Storey Park Community Development District

Agenda

September 3, 2024

AGENDA

Storey Park
Community Development District

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

August 27, 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, September 3, 2024 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida. F**ollowing 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 August 6, 2024 Meeting
5. Consideration of Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser
6. Consideration of Proposal from Camcor Site, LLC for Concrete Weir Restoration
7. Ratification of Temporary Construction Easement with the School Board of Orange County, Florida
8. Discussion of Parking and Towing Rules
9. Staff Reports
    A. Attorney
    B. Engineer
        i. Discussion of Pending Real Property Conveyances
        ii. Status of Pending Permit Transfers
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Presentation of Series 2021 Arbitrage Rebate Calculation Report
    D. Field Manager's Report
10. Public Comment Period
11. Supervisor's Requests
12. Other Business
13. Next Meeting Date – October 1, 2024
14. Adjournment

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

Sincerely,

Jason M. Showe
District Manager

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

Enclosures

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

Orlando, FL 32832 • 551-482-1754 • TIM3PORT@hotmail.com

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.

Matthew Antolovich
11849 Ginsberg Place
Orlando, FL 32832
matt.antolovich@gmail.com

2 August 2024

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

Members of the Board:

I am submitting my resume for your consideration for appointment to the CDD Board of Directors. With my experience on the Storey Park Community Association's Board of Directors, combined with my professional background, I believe I can bring significant and positive contributions to the CDD.

As the CTO at NeoReach, Inc, I have developed expertise in strategic planning, budget management, and project oversight. My role has involved leading cross-functional teams, creating and implementing technology roadmaps, and ensuring initiatives align with organizational goals and financial constraints. This experience has provided me with a strong foundation in effective leadership and resource management.

In my role as Director on the Storey Park Community Association's Board, and as Chairman of the Finance Committee, I have prioritized organizational efficiency and adherence to legal and financial protocol, while upholding the values and needs of the residents. These responsibilities have provided me with experience in governance and community management.

I am committed to collaborating with fellow CDD board members to ensure our district's continued growth, regulatory compliance, and the well-being of our community.

Sincerely,
Matthew Antolovich

Matthew Antolovich

11849 Ginsberg Place
Orlando, FL 32832
matt.antolovich@gmail.com

Experience

Storey Park Community Association
Director, HOA Board (2024-PRESENT)
Chair, Finance Committee (2024-PRESENT)

- Collaborate with other board members to develop strategies to resolve community issues.
- Develop and implement policies and procedures to ensure compliance with state and local laws.
- Monitor and analyze financial statements to ensure proper use of funds.
- Building trust among residents, enhancing community engagement and satisfaction.

NeoReach, Inc.
Chief Technology Officer (2017- PRESENT)
VP of Engineering (2014-2017)

Responsibilities:

- Formulating the company's technological vision and strategy to align with its business objectives.
- Guiding development initiatives to foster innovation and maintain a competitive edge.
- Overseeing the technology budget to ensure investments are cost-effective.
- Setting technical standards and ensuring compliance in product development and company operations.
- Collaborating with other senior executives to make decisions on operational activities and strategic goal-setting.
- Managing cross-functional teams, fostering collaboration and delivering innovative solutions.

Achievements:

- Optimized product development process, reducing time-to-market for new features from months to weeks
- Developed technology strategies and new product innovations that directly led to a $12M increase in annual revenue in three years.
- Developed a fintech payments portal to streamline vendor invoicing and payments processing, significantly reducing payment timing and enhancing GAAP compliance.
- Led technology strategy, achieving significant operational efficiencies and reduced annual technology costs by over 40%
- Oversaw technological M&A, successfully acquiring multiple companies and integrating their technologies and teams to enhance overall company capabilities and market position.
- Implemented AI solutions using natural language processing to make user interactions more intuitive.

Education

University of Central Florida - *Bachelor's degree, Information Technology*

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 3rd day of September, 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, August 6, 2024 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Dan La Rosa	Chairman
Mike McQuarrie	Assistant Secretary
Willem Boermans	Assistant Secretary
Ricardo Garcia *by phone*	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Nicole Van Valkenburg *by phone*	District Engineer
Alan Scheerer	Field Manager
Residents	

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: At this point, we will open it up for a public comment period. We would ask that you please state your name and address and keep your comments to three minutes. We will note that we did add an item to the agenda, for a special public hearing just for the budget today. So, if you have comments for the budget we will reopen up the public comments specifically for the budget. Other than that, this is a chance for any audience members to make any comments. Please state your name and address and keep your comments to three minutes. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Resignation
B. Review of Resume(s)/Letter(s) of Interest in Board Vacancy

C. Appointment of Individuals 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

Mr. Showe: We have organizational matters on the agenda. However, we only have three Board members present and we had not received the resignation, as of yet. We may receive it during the meeting and if so, we can return back to that item, but if any Board member resigns at this point, then we lose the quorum.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the May 7, 2024 Meeting**

Mr. Showe: With that, we can go to the approval of minutes of the May 7, 2024 meeting. These are included as part of your agenda package. We can take any corrections or changes at this time or motion to approve.

