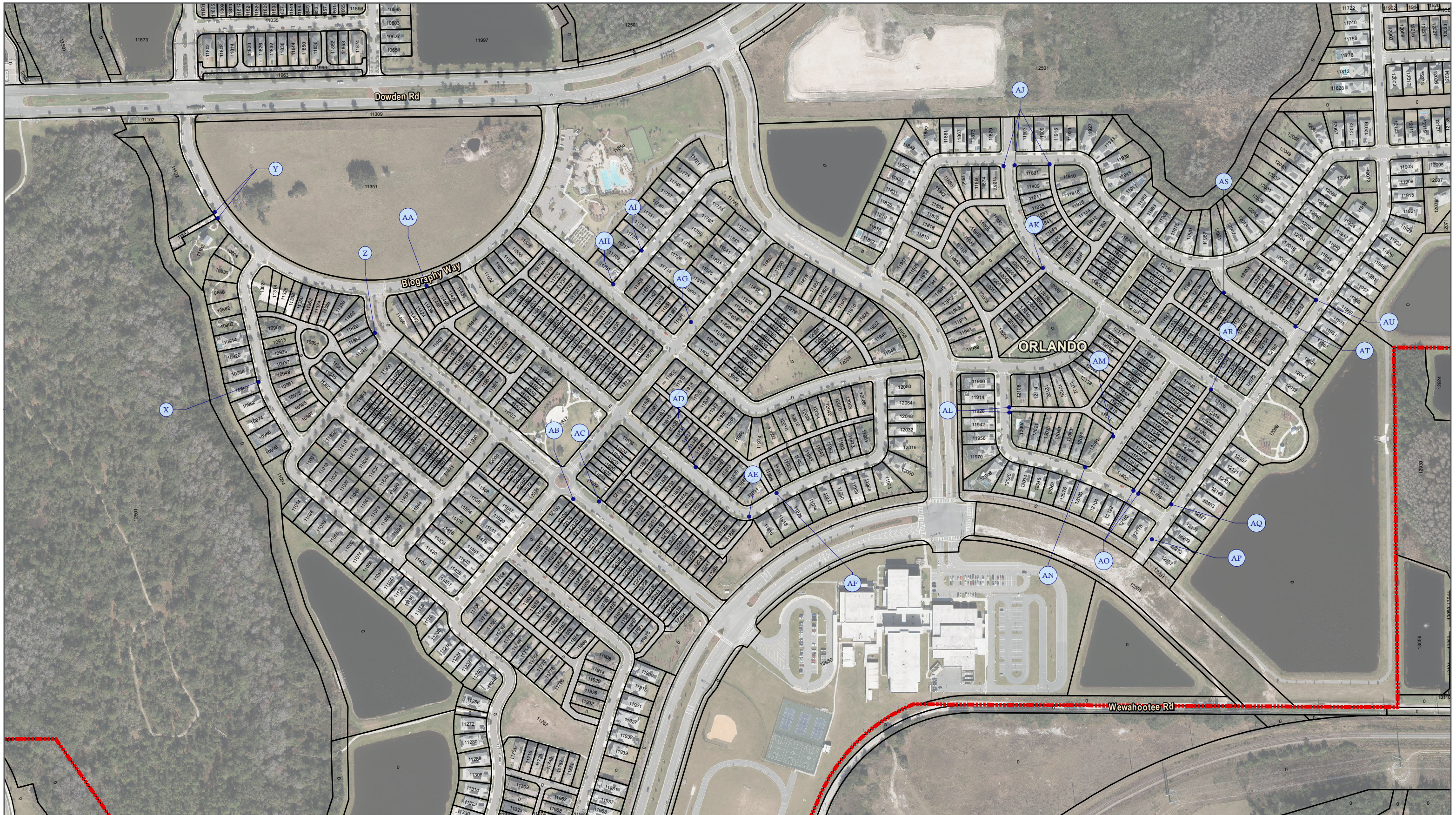


EXHIBIT A2 - INFRASTRUCTURE MAP 2 (CENTRAL)

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT



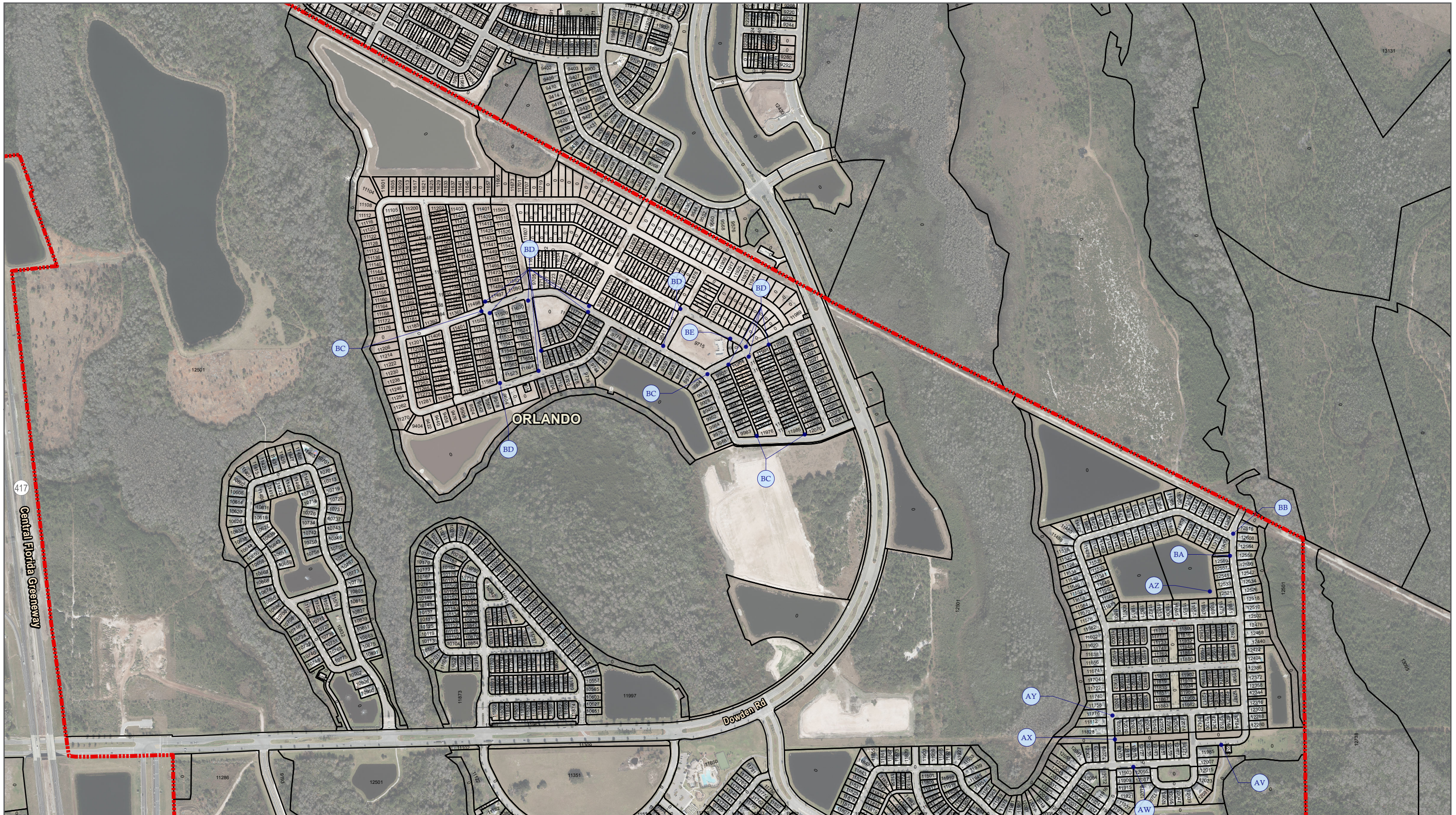
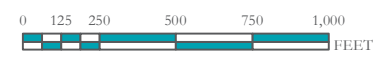


EXHIBIT A3 - INFRASTRUCTURE MAP 3 (NORTH)

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT



Storey Park Community Development District
2024 Engineer's Inspection Report
June 18, 2024

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

TABLE: INFRASTRUCTURE DEFICIENCY & REPAIR LIST	
Def. ID	Description
A	Remove & replace five (5) cracked 5'x5' sidewalk panels (see image)
B	Remove & replace 5'x5' cracked sidewalk panel
C	Remove & replace cracked handicap ramp
D	Sawcut, remove & replace spalled section of concrete curb
E	Remove & replace 2 – 5'x5' cracked sidewalk panels
F	Remove & replace 80 LF of cracked gutter
G	Remove & replace 5'x5' cracked sidewalk panel
H	4" dropoff between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet
I	Remove & replace two (2) 25 LF sections of deteriorated gutter
J	Replace faded crosswalk striping
K	Remove & replace 20 LF of cracked valley gutter
L	3" dropoff between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet
M	Sawcut missing sidewalk joints in 75 LF of sidewalk
N	4" dropoff between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet
O	Remove & replace 5'x5' section of cracked sidewalk
P	Remove & replace 5'x5' & 5'x6' cracked sidewalk panels
Q	Remove & replace 8'x8' cracked sidewalk panel
R	Re-fasten the fiberglass skimmer to the control structure
S	Remove & replace undermined & broken concrete pavement & eroded soil; replace a minimum area of 400 sf
T	Remove & replace 5 LF of cracked valley gutter
U	Remove dried concrete within the gutter
V	Remove & replace 4 LF of cracked & spalled gutter
W	Remove & replace cracked handicap ramp
X	Remove & replace 5'x5' section of cracked sidewalk
Y	Sawcut, remove & replace 2 driveway corner breaks
Z	4" dropoff between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet
AA	Remove dried concrete in gutter
AB	Remove & replace cracked Type F curb & handicap ramp
AC	Remove & replace 10 LF of cracked Type F curb
AD	Remove & replace 5'x5' cracked sidewalk panel
AE	Remove & replace 20 LF of cracked valley gutter
AF	Remove & replace 5 LF of cracked Type F curb
AG	Remove dried concrete within gutter
AH	Remove & replace 5'x5' cracked sidewalk panel at handicap ramp
AI	Remove & replace 5'x5' section of cracked sidewalk
AJ	Sawcut, remove & replace corner break at handicap ramp
AK	Sawcut, remove & replace 4 LF of cracked valley gutter

Storey Park Community Development District
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Def. ID	Description
AL	Remove & replace 15 LF of cracked gutter
AM	Remove & replace 7'x5' cracked sidewalk panel
AN	Remove & replace 2 – 5'x5' cracked sidewalk panels
AO	Remove & replace 6 LF of cracked gutter
AP	Patch 30'x12' section of deteriorated asphalt
AQ	Remove & replace 5'x5' section of displaced/uneven sidewalk
AR	Remove & replace cracked handicap ramp
AS	Remove & replace 5'x5' section of cracked sidewalk
AT	Sawcut, remove & replace 3 LF of fractured Type F curb
AU	Remove & replace cracked handicap ramp
AV	Remove & replace 3 – 5'x6' cracked sidewalk panels
AW	Remove & replace 5'x5' cracked sidewalk panel
AX	Remove & replace 5'x5' cracked sidewalk panel
AY	Remove & replace 20 LF of cracked valley gutter
AZ	Replace missing grates on control structure
BA	Sawcut, remove & replace cracked driveway corner
BB	Patch 3'x5' section of pavement
BC	Replace faded crosswalk striping
BD	Replace faded crosswalk striping & stop bar
BE	Remove & replace 2 LF of cracked Type F curb

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

<p>DEFICIENCY #1 (Map ID: Def-A)</p> <p>Remove & replace five (5) cracked 5'x5' sidewalk panels</p>	
---	--

**Storey Park Community Development District
2024 Engineer's Inspection Report
June 18, 2024**

DEFICIENCY #2
(Map ID: Def-U)

Remove dried
concrete within the
gutter



DEFICIENCY #3
(Map ID: Def-E)

View of a previous
repair attempt. For
this deficiency, the 2
sidewalk panels
should be removed in
their entirety and
replaced.