> On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor the Minutes of the May 7, 2024 Meeting as presented were approved.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2023 Audit**

Mr. Showe: Behind that is your Audit Report for Fiscal Year 2023. This contains all of the items that the District is legally required to audit. There is a lot of financial information, but we typically direct our Boards to the last page, which is the Letter to Management. It lists all the items that the auditor is statutorily required to review. There are no prior or current year findings and recommendations, we had no recommendations and do not have any financial conditions, which is a good thing. For our purposes, it is a clean audit. We can take any questions or comments from the Board or entertain a motion to the Board to accept the audit and direct us to transmit it to the State for compliance.

> On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor accepting the Fiscal Year 2023 Audit and directing its transmittal to the State of Florida was approved.

SIXTH ORDER OF BUSINESS **Public Hearing**

Mr. Showe stated next is our public hearing for the budget. I will entertain a motion, at this point, to open the public hearing.

> On MOTION by Mr. McQuarrie seconded by Mr. LaRue with all in favor the public hearing to adopt the Fiscal Year 2024 budget was opened.

A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Showe: The first item is Resolution 2024-04. Just to give a summary, this is the resolution that approves the Adopted Budget. We have a summary of the Proposed Budget, behind the resolution. You will note, there are no assessment increases proposed for this year. In large part, it is very similar to the budgets you've seen in the past. We haven't made a lot of changes to it. Then on page two of the budget, is your assessment table. Starting on Page 4, for transparency of both the Board and the residents, we provide a full item text detail. In the cases where there are contracts or other items, we try to be as clear as we can, so you can see where those items come from and how we make all those items up. The District also has a Capital Reserve Fund, which is on Page 10. On Page 11, is the Debt Service Fund. The Board doesn't have a lot of flexibility on those items, as they are required by the bond documents that the District already approved and signed. At this point, we can go ahead and open the floor up for any member of the audience, who would like to make comments on the budget. Again, we would ask that you state your name and address and please keep your comments to three minutes. Hearing none, we can return it to the Board for any questions or comments or take a motion to approve the budget as presented.

> On MOTION by Mr. LaRosa seconded by Mr. McQuarrie with all in favor Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: Behind that, is the second part of your annual budget process, which is the adoption of Resolution 2024-05. Attached to this resolution, is the Adopted Budget that you just approved, which is Exhibit A. Exhibit B, is a large Excel spreadsheet, of all the property within the District. It's here for inspection if anyone would like to see it. But this just levies those assessments onto the Tax Bill. This is what we send to the Tax Collector and is how those assessments get transmitted to your property Tax Bill. Again, we will open it up for public

comment on that specific item. Is there any public comment? Hearing, none, we can entertain a motion of the Board to approve that resolution.

> On MOTION by Mr. LaRosa seconded by Mr. McQuarrie with all in favor Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

Mr. Showe: Then we can entertain a motion at this time, to close the public hearing.

> On MOTION by Mr. LaRosa seconded by Mr. McQuarrie with all in favor the public hearing to adopt the Fiscal Year 2025 budget was closed.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Memorandum Regarding Newly Enacted Legislation

Mr. Showe: With that, we can go to Staff Reports and we'll start with District Counsel.

Mr. Lazarovich: Included in the agenda, is a short memo from our firm, regarding recent changes to Florida Law, most specifically House Bill (HB) 7013, to create goals and standards that the District must implement. The first deadline is October 1st of this year. Jason will cover some of the goals and objectives later in the meeting. This memo just sets forth the new requirement and then every year by December 1st, starting in 2025, it must be posted on the website, whether the District met those goals and objectives. If there are any questions about that, I can answer them.

ii. ii. Update Regarding Pending Contraction

Mr. Lazarovich: Also under Attorney's Report, we just wanted to provide a quick update on the contraction. At the last meeting, a Funding Agreement was presented. We received Moss Park Properties (MPP) signature page today, so we now have a fully executed agreement dated as of yesterday. I believe that Dan requested the legal description. Did you get a copy of that?

Mr. LaRue: No, I did not.

Mr. Lazarovich: I didn't get a chance to bring it with me, but we did receive it. I will forward that after the meeting.

Mr. LaRue: Okay.

Mr. Lazarovich: We have one item that we printed out for the Board Members, but it did not make it onto the agenda. So, if anyone has comment on this item, we can have a public

comment period. This is regarding the Orange County Public Schools (OCPS) Elementary School Project.

Mr. McQuarrie: Is this to take ownership of the strip of land between the right-of-way (ROW) and the edge of the property?