DEFICIENCY #4
(Map ID: Def-AE)

Remove & replace
20 LF of cracked
valley gutter



**Storey Park Community Development District
2024 Engineer's Inspection Report
June 18, 2024**

DEFICIENCY #5
(Map ID: Def-AT)

Sawcut, remove & replace 3 LF of fractured Type F curb



DEFICIENCY #6
(Map ID: Def-AP)

Patch 30'x12' section of deteriorated asphalt



DEFICIENCY #7
(Map ID: Def-BB)

Patch 3'x5' section of pavement



**Storey Park Community Development District
2024 Engineer's Inspection Report
June 18, 2024**

DEFICIENCY #8
(Map ID: Def-AZ)

Replace missing
grates on control
structure



DEFICIENCY #9
(Map ID: Def-H)

4" dropoff between
sidewalk & adjacent
curb inlet; Remove &
replace 13 LF of
sidewalk to match
grade of the adjacent
curb inlet



DEFICIENCY #10
(Map ID: Def-R)

Re-fasten the
fiberglass skimmer to
the control structure



**Storey Park Community Development District
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DEFICIENCY #11
(Map ID: Def-S)

Remove & replace undermined & broken concrete pavement & eroded soil; replace a minimum area of 400 sf



DEFICIENCY #12
(Map ID: Def-BD)

Replace faded crosswalk striping & stop bar



SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

May 1, 2024 - July 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	5/9/24	1274-1275	\$ 41,954.00
	5/15/24	1276-1283	\$ 39,860.66
	5/22/24	1284-1285	\$ 2,861.00
	5/29/24	1286	\$ 1,689.87
	6/6/24	1287-1289	\$ 43,610.50
	6/13/24	1290-1293	\$ 11,814.78
	6/20/24	1294-1303	\$ 29,413.54
	6/26/24	1304	\$ 1,579.50
	7/3/24	1305-1307	\$ 52,881.00
	7/10/24	1308-1309	\$ 3,287.95
	7/11/24	1310	\$ 7,186.45
	7/17/24	1311	\$ 311.00
	7/25/24	1312-1314	\$ 2,016.50
			\$ 238,466.75
Capital Reserve			
	5/9/24	1	\$ 47,000.00
			\$ 47,000.00
Payroll			
	<u>May 2024</u>		
	Teresa Diaz	50064*	\$ 184.70
	Michael McQuarrie	50065	\$ 184.70
	Teresa Diaz	50066	\$ 184.70
	Willem Boermans	50067	\$ 184.70
			\$ 738.80
TOTAL			\$ 286,205.55

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/09/24	00035	4/30/24	I-043024	202404	320-53800-48100			*	755.50		
			SCRTY 04/26/24 - 04/28/24								
		5/08/24	I-050824	202405	320-53800-48100			*	343.50		
			SCRTY 05/04/24 - 05/05/24								
CITY OF ORLANDO - POLICE DEPARTMENT										1,099.00	001274
5/09/24	00028	5/01/24	7446	202405	320-53800-46200			*	40,855.00		
			LAWN MAINTENANCE MAY24								
OMEGASCAPES INC										40,855.00	001275
5/15/24	00020	5/10/24	5533	202405	320-53800-47800			*	2,685.00		
			INST.2GATE DGPRK/POST SET								
BERRY CONSTRUCTION INC.										2,685.00	001276
5/15/24	00035	5/13/24	I-051324	202405	320-53800-48100			*	755.50		
			SCRTY 05/10/24 - 05/12/24								
CITY OF ORLANDO - POLICE DEPARTMENT										755.50	001277
5/15/24	00002	5/01/24	243	202405	310-51300-34000			*	3,750.00		
			MANAGEMENT FEES MAY24								
		5/01/24	243	202405	310-51300-35200			*	100.00		
			WEBSITE ADMIN MAY24								
		5/01/24	243	202405	310-51300-35100			*	150.00		
			INFORMATION TECH MAY24								
		5/01/24	243	202405	310-51300-31300			*	1,458.33		
			DISSEMINATION FEE MAY24								
		5/01/24	243	202405	310-51300-51000			*	.12		
			OFFICE SUPPLIES								
		5/01/24	243	202405	310-51300-42000			*	35.45		
			POSTAGE								
		5/01/24	243	202405	310-51300-42500			*	2.25		
			COPIES								
		5/01/24	244	202405	320-53800-12000			*	1,500.00		
			FIELD MANAGEMENT MAY24								
GOVERNMENTAL MANAGEMENT SERVICES										6,996.15	001278
5/15/24	00015	5/15/24	05152024	202405	300-20700-10000			*	11,049.18		
			FY24 DEBT SRVC SER2015								
STOREY PARK CDD C/O REGIONS BANK										11,049.18	001279
5/15/24	00015	5/15/24	05152024	202405	300-20700-10100			*	4,449.19		
			FY24 DEBT SRVC SER2018								
STOREY PARK CDD C/O REGIONS BANK										4,449.19	001280
5/15/24	00015	5/15/24	05152024	202405	300-20700-10200			*	4,283.06		
			FY24 DEBT SRVC SER2019								
STOREY PARK CDD C/O REGIONS BANK										4,283.06	001281

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/15/24	00015	5/15/24	05152024	202405	300	20700	10500		STOREY PARK CDD C/O REGIONS BANK	*	5,994.27	5,994.27	001282
5/15/24	00015	5/15/24	05152024	202405	300	20700	10600		STOREY PARK CDD C/O REGIONS BANK	*	3,648.31	3,648.31	001283
5/22/24	00012	5/15/24	219883	202405	320	53800	47000		APPLIED AQUATIC MANAGEMENT, INC.	*	311.00		
		5/15/24	219884	202405	320	53800	47000		APPLIED AQUATIC MANAGEMENT, INC.	*	1,203.00		
		5/15/24	219885	202405	320	53800	47000		APPLIED AQUATIC MANAGEMENT, INC.	*	323.00		
		5/15/24	219886	202405	320	53800	47000		APPLIED AQUATIC MANAGEMENT, INC.	*	300.00		
5/22/24	00005	5/15/24	128913	202404	310	51300	31500		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	618.00		
		5/15/24	128914	202404	310	51300	31500		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	106.00		
5/29/24	00028	5/20/24	7519	202405	320	53800	47300		OMEGASCAPES INC	*	242.84		
		5/20/24	7520	202405	320	53800	47300		OMEGASCAPES INC	*	1,447.03		
6/06/24	00035	5/31/24	I-053124	202405	320	53800	48100		CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	755.50	001287
6/06/24	00009	6/03/24	26003	202405	310	51300	32200		GRAU & ASSOCIATES	*	2,000.00	2,000.00	001288
6/06/24	00028	6/01/24	7539	202406	320	53800	46200		OMEGASCAPES INC	*	40,855.00	40,855.00	001289
6/13/24	00035	6/06/24	I-060624	202406	320	53800	48100		CITY OF ORLANDO - POLICE DEPARTMENT	*	343.50		
		6/10/24	I-061024	202406	320	53800	48100		CITY OF ORLANDO - POLICE DEPARTMENT	*	343.50		

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/13/24	00030	5/22/24	332-5855	202405	320	53800	47700		FASTSIGNS SOUTH ORLANDO	*	3,000.00	3,000.00	001291
6/13/24	00002	6/01/24	245	202406	310	51300	34000		MANAGEMENT FEES JUN24	*	3,750.00		
		6/01/24	245	202406	310	51300	35200		WEBSITE ADMIN JUN24	*	100.00		
		6/01/24	245	202406	310	51300	35100		INFORMATION TECH JUN24	*	150.00		
		6/01/24	245	202406	310	51300	31300		DISSEMIANTION FEE JUN24	*	1,458.33		
		6/01/24	245	202406	310	51300	51000		OFFICE SUPPLIES	*	.21		
		6/01/24	245	202406	310	51300	42000		POSTAGE	*	18.34		
		6/01/24	245	202406	310	51300	42500		COPIES	*	31.05		
		6/01/24	246	202406	320	53800	12000		FIELD MANAGEMENT JUN24	*	1,500.00		
		6/01/24	246A	202404	310	51300	42000		USPS-MAIL 941FORM-1ST QTR	*	.79		
									GOVERNMENTAL MANAGEMENT SERVICES			7,008.72	001292
6/13/24	00028	5/28/24	7535	202405	320	53800	47300		RPR BRKN MAINLINE/LATERAL	*	489.32		
		5/28/24	7536	202405	320	53800	47300		RPLC NODES AT HISTORY/SP	*	629.74		
									OMEGASCAPES INC			1,119.06	001293
6/20/24	00012	6/15/24	220447	202406	320	53800	47000		AQUATIC PLANT MGMT JUN24	*	311.00		
									APPLIED AQUATIC MANAGEMENT, INC.			311.00	001294
6/20/24	00035	6/18/24	I-061824	202406	320	53800	48100		SCRTY 06/14/24 - 06/16/24	*	549.50		
									CITY OF ORLANDO - POLICE DEPARTMENT			549.50	001295
6/20/24	00005	6/17/24	129403	202405	310	51300	31500		FUND AGR/MTG/PROP.RECORDS	*	2,061.00		
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,061.00	001296
6/20/24	00028	6/12/24	7591	202405	320	53800	47300		RPLC IRRG CTRLLR-PHILOSPY	*	526.56		
		6/12/24	7592	202405	320	53800	47300		RPLC IRRG CTRLLR-THRILLER	*	426.56		
									OMEGASCAPES INC			953.12	001297
									STOR -STOREY PARK- TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/20/24	00006	6/11/24	15-060(1	202405	310	51300	31100		POULOS & BENNETT	*	650.00	650.00	001298
6/20/24	00015	6/14/24	06142024	202406	300	20700	10000		STOREY PARK CDD C/O REGIONS BANK	*	9,346.18	9,346.18	001299
6/20/24	00015	6/14/24	06142024	202406	300	20700	10100		STOREY PARK CDD C/O REGIONS BANK	*	3,763.44	3,763.44	001300
6/20/24	00015	6/14/24	06142024	202406	300	20700	10200		STOREY PARK CDD C/O REGIONS BANK	*	3,622.92	3,622.92	001301
6/20/24	00015	6/14/24	06142024	202406	300	20700	10500		STOREY PARK CDD C/O REGIONS BANK	*	5,070.38	5,070.38	001302
6/20/24	00015	6/14/24	06142024	202406	300	20700	10600		STOREY PARK CDD C/O REGIONS BANK	*	3,086.00	3,086.00	001303
6/26/24	00028	6/17/24	7594	202406	320	53800	46300		OMEGASCAPES INC	*	1,579.50	1,579.50	001304
7/03/24	00012	6/30/24	220737	202406	320	53800	47000		APPLIED AQUATIC MANAGEMENT, INC.	*	300.00		
		6/30/24	220882	202406	320	53800	47000			*	1,203.00		
		6/30/24	220957	202406	320	53800	47000			*	323.00		
7/03/24	00009	7/01/24	26187	202406	310	51300	32200		GRAU & ASSOCIATES	*	9,600.00	10,200.00	001306
		7/01/24	26217	202407	310	51300	31200			*	600.00		
7/03/24	00028	7/01/24	7632	202407	320	53800	46200		OMEGASCAPES INC	*	40,855.00	40,855.00	001307