Mr. Lazarovich: No. We currently own Introduction Way by deed and maintain certain sections of Dowden Road via a 2015 Interlocal Agreement. We were just provided with this information on Friday, so, everything is fairly new. We're still working out some details with council for OCPS and MPP as well. That portion of land is currently owned by MPP and there will likely be a sale to OCPS. We just forwarded draft agreements to their counsels for review and clarification on which party would be funding the granted easements and identification rights. It's also fairly new, but we want to make sure we get these agreements to you guys for review now. Included is a map that shows Introduction Way. There will be two proposed entrances on CDD property on Introduction Way and then there will be another entrance on Dowden Road. The first agreement is a Funding Agreement. We recently just entered into a similar form with MPP for the contraction parcel. We don't expect too many comments on this, but it will just make sure that any fees for District Counsel, the District Engineer and management, are all covered by the MPP or Orange County and its own falling on residents of the District. Again, we entered into a very similar form with them recently, so we don't expect many comments on that. The second agreement is a Temporary Construction Easement. This includes indemnification language for the District. It would cover the construction period. I believe the form in this might just list MPP, but there was another version. They were working on it until I came to this meeting, but it will either be with MPP or OCPS. We're still trying to work out those details. So, the agreement sent to their counsel has in brackets, both parties, until we know who we're entering into the agreement with.

Mr. LaRue: Who is going to assume responsibility for any damage done to Introduction Way during the construction period?

Mr. Lazarovich: It's listed in the agreement, but we have both noted right now. We don't know the actual parties that we're entering into that agreement with.

Mr. LaRue: Okay, and then what about ongoing maintenance of that road? Because it says right there, *"Bus loop."* That's where the buses are going come in and out, which is going to get a lot of wear and tear.

Mr. Scheerer: There is landscaping and irrigation in that easement as well.

Mr. LaRue: So, is there going be a proportionate share of some sort of Maintenance Agreement that's going to be worked out with OCPS?

Mr. Lazarovich: Yes. The third agreement is a Cost Share Agreement, which will further extend use of Introduction Way with the county. The Temporary Construction Easement will include Introduction Way and Dowden Road. They had mentioned that there may be changes to some of the landscaping in the median, so we wanted to make sure that was included in Temporary Construction Easement. However, the cost share will be either a pro-rata or flat fee. Again, we previously entered into that agreement with EHOF and Linus and it was in their agreements. So, we took those forms that we used and we don't anticipate too many comments; however, we anticipate one for OCPS, only because we were told today that they were the ones contracting for the work. So, the sale may occur prior. If the sale occurs to OCPS, we expect all of the agreements to be with OCPS, except the Funding Agreement. We would anticipate MPP funding our cost, but again, this is all very new, as we received it on Friday afternoon.

Mr. LaRue: I heard about it on Friday, too and received very little detail. As long as we're paying attention to those types of things, ongoing maintenance, construction, potential damage, an inspection period, there needs to be some kind of inspection of the roadway, outside the roadway, landscaping, irrigation, all of that kind of stuff.

Mr. Scheerer: As well as any modifications to that median, because there are heavily landscaped medians on Downton Road. There's a ton of landscaping in those medians. When they include a cut in their turn lanes, which they're obviously going to have to do, we need to make sure that all of that is coordinated with OCPS, the CDD and our landscape provider. We have to ensure that the rest of that median isn’t affected, because we’re not losing our plant material.

Mr. LaRue: Yeah. That's a very good point as well. I don't know if the valve is here on the corner. It’s the same thing going this way. Right?

Mr. Scheerer: Right.

Mr. LaRue: Because they're going cut through. They will most likely just do bore shots or direct buried lines underneath these entrances, so they can connect everything back together. That would be the right way to build it.

Mr. Scheerer: Right. Then they need to replace all of the trees, as there are a ton of Oak trees and St. Augustine grass along Introduction Way. Then we have all of the standard Crepe Myrtles, Palm trees, St. Augustine, Peanut and some Society Garlic islands in those islands, as well as some soft Palmetto and grasses. They're heavily landscaped.

Mr. LaRue: There is just an Interlocal Agreement for Dowden Road.

Mr. Lazarovich: Yes.

Mr. LaRue: Okay. So that's a little bit different than Introduction Way. They can kind of do what they want, basically. My only other thing would be any kind of a bonding request from the CDD to them, just for the period that the work's taking place. Stuff happens, deals go south after they've already started. You never know. The school might decide to pull funding, after they've already made the cuts in the road and the CDD has absolutely no performance or maintenance bond to fall back on, to come back in and maintain this for some set period of time prior to an inspection, that everybody in the CDD agrees to. Then when they make the repairs, we would give them the bond back. I just think that the CDD should be protected against market conditions or who knows what could happen. I mean, you've seen it before. They start something and then OCPS decides not to follow through for some reason. Who is going to fix all of this?

Mr. Lazarovich: Correct. We can include that. We want to make sure that we get the Funding Agreement signed first. That way they are responsible for any cost to date and then we will go through further negotiations. I'll get more information very soon.