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/24	00035	7/08/24	I-070824	202406	320	53800	48100			*	549.50		
			SCRTY 06/28/24 - 06/30/24						CITY OF ORLANDO - POLICE DEPARTMENT			549.50	001308
7/10/24	00028	6/27/24	7622	202406	320	53800	46300			*	378.00		
		6/27/24	7625	202406	320	53800	47300		TREAT TURF INSIDE DOG PRK	*	447.50		
		6/27/24	7626	202406	320	53800	46300		RPR MAINLNE-CARTPATH PH K	*	1,912.95		
									RPR 10ROTOR/2NODE/SCRBVLV			2,738.45	001309
									OMEGASCAPES INC				
7/11/24	00002	7/01/24	247	202407	310	51300	34000			*	3,750.00		
		7/01/24	247	202407	310	51300	35200		MANAGEMENT FEES JUL24	*	100.00		
		7/01/24	247	202407	310	51300	35100		WEBSITE ADMIN JUL24	*	150.00		
		7/01/24	247	202407	310	51300	31300		INFORMATION TECH JUL24	*	1,458.33		
		7/01/24	247	202407	310	51300	51000		DISSEMINATION FEE JUL24	*	.30		
		7/01/24	247	202407	310	51300	42000		OFFICE SUPPLIES	*	30.82		
		7/01/24	248	202407	320	53800	12000		POSTAGE	*	1,500.00		
		7/01/24	248A	202406	310	51300	48000		FIELD MANAGEMENT JUL24	*	197.00		
									ORLANDO SENT-QUALIFY CAND			7,186.45	001310
									GOVERNMENTAL MANAGEMENT SERVICES				
7/17/24	00012	7/15/24	221226	202407	320	53800	47000			*	311.00		
									AQUATIC PLANT MGMT JUL24			311.00	001311
									APPLIED AQUATIC MANAGEMENT, INC.				
7/25/24	00020	7/18/24	5585	202407	320	53800	47800			*	885.00		
									INSO.FENCE RAIL/BENCH/DOG			885.00	001312
									BERRY CONSTRUCTION INC.				
7/25/24	00035	7/17/24	I-071724	202407	320	53800	48100			*	549.50		
									SCRTY 07/13/24 - 07/14/24	*	343.50		
		7/22/24	I-072224	202407	320	53800	48100			*		893.00	001313
									SCRTY 07/20/24 - 07/21/24				
									CITY OF ORLANDO - POLICE DEPARTMENT				
7/25/24	00005	7/16/24	129876	202406	310	51300	31500			*	238.50		
									FINAL CONVEY/CONTRACT/NOT			238.50	001314
									LATHAM,LUNA,EDEN & BEAUDINE,LLP				
TOTAL FOR BANK A											238,466.75		
STOR -STOREY PARK- TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						238,466.75	

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/09/24	00001	4/18/24 36149	202404 320-53800-60000	FAUSNIGHT STRIPE & LINE INC.	*	47,000.00	47,000.00 000001
-----						TOTAL FOR BANK B	47,000.00
						TOTAL FOR REGISTER	47,000.00

STOR -STOREY PARK- TVISCARRA

SECTION 2

Storey Park

Community Development District

Unaudited Financial Reporting

June 30, 2024



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Storey Park
Community Development District
Balance Sheet
June 30, 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	\$ 269,947	\$ 52,889	\$ -	\$ -	\$ 322,836
Investments:					
Series 2015					
Reserve	\$ -	\$ -	\$ 336,120	\$ -	\$ 336,120
Revenue	\$ -	\$ -	\$ 564,337	\$ -	\$ 564,337
Interest	\$ -	\$ -	\$ 458	\$ -	\$ 458
Sinking Fund	\$ -	\$ -	\$ 622	\$ -	\$ 622
General Redemption	\$ -	\$ -	\$ 1,483	\$ -	\$ 1,483
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018					
Reserve	\$ -	\$ -	\$ 70,221	\$ -	\$ 70,221
Revenue	\$ -	\$ -	\$ 143,208	\$ -	\$ 143,208
Interest	\$ -	\$ -	\$ 1	\$ -	\$ 1
Sinking Fund	\$ -	\$ -	\$ 0	\$ -	\$ 0
General Redemption	\$ -	\$ -	\$ 68	\$ -	\$ 68
Series 2019					
Reserve	\$ -	\$ -	\$ 120,237	\$ -	\$ 120,237
Revenue	\$ -	\$ -	\$ 147,158	\$ -	\$ 147,158
Interest	\$ -	\$ -	\$ 1	\$ -	\$ 1
Sinking Fund	\$ -	\$ -	\$ 69	\$ -	\$ 69
Prepayment	\$ -	\$ -	\$ 1	\$ -	\$ 1
Series 2021					
Reserve	\$ -	\$ -	\$ 167,907	\$ -	\$ 167,907
Revenue	\$ -	\$ -	\$ 142,518	\$ -	\$ 142,518
Interest	\$ -	\$ -	\$ 1	\$ -	\$ 1
Sinking Fund	\$ -	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ -	\$ 15,331	\$ 15,331
Series 2022					
Reserve	\$ -	\$ -	\$ 102,235	\$ -	\$ 102,235
Revenue	\$ -	\$ -	\$ 90,431	\$ -	\$ 90,431
Interest	\$ -	\$ -	\$ 1	\$ -	\$ 1
Sinking Fund	\$ -	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ -	\$ 7,488	\$ 7,488
SBA - Operating	\$ 538,098	\$ 305,888	\$ -	\$ -	\$ 843,987
Due from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 808,045	\$ 358,777	\$ 1,887,075	\$ 22,820	\$ 3,076,717
Liabilities:					
Accounts Payable	\$ 15,149	\$ -	\$ -	\$ -	\$ 15,149
Total Liabilities	\$ 15,149	\$ -	\$ -	\$ -	\$ 15,149
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 903,019	\$ -	\$ 903,019
Assigned For Debt Service 2018	\$ -	\$ -	\$ 213,498	\$ -	\$ 213,498
Assigned For Debt Service 2019	\$ -	\$ -	\$ 267,465	\$ -	\$ 267,465
Assigned For Debt Service 2021	\$ -	\$ -	\$ 310,426	\$ -	\$ 310,426
Assigned For Debt Service 2022	\$ -	\$ -	\$ 192,667	\$ -	\$ 192,667
Assigned For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 15,331	\$ 15,331
Assigned For Capital Projects 2022	\$ -	\$ -	\$ -	\$ 7,488	\$ 7,488
Unassigned	\$ 792,896	\$ 358,777	\$ -	\$ -	\$ 1,151,673
Total Fund Balances	\$ 792,896	\$ 358,777	\$ 1,887,075	\$ 22,820	\$ 3,061,568
Total Liabilities & Fund Equity	\$ 808,045	\$ 358,777	\$ 1,887,075	\$ 22,820	\$ 3,076,717

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,191,240	\$ 1,191,240	\$ 1,197,683	\$ 6,443
Interest	\$ 5,000	\$ 3,750	\$ 21,956	\$ 18,206
Miscellaneous Revenues	\$ -	\$ -	\$ 1,831	\$ 1,831
Total Revenues	\$ 1,196,240	\$ 1,194,990	\$ 1,221,471	\$ 26,481
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 3,000	\$ 6,000
FICA Expense	\$ 918	\$ 689	\$ 230	\$ 459
Engineering Fees	\$ 12,000	\$ 9,000	\$ 1,829	\$ 7,171
District Counsel	\$ 25,000	\$ 18,750	\$ 6,293	\$ 12,457
Annual Audit	\$ 10,400	\$ 10,400	\$ 11,600	\$ (1,200)
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -
Trustee Fees	\$ 17,500	\$ -	\$ -	\$ -
Dissemination Agent	\$ 17,500	\$ 13,125	\$ 13,125	\$ 0
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 45,000	\$ 33,750	\$ 33,750	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 150	\$ 113	\$ -	\$ 113
Postage	\$ 750	\$ 563	\$ 317	\$ 246
Insurance	\$ 7,500	\$ 7,500	\$ 6,690	\$ 810
Printing & Binding	\$ 750	\$ 563	\$ 71	\$ 491
Legal Advertising	\$ 2,500	\$ 1,875	\$ 197	\$ 1,678
Other Current Charges	\$ 600	\$ 450	\$ 438	\$ 12
Office Supplies	\$ 100	\$ 75	\$ 17	\$ 58
Property Appraiser Fee	\$ 1,500	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 166,643	\$ 115,776	\$ 87,481	\$ 28,295

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Operation & Maintenance</u>				
Contract Services				
Field Management	\$ 18,000	\$ 13,500	\$ 13,500	\$ -
Landscape Maintenance - Contract	\$ 467,986	\$ 350,990	\$ 367,695	\$ (16,706)
Lake Maintenance	\$ 42,425	\$ 31,819	\$ 19,233	\$ 12,586
Mitigation Monitoring & Maintenance	\$ 13,750	\$ 10,313	\$ -	\$ 10,313
Repairs & Maintenance				
Repairs - General	\$ 15,000	\$ 11,250	\$ 975	\$ 10,275
Operating Supplies	\$ 1,500	\$ 1,125	\$ -	\$ 1,125
Landscape - Contingency	\$ 20,000	\$ 15,000	\$ 6,450	\$ 8,550
Irrigation Repairs	\$ 20,000	\$ 15,000	\$ 11,889	\$ 3,111
Roadways & Sidewalks	\$ 15,000	\$ 11,250	\$ 3,145	\$ 8,105
Trail & Boardwalk Maintenance	\$ 5,000	\$ 3,750	\$ 1,700	\$ 2,050
Dog Park Maintenance	\$ 3,500	\$ 2,625	\$ 3,815	\$ (1,190)
Signage	\$ 8,619	\$ 6,464	\$ 3,000	\$ 3,464
Pressure Washing	\$ 7,500	\$ 5,625	\$ 5,200	\$ 425
Enhanced Traffic Enforcement	\$ 39,500	\$ 29,625	\$ 17,893	\$ 11,732
Utility				
Electric	\$ 3,000	\$ 2,250	\$ 1,030	\$ 1,220
Water & Sewer	\$ 30,000	\$ 22,500	\$ 17,181	\$ 5,319
Streetlights	\$ 294,340	\$ 220,755	\$ 180,538	\$ 40,217
Other				
Property Insurance	\$ 22,500	\$ 22,500	\$ 25,093	\$ (2,593)
Contingency	\$ 1,977	\$ 1,483	\$ -	\$ 1,483
Total Maintenance - Shared Expenses	\$ 1,029,597	\$ 777,823	\$ 678,337	\$ 99,485
<u>Reserves</u>				
Capital Reserve Transfer	\$ 402,507	\$ 402,507	\$ 402,507	\$ -
Total Reserves	\$ 402,507	\$ 402,507	\$ 402,507	\$ -
Total Expenditures	\$ 1,598,747	\$ 1,296,106	\$ 1,168,326	\$ 127,780
Excess Revenues (Expenditures)	\$ (402,507)		\$ 53,145	
Fund Balance - Beginning	\$ 402,507		\$ 739,751	
Fund Balance - Ending	\$ -		\$ 792,896	

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	\$ 10,761	\$ 21,355	\$ 18,063	\$ -	\$ -	\$ -	\$ 1,197,683
Interest	\$ 2,459	\$ 2,405	\$ 2,481	\$ 2,480	\$ 2,325	\$ 2,484	\$ 2,413	\$ 2,486	\$ 2,422	\$ -	\$ -	\$ -	\$ 21,956
Miscellaneous Revenues	\$ 1,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,831
Total Revenues	\$ 4,290	\$ 36,507	\$ 352,052	\$ 32,904	\$ 689,434	\$ 48,784	\$ 13,174	\$ 23,841	\$ 20,485	\$ -	\$ -	\$ -	\$ 1,221,471
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ 61	\$ 61	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering Fees	\$ 368	\$ 391	\$ -	\$ 420	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ 1,829
District Counsel	\$ 1,789	\$ 538	\$ 35	\$ 27	\$ 583	\$ 298	\$ 724	\$ 2,061	\$ 239	\$ -	\$ -	\$ -	\$ 6,293
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 9,600	\$ -	\$ -	\$ -	\$ 11,600
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ -	\$ -	\$ 13,125
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ 33,750
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 33	\$ 70	\$ 28	\$ 21	\$ 63	\$ 17	\$ 31	\$ 35	\$ 18	\$ -	\$ -	\$ -	\$ 317
Insurance	\$ 6,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,690
Printing & Binding	\$ 5	\$ 7	\$ 17	\$ 0	\$ -	\$ 8	\$ -	\$ 2	\$ 31	\$ -	\$ -	\$ -	\$ 71
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197	\$ -	\$ -	\$ -	\$ 197
Other Current Charges	\$ 40	\$ 75	\$ 39	\$ 40	\$ 42	\$ 41	\$ 41	\$ 79	\$ 41	\$ -	\$ -	\$ -	\$ 438
Office Supplies	\$ 1	\$ 0	\$ 0	\$ 15	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 17
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 22,919	\$ 7,402	\$ 5,578	\$ 5,981	\$ 6,793	\$ 5,823	\$ 6,254	\$ 11,147	\$ 15,585	\$ -	\$ -	\$ -	\$ 87,481