Mr. LaRue: Okay.

Travis Smith (12016 Imagine Way): Is there a public comment period for this one?

Mr. Showe: We can have one.

Mr. Smith: How do you define Introduction Way for the purposes of this agreement? Because there's just the part that abuts the school and then continues on. I would imagine that they are going to bring construction in different ways. So, what do we consider Introduction Way, for the purpose of the agreement?

Mr. LaRue: That's a good question. Will the CDD be presented with a proposed Construction Entrance Plan? To me, you have one ingress and one egress directly out onto Dowden Way. That way it creates a loop and they don't have to go through the community. I think that's a good point.

Mr. Boermans: Some homeowners tried to have a bus loop not to be part of Introduction Way. Of course, this is something for a later plan, but how can we make sure that the buses will not start waiting on Introduction Way, before going into the loop? At least we protect these homeowners against sounds and things like that.

Mr. Lazarovich: It is a public road. So, it would have to go to the city. It would not be the CDD's responsibility to make that decision. I don't believe we have a say in that. It would just be the residents going to the city.

Mr. Boermans: Perfect.

Mr. Showe: Maybe the School Board too. They are the ones that control the bus routes and how they flow. Those are very valid concerns and they should listen to you on those.

Mr. Scheerer: Yeah. If they widen that road just a little bit on the school side, that would be somewhat of a compromise on that road.

Mr. Boermans: It's a pretty wide road.

Mr. Scheerer: Yeah. If you start getting bus traffic and parents, those residents bought those beautiful homes right there.

Mr. Boermans: I know someone that lived there that sold their home for that reason.

Mr. Lazarovich: If there is no other comment, we would just look for a motion to approve these agreements in substantial form, subject to staff review and sign off and delegate authority to the Chair or Vice Chair to execute those documents.

> On MOTION by Mr. LaRue seconded by Mr. McQuarrie with all in favor the forms of agreement for the Orange County Public Schools site in substantial form and delegating authority to the Chair or Vice Chair to execute the same was approved.

Mr. Lazarovich: That's all I have.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. Showe: We have Nicole who is attending by phone.

Ms. Van Valkenburg: Good afternoon. We provided the Annual Engineering Inspection Report in June and outlined some areas of recommended repairs that include repair and replacement of concrete, curb and gutters, some sidewalk cracking, striping and pavement, marking replacements and maintenance of control structures. It's all detailed in the report in

pictures and locations on a map. At this time, I think everything within Storey Park is now within the CDD, with the exception of Storey Park, Parcel K, Phase 3, which is still in the maintenance period, through the maintenance bond with the city and the contractor. If anyone has any questions on it, please feel free to let me know.

Mr. LaRue: Nicole, are there any requisitions left for Parcel K?

Ms. Van Valkenburg: I do not think there are any more requisitions. I think they have all been closed out.

Mr. LaRue: Okay.

Ms. Van Valkenburg: I can confirm that with our records.

Mr. Showe: Yeah, I think we cleared that one out.

Mr. LaRue: Okay. I just wanted to make sure that we didn't have something open out there. I think she just said that Parcel K3 hasn't been turned over yet. Right?

Mr. Showe: Yeah.

Mr. Scheerer: There's some work in there.

Mr. LaRue: Yeah. There's still stuff that's being cleaned up in there. I think we did fix the utilities. That should all be downgraded and re-sotted, on the backside of Parcel K3.

Mr. Scheerer: Unless it was recent, I hadn't seen it. I will talk to you.

Mr. LaRue: Okay.

Mr. Scheerer: There's an area of asphalt trail where they were coming in to do the homes.

Mr. LaRue: Yeah. I know the area you're talking about, but I saw pictures of that whole top of Parcel K3 and it was all smoothed out.

Mr. Scheerer: Good. I'll be there Friday morning.

Mr. LaRue: Take a look and send me a picture if it.

Mr. Scheerer: Yes, sir.

Mr. LaRue: Okay, thank you.

ii. Discussion of Pending Real Property Conveyances

iii. Status of Pending Permit Transfers

There was no update.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: The first item is your Check Register. For the General Fund, we have Checks #1274 through #1314, Capital Reserve Check #1 and May payroll for a total of $286,205.55. Alan and I can take any questions on those invoices or we can take a motion to approve.

> On MOTION by Mr. LaRue seconded by Mr. Boermans with all in favor the May 1, 2024 through July 30, 2024 Check Register in the amount of $286,205.55 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. In your General Fund, we are doing better than budget to actuals and we are at 100% collected on our assessments. So, we're in good shape on the cashflow for the District.

iii. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Showe: Behind that, is the Fiscal Year 2025 meeting schedule. This doesn’t lock the Board into that specific meeting schedule, but we are required to advertise an annual meeting schedule, pursuant to Florida Statutes. We put this one together and included the same time and same place as we've typically had them. We can take any questions or comments from the Board or a motion to approve.