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	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ 13,500
Landscape Maintenance - Contract	\$ 40,855	\$ 37,915	\$ 43,795	\$ 40,855	\$ 40,855	\$ 40,855	\$ 40,855	\$ 40,855	\$ 40,855	\$ -	\$ -	\$ -	\$ 367,695
Lake Maintenance	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ -	\$ -	\$ -	\$ 19,233
Mitigation Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance													
Repairs - General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape - Contingency	\$ -	\$ -	\$ 1,380	\$ 900	\$ 300	\$ -	\$ -	\$ -	\$ 3,870	\$ -	\$ -	\$ -	\$ 6,450
Irrigation Repairs	\$ 1,396	\$ 1,849	\$ 540	\$ 1,723	\$ 1,303	\$ 869	\$ -	\$ 3,762	\$ 448	\$ -	\$ -	\$ -	\$ 11,889
Roadways & Sidewalks	\$ -	\$ -	\$ -	\$ 965	\$ -	\$ 1,745	\$ 435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,145
Trail & Boardwalk Maintenance	\$ -	\$ 1,465	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700
Dog Park Maintenance	\$ -	\$ -	\$ 930	\$ 200	\$ -	\$ -	\$ -	\$ 2,685	\$ -	\$ -	\$ -	\$ -	\$ 3,815
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Pressure Washing	\$ -	\$ -	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Enhanced Traffic Enforcement	\$ 2,695	\$ 1,255	\$ 2,542	\$ 2,610	\$ 1,855	\$ 2,198	\$ 1,099	\$ 1,855	\$ 1,786	\$ -	\$ -	\$ -	\$ 17,893
Utility													
Electric	\$ 153	\$ 65	\$ 107	\$ 83	\$ 158	\$ 115	\$ 117	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ 1,030
Water & Sewer	\$ 2,312	\$ 1,919	\$ 2,053	\$ 1,614	\$ 1,150	\$ 1,567	\$ 1,736	\$ 2,653	\$ 2,177	\$ -	\$ -	\$ -	\$ 17,181
Streetlights	\$ 22,382	\$ 22,056	\$ 20,245	\$ 12,668	\$ 23,142	\$ 20,035	\$ 22,139	\$ 21,822	\$ 16,050	\$ -	\$ -	\$ -	\$ 180,538
Other													
Property Insurance	\$ 25,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,093
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance - Shared Expenses	\$ 98,524	\$ 70,160	\$ 80,664	\$ 65,255	\$ 72,399	\$ 71,996	\$ 70,018	\$ 80,384	\$ 68,937	\$ -	\$ -	\$ -	\$ 678,337
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 302,507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402,507
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 302,507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402,507
Total Expenditures	\$ 121,443	\$ 77,562	\$ 86,242	\$ 71,235	\$ 179,192	\$ 77,819	\$ 378,779	\$ 91,531	\$ 84,522	\$ -	\$ -	\$ -	\$ 1,168,326
Excess Revenues (Expenditures)	\$ (117,153)	\$ (41,055)	\$ 265,809	\$ (38,331)	\$ 510,242	\$ (29,035)	\$ (365,605)	\$ (67,690)	\$ (64,037)	\$ -	\$ -	\$ -	\$ 53,145

Storey Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Transfer In	\$ 402,507	\$ 402,507	\$ 402,507	\$ -
Interest	\$ 1,200	\$ 900	\$ 3,384	\$ 2,484
Total Revenues	\$ 403,707	\$ 403,407	\$ 405,891	\$ 2,484
Expenditures:				
Contingency	\$ -	\$ -	\$ 114	\$ (114)
Capital Outlay	\$ -	\$ -	\$ 47,000	\$ (47,000)
Total Expenditures	\$ -	\$ -	\$ 47,114	\$ (47,114)
Excess Revenues (Expenditures)	\$ 403,707		\$ 358,777	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 403,707		\$ 358,777	

Storey Park

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 616,298	\$ 619,692	\$ 3,394
Interest	\$ 12,500	\$ 9,375	\$ 30,254	\$ 20,879
Total Revenues	\$ 628,798	\$ 625,673	\$ 649,946	\$ 24,273
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	\$ 198,278	\$ 198,278	\$ -
Total Expenditures	\$ 601,063	\$ 601,056	\$ 601,056	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 27,736		\$ 48,890	
Fund Balance - Beginning	\$ 517,933		\$ 854,129	
Fund Balance - Ending	\$ 545,669		\$ 903,019	

Storey Park

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 248,827	\$ 249,532	\$ 705
Interest	\$ 4,500	\$ 3,375	\$ 9,762	\$ 6,387
Total Revenues	\$ 253,327	\$ 252,202	\$ 259,294	\$ 7,092
Expenditures:				
Series 2018				
Interest - 12/15	\$ 86,228	\$ 86,228	\$ 86,228	\$ -
Principal - 06/15	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest - 06/15	\$ 86,228	\$ 86,228	\$ 86,228	\$ -
Total Expenditures	\$ 247,456	\$ 247,456	\$ 247,456	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 5,871		\$ 11,837	
Fund Balance - Beginning	\$ 128,252		\$ 201,660	
Fund Balance - Ending	\$ 134,123		\$ 213,498	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 238,964	\$ 240,215	\$ 1,251
Interest	\$ 5,500	\$ 4,125	\$ 11,817	\$ 7,692
Total Revenues	\$ 244,464	\$ 243,089	\$ 252,033	\$ 8,944
Expenditures:				
Series 2019				
Interest - 12/15	\$ 78,269	\$ 78,269	\$ 78,269	\$ -
Principal - 06/15	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Interest - 06/15	\$ 78,269	\$ 78,269	\$ 78,269	\$ -
Total Expenditures	\$ 236,538	\$ 236,538	\$ 236,538	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 7,927		\$ 15,495	
Fund Balance - Beginning	\$ 123,195		\$ 251,970	
Fund Balance - Ending	\$ 131,122		\$ 267,465	

Storey Park

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 334,300	\$ 336,188	\$ 1,888
Interest	\$ 6,750	\$ 5,063	\$ 14,580	\$ 9,518
Total Revenues	\$ 341,050	\$ 339,363	\$ 350,768	\$ 11,406
Expenditures:				
Series 2021				
Interest - 12/15	\$ 101,481	\$ 101,481	\$ 101,481	\$ -
Principal - 06/15	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest - 06/15	\$ 101,481	\$ 101,481	\$ 101,481	\$ -
Total Expenditures	\$ 332,963	\$ 332,963	\$ 332,963	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (8,789)	\$ 8,789
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (8,789)	\$ 8,789
Excess Revenues (Expenditures)	\$ 8,088		\$ 9,016	
Fund Balance - Beginning	\$ 126,768		\$ 301,410	
Fund Balance - Ending	\$ 134,856		\$ 310,426	

Storey Park

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 203,549	\$ 204,615	\$ 1,066
Interest	\$ 5,000	\$ 3,750	\$ 8,668	\$ 4,918
Total Revenues	\$ 208,549	\$ 207,299	\$ 213,283	\$ 5,984
Expenditures:				
Series 2022				
Interest - 12/15	\$ 75,921	\$ 75,921	\$ 75,921	\$ -
Principal - 06/15	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest - 06/15	\$ 75,921	\$ 75,921	\$ 75,921	\$ -
Total Expenditures	\$ 201,843	\$ 201,843	\$ 201,843	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,347)	\$ 5,347
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,347)	\$ 5,347
Excess Revenues (Expenditures)	\$ 6,707		\$ 6,094	

Storey Park

Community Development District Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 360	\$ 360
Total Revenues	\$ -	\$ -	\$ 360	\$ 360
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 8,789	\$ (8,789)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,789	\$ (8,789)
Excess Revenues (Expenditures)	\$ -		\$ 9,149	
Fund Balance - Beginning	\$ -		\$ 6,182	
Fund Balance - Ending	\$ -		\$ 15,331	

Storey Park

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,243	\$ 1,243
Total Revenues	\$ -	\$ -	\$ 1,243	\$ 1,243
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 991	\$ (991)
Total Expenditures	\$ -	\$ -	\$ 991	\$ (991)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 5,347	\$ (5,347)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,347	\$ (5,347)
Excess Revenues (Expenditures)	\$ -		\$ 5,599	
Fund Balance - Beginning	\$ -		\$ 1,890	
Fund Balance - Ending	\$ -		\$ 7,488	

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	\$336,120	
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	\$70,221	
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)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$75,000)
CURRENT BONDS OUTSTANDING		\$3,455,000

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)		
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%	
MATURITY DATE:	6/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$119,695	
RESERVE FUND BALANCE	\$120,237	
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)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$80,000)
CURRENT BONDS OUTSTANDING		\$3,615,000

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	\$167,907	
BONDS OUTSTANDING - 6/15/21		\$6,030,000
LESS: PRINCIPAL PAYMENT 6/15/22		(\$125,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$125,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$130,000)
CURRENT BONDS OUTSTANDING		\$5,650,000

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FIVE PROJECT)		
INTEREST RATES:	4.250%, 4.500%, 5.000%, 5.150%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$101,774	
RESERVE FUND BALANCE	\$102,235	
BONDS OUTSTANDING - 9/15/22		\$3,105,000
LESS: PRINCIPAL PAYMENT 6/15/23		(\$50,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$50,000)
CURRENT BONDS OUTSTANDING		\$3,005,000

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
05/13/24	11	\$52,415.41	\$0.00	\$1,636.55	\$0.00	\$50,778.86	\$21,354.84	\$11,049.18	\$4,449.19	\$4,283.06	\$5,994.27	\$3,648.31	\$50,778.85
06/12/24	12	\$32,895.00	\$0.00	\$554.36	\$10,611.71	\$42,952.35	\$18,063.43	\$9,346.18	\$3,763.44	\$3,622.92	\$5,070.38	\$3,086.00	\$42,952.35
07/11/24	13	\$23,264.61	\$0.00	\$0.00	\$0.00	\$23,264.61	\$9,783.84	\$5,062.24	\$2,038.42	\$1,962.31	\$2,746.31	\$1,671.50	\$23,264.62
TOTAL		\$ 2,957,864.76	\$ 1,373.07	\$ 116,051.84	\$ 30,750.35	\$ 2,871,190.20	\$ 1,207,467.19	\$ 624,754.09	\$ 251,570.47	\$ 242,177.42	\$ 338,934.28	\$ 206,286.75	\$ 2,871,190.20

101.34%	Net Percent Collected
\$ (38,097.83)	Balance Remaining to Collect

SECTION 3

**NOTICE OF MEETING DATES
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2025**

The Board of Supervisors of the *Storey Park Community Development District* will hold its regularly scheduled public meetings for **Fiscal Year 2025** at **4:00 pm at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Florida 32801**, on the Second Tuesday of each month as follows (exceptions noted below):

October 1, 2024
November 5, 2024
Exception: December 17, 2024
January 7, 2025
February 4, 2025
March 4, 2025
April 1, 2025
May 6, 2025
June 3, 2025
July 15, 2025
August 5, 2025
September 2, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524 or via the District's website at <https://storeyparkcdd.com>.

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

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

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

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

SECTION 4



Memorandum

To: Board of Supervisors

From: District Management

Date: June 11, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Storey Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Storey Park Community Development District

District Manager: _____

Date: _____

Print Name: _____

Storey Park Community Development District