> On MOTION by Mr. LaRue seconded by Mr. Boermans with all in favor the meeting schedule for Fiscal Year 2025 as presented was approved.

iv. Adoption of District Goals & Objectives

Mr. Showe: The last thing that we have is what Jay talked about earlier, HB 7013, which requires all Special Districts to complete performance measures and standards. Given that we manage a lot of different Districts, we tried to come up with a template that was easily achievable for our Districts, but also things that are standard and we do on a regular basis. The rules didn't have any guidelines as far as what the actual goals need to be. There are no penalties at this point, if you don't complete them or if you don't do them, but we want to make sure that our Districts are in compliance. So, we drafted up these performance measures and standards. They are all things that we're required to do in the Florida Statutes anyway, such as holding your Board meetings, making sure that we're providing access to the records, meeting compliance,

making sure we're inspecting the site, as well as preparing the Engineer's Report, as well as all of the different budgets and financial things that we do. Our recommendation, because these have to be approved and published by October 1st, is that the Board just approve this template now, in the interest of time and the Board could make them a little more specific to your site, in the future. There's just not a whole lot of time at this point, given that we were handed this in July and now by September 30th, you need to get it done. So again, it's our recommendation to just approve these for now, but we can take any questions or comments from the Board.

Mr. LaRue: No questions.

On MOTION by Mr. LaRue seconded by Mr. McQuarrie with all in favor the District's goals and objectives were approved as presented.

v. Field Manager's Report

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

Mr. Scheerer: Yeah, just a few things. We continue to meet with OmegaScapes on a regular basis. Shane was out sick the last couple of meetings, but he's back and it looks like we survived the storm, as I did not receive any complaints. I just had to adjust a few trees. We recently opened the dog park. Last week we had it closed for 30 days, to do our normal flea and tick treatments.

Mr. LaRue: Which one?

Mr. Scheerer: The one on Philosophy Way. We do that every year. The new park over in Phase 5, will get the same treatment at some point. We'll shut it down for about a month, go through all of the amenities and make sure that it's good for the year. Speaking of dog parks, Lennar is installing a fitness station center over at the one on Folklore Lane, which I'm sure you're already aware of. So that's good news. We did go through the Engineers Report, when we received it. I already have people working on pricing the sidewalk, gutter and curb repairs that were outlined in that. I also have a meeting Friday morning at 9:30 with Camcor, a construction management company out of St. Cloud. They're going to come and look at all of the outfall structures. There's a skimmer that's hanging and a couple of grates, which we can do in-house. We'll just get them out of Tampa, have them measured and reinstalled. So, we're working on that. I purchased about 24 *No Fishing* signs for the ponds and we'll be putting those up selectively throughout the rest of the community. We've been catching people right and left.

Mr. Boermans: They said legally not allowed to fish in a pond.

Mr. Scheerer: I think it's part of your rules.

Mr. Boermans: Okay, perfect.

Mr. Scheerer: Yeah. It doesn't bother me.

Mr. Showe: There is also no trespassing beyond at a certain point. So, that's really for safety. We don't let anybody just come to a lake.

Mr. Boermans: Of course. No hunting.

Mr. LaRue: You don't want them to drink that pond water. Not only that pond, just any pond.

Mr. Scheerer: There was a lady and her husband that were fishing on the pond behind History Avenue, the one where that outfall was damaged. She was live casting with her phone or whatever she was doing and there was a guy who was in his kayak. He has a website where he posts how he caught some of the biggest fish. I'm like, *"Look, man, there's no fishing here. You're parked right next to my No Fishing sign. There's no fishing, no trespassing."* Like I said, we will be installing those signs probably over the next 30 days or so. We just need to pick some decent locations. But right now, this Engineer's Report is probably priority one, especially for the stormwater outfall, with the stuff that we have going on. So, I'll see what happens with Camcor and we'll also reach out to All Terrain Tractor, that's done work for us in the past as well. We'll get some numbers together and see how bad it is. Other than that, I'm there every Friday. I'll be there Friday morning, if anyone has any questions. I know Supervisor Boermans will kindly send photos and text messages and emails. They're always welcome.

Mr. Showe: Absolutely.

Mr. Scheerer: That's any of you or future Board Members or any of the residents in the community. I'm pretty accessible. That's all I have.

EIGHTH ORDER OF BUSINESS Public Comment Period

Mr. Showe: With that, we can open it up again for any public comments.

Matthew Antolovich (11849 Ginsberg Place): The grass in the dog parks, due to the nature of the dogs being there all the time, gets pretty bad in there. Is there a more suitable grass that we can have put in there that's a little bit more durable?

Mr. Scheerer: It's pretty much Bahia grass, unless you want to spend the money to redo it with Bermuda grass, but the Bahia is pretty good.

Mr. Antolovich: Yeah, I know the one on Philosophy Way, ends up getting pretty bad. I don't know about Parcel K. Some of the other residents were asking, so I didn't know.

Mr. Scheerer: Yeah. Parcel K has St. Augustine, which I don't prefer.

Mr. LaRue: It requires irrigation.

Mr. Scheerer: Yeah. We let Bahia go to seed sometimes, too. You'll see it on Story Time Drive and that one portion of Dowden Road, that has Bahia grass. We let it go to seed so we can cut and regerminate it. We can't really do that with St. Augustine. I think we spent $300, just doing what we just did for 30 days. So, it wasn't a bad expense. We do replace sod and as part of the 30-day waiting period, we let the sod grow in. But it really falls down to the homeowners to watch their dogs, make sure they're not digging and picking up after their pet. Trust me, we battle that. I can't tell you how many properties, I maintain as a Field Manager, where people don't pick up after their pets. They let the kids bring them down to the dog park and allow the dogs to do whatever. Can we have artificial turf? No. Try cleaning that mess up. There are options, to answer your question, but it's the same problem with every option.

Mr. Antolovich: All right, thank you.

Mr. Scheerer: Yes, sir.

NINTH ORDER OF BUSINESS Supervisor's Requests

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

Mr. Boermans: Oh, yeah. I just had the overflow issue on the retention pond.

Mr. Scheerer: I'll be there at 9:30 a.m. on Friday morning, meeting with the contractor.

Mr. Boermans: 9:30 a.m.? Yeah, I'll be there.

Mr. Showe: We received one quote already that was kind of high. So, we're just trying to make sure that we get another one.

Mr. Scheerer: We actually have two to deal with. The one that we received from All Terrain, was for Innovation Way, which is a private gated community. There's a pond in there. We're going to take Camcor out to everything. I'll have everything printed out for this guy, have him look at it and then he can work his magic. I'm going to do the same thing with All Terrain, bring them back out and give them the same photos. GMS does those in-house, because we have

guys that are familiar with doing skimmers. We order the grates right out of Tampa. There's a factory in Tampa that makes these grates by the gazillions. So, we'll do whatever we can in-house, but some of these big outfall concrete areas that need to be repoured, that's out of our realm.

Mr. Boermans: It's a big project.

Mr. Showe: Yeah.

- **Public Comment Period** *(Continued)*

Mr. Smith: I just have a general question in terms of having a meeting in Storey Park for residents. We've had Commissioner Gray and the local Police Captain come and speak and I was wondering if there was opportunity for the CDD to come and speak to residents.

Mr. Showe: Yeah, absolutely. There are several options that we can do. Certainly, if the Board were to ever make the decision, to have a meeting there, we could certainly move our meetings there. Additionally, our company regularly does CDD 101 presentations. We provide a basic informational session of what a CDD is, because a lot of people don't really understand the difference. So, we can certainly do a CDD 101 and just kind of walk through with your residents about what it is, how we do what we do and why we do what we do. We have lots of options available to interact and be a part of your community.

Mr. Boermans: In the past, instead of having a CDD meeting here, it was held in the library close to our home. What I noticed was, not a lot of homeowners would show up.

Mr. Showe: Yeah. We were paying to rent that room. So, at a certain point, we just said, *"If we're not going to be able to get residents out, there's no sense in continuing to spend their money."*

Mr. Scheerer: They can go to an HOA meeting.

Mr. Showe: Absolutely.

Mr. Smith: That was my thought, once we get more established, coming to an HOA meeting.

Mr. Showe: Absolutely.

Mr. Boermans: This is the first time in a year and a half that I've been here, that I see two other homeowners.

Mr. Showe: Correct.

Mr. Scheerer: Exactly.

TENTH ORDER OF BUSINESS **Other Business**

Mr. Showe: Is there any other business from the Board?

ELEVENTH ORDER OF BUSINESS **Next Meeting Date – September 3, 2024**

Mr. Showe: The next scheduled meeting is September 3, 2024. We still have not received that resignation and we can't do anything without that. So, we'll try to get that for the next meeting.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2024 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Storey Park CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2025.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

   A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2025 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.

   B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.

   C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.

   D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

   E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

   F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:

A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.

B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.

C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.

D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.

4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.

5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.

6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to $0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.

7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.

8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Storey Park CDD

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

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.

12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.

13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
AMY MERCADO

Date _____

STOREY PARK CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

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

June 1

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

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

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

August 4

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

August 24

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

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

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

October

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

SECTION VI

CAMCOR SITE LLC.

PH: 321-624-9555 1711 EASTERN AVE SAINT CLOUD FL FAX: 407- 891 - 9679

BID PROPOSAL

BID #: 81324 DATE: August 14, 2024

PROPOSAL SCOPE: CONCRETE WEIR RESTORATION
PROPOSAL REVISED:
PROJECT NAME: STOREY PARK WEIR
JOB LOCATION:

GENERAL CONTRACTOR:

GOVERNMENTAL MANAGEMENT SERVICE

ATT: ALAN SCHEERER

WWW.CAMCORSITE.COM

SCOPE OF WORK AND COST

PERFORMANCE & PAYMENT BOND	NOT BID
MOBILIZATION & GENERAL EXPENSE	$7,500.00
DEMOLITION	$10,750.00
EARTHWORK	$39,980.00
ASPHALT PAVING BASE SUBGRADE	NOT BID
CONCRETE, CURBS, SIGNAGE, STRIPING & MISC	$47,600.00
STORM DRAINAGE SYSTEM	NOT BID
FIRE/WATER/RE-USE WATER LINE	NOT BID
GRAVITY SANITARY SEWER SYSTEM	NOT BID
TOTAL	$105,830.00

Soil Reports have not been Reviewed

ALTERNATES / EXCLUSIONS

1. TOP SOIL BY OTHERS
2. SOD BY OTHERS
3. DUMPSTER & PAD BY OTHERS
4. CONCRETE FLATWORK BY OTHERS
5. ANY WALLS & FENCE BY OTHERS
6. ELECTRICIAN IS RESPOSIBLE FOR THERE SCOPE OF WORK
7. DEWATERING NOT INCLUDED
8. LIFT STATION ELECTRICAL BY OTHERS

DUE TO COST INCREASES ON MATERIAL. OUR PROPOSAL IS ONLY GOOD FOR 30 DAYS, PAST THAT WE WOULD NEED TO REVISE OUR PROPOSAL TO REFLECT THE MATERIAL INCREASE.

MOBILIZATION & GENERAL EXPENSE PROJECT 81324

DESCRIPTION	QUANTITY	UNIT COST	UNIT	TOTAL COST
MOBILIZATION & GENERAL EXPENSES	1	$2,500.00	LS	$2,500.00
ROW PERMIT	1	NOT BID	EA	BY OTHERS
M.O.T PERMIT	1	NOT BID	EA	BY OTHERS
M.O.T	1	$1,500.00	LS	$1,500.00
CONSTRUCTION LAY OUT/ AS BUILTS CAMCOR SCOPE ONLY	1	$3,500.00	LS	$3,500.00
		TOTAL		$7,500.00

DEMOLITION PROJECT 81324

DESCRIPTION	QUANTITY	UNIT COST	UNIT	TOTAL COST
DEMO 6" CONC WEIR REMOVE FROM SITE	2,050	$5.00	SF	$10,250.00
PLYWOOD FOR PROTECTION	1	$500.00	LS	$500.00
		TOTAL		$10,750.00

EARTHWORK PROJECT 81324

	CY/SY/SF/LF/EA/DAY			
SILT FENCE	2,000	$4.00	LF	$8,000.00
INLET PROTECTION		NOT BID	EA	NOT BID
CONSTRUCTION ENTRANCE	1	$5,000.00	LS	$5,000.00
IMPORT FILL	380	$20.00	CY	$7,600.00
CUT SPREAD COMPACT	380	$3.50	CY	$1,330.00
RESTORATION OF BERM AND LAYDOWN AREA	17,000	$0.25	SF	$4,250.00
BAHAI SOD	12,000	$0.65	SF	$7,800.00
ST AUGUSTINE SOD	5,000	$1.20	SF	$6,000.00
BUDGET ONLY FOR DEWATERING PLUG STORM AND PUMP POND DOWN WITH DIVERS ROUGH COST ONLY PRICE WILL BE COST PLUS 20% /NOT IN TOTAL	1	$18,000.00	LS	$18,000.00
ALT: EXCAVATE UNSUITABLE MATERIAL & REPLACE OVER EXCAVATED. COST FOR EXPORT $25 CY & COST FOR IMPORT $25 CY. IT WILL HAVE TO BE EVALUATED, WHILE THE GEO TECH IS ON SITE FOR RECCOMMENDATION.				
		TOTAL		$39,980.00

ASPHALT AND BASE PROJECT 81324

DESCRIPTION	QUANTITY	UNIT COST	UNIT	TOTAL COST
		TOTAL		NOT BID

CONCRETE, CURBS, SIGNAGE, STRIPING & MISC PROJECT 81324

DESCRIPTION	QT'Y	MAT'L	COST L&E/SUB	UNIT COST		TOTAL COST
POUR NEW WEIR 6" THICK	3,000			$10.50	SF	$31,500.00
POUR BAFFLE FOOTER 81'X36"X12"	1			$12,000.00	LS	$12,000.00
SIDEWALK REPAIR IF NEEDED	200			$6.50	SF	$1,300.00
CURB REPAIR IF NEEDED	20			$65.00	LF	$1,300.00
PUMP TRUCK	1			$1,500.00	LS	$1,500.00
				TOTAL		$47,600.00

STORM DRAINAGE SYSTEM PROJECT 81324

DESCRIPTION	QT'Y	MAT'L	COST L&E/SUB	UNIT COST	TOTAL COST
				TOTAL	NOT BID

FIRE/WATER/RE-USE WATER LINE PROJECT 80045

DESCRIPTION	QT'Y	MAT'L	COST L&E/SUB	UNIT COST	TOTAL COST
				TOTAL	NOT BID

GRAVITY SANITARY SEWER SYSTEM PROJECT 80045

DESCRIPTION	QT'Y	MAT'L	COST L&E/SUB	UNIT COST	TOTAL COST
				TOTAL	NOT BID

81324

NOTES:

1.) CUSTOMER SHALL ESTABLISH SURVEY LAYOUT BASE LINE CONTROL INCLUDING ALL PC's, PT's, BENCH MARKS & STRUCTURE/BUILDING CORNERS.
2.) CUSTOMER SHALL ALSO PROVIDE ELECTRONIC VERSIONS OF THE DRAWINGS IN AUTOCAD AND PDF FORMAT.
3.) ALL PERMITS AND FEES BY OTHERS UNLESS NOTED IN PROPOSAL.
4.) ALL FENCING, SIDEWALKS, CONCRETE PADS OR SLABS, BOLLARDS, CONCRETE OR OTHER TYPE PAVERS BY OTHERS UNLESS NOTED IN PROPOSAL.
5.) NO UNDERGROUND OBSTRUCTIONS OR UTILITIES WILL BE REMOVED OR RELOCATED OTHER THAN THOSE EXPRESSLY SHOWN ON THE DRAWINGS.
6.) NO EXPORT OF SOILS; EXCESS MATERIALS TO BE STOCKPILED AND/OR USED ONSITE UNLESS OTHERWISE SHOWN ON PROPOSAL.
7.) NO DE-MUCKING OR REMOVAL OF UNSUITABLE MATERIALS UNLESS SHOWN ON PROPOSAL.
8.) STRIPPING, BRUSH AND/OR TREES WILL BURNED ONSITE UNLESS OTHERWISE SHOWN ON PROPOSAL.
9.) ALL UNDERGROUND UTILITIES TO TERMINATE FIVE (5) FEET FROM THE BUILDING FOOTPRINT AND THE END TO BE MARKED WITH A STAKE.
10.) SEEDING, MULCHING, SOD AND/OR MATTING NOT INCLUDED UNLESS NOTED IN THIS PROPOSAL.
11.) PIPE LENGTH FOR MITER ENDS ARE INCLUDED IN PIPE QUANTITY AS MEASURED ON DRAWINGS.
12.) NO THERMO STRIPING INCLUDED UNLESS NOTED IN PROPOSAL.
13.) EXCAVATION FOR ANY BUILDING, SLAB, WALL AND/OR FOOTING OF ANY KIND NOT INCLUDED UNLESS CLEARLY DELINEATED AS SUCH IN THE PROPOSAL.
14.) REMOVAL AND/OR RELOCATION OF ANY ELECTRIC OR TELEPHONE UTILITY NOT INCLUDED UNLESS NOTED IN PROPOSAL.
15.) ELECTRIC, TELEPHONE OR SIGNAL POLE REMOVAL OR RELOCATION NOT INCLUDED UNLESS NOTED IN PROPOSAL.
16.) GAS LINE PIPE INSTALLATION, RELOCATION AND/OR REMOVAL NOT INCLUDED UNLESS NOTED IN PROPOSAL.
17.) PRESSURING TESTING AND CHLORINATION OF POTABLE WATER INCLUDED AS NOTED IN PROPOSAL.
18.) ALL TRASH ENCLOSURE SLABS, WALLS AND/OR FENCES NOT INCLUDED UNLESS NOTED IN PROPOSAL.
19.) MITIGATION OR LITTORAL AREAS NOT INCLUDED UNLESS NOTED IN PROPOSAL.
20.) REMOVAL, RELOCATING, AND/OR HANDLING OF HAZARDOUS MATERIAL NOT INCLUDED UNLESS NOTED IN PROPOSAL.
21.) ALL TESTING BY OTHERS UNLESS NOTED IN PROPOSAL
22.) SEAL COATING OF ANY EXISTING AND/OR NEW ASPHALT IS NOT INCLUDED UNLESS NOTED IN PROPOSAL.
23.) ELEVATION OR LOCATION CERTIFICATION BEYOND TYPICAL CERTIFIED AS-BUILT DRAWING BY OTHERS.
24.) SCOPE OF WORK PROVIDED FOR YOUR REVIEW PLEASE REVIEW AND NOTE ANY OMISSIONS AND/OR REVISIONS.
25.) CUSTOMER TO FURNISH THREE(3) SETS OF APPROVED CONSTRUCTION DRAWINGS BEFORE WORK BEGINS.
26.) THIS PROPOSAL IS BASED ON THE USE OF STANDARD AIA CONTRACT DOCUMENTS.
27.) THE LEGAL REVIEW OF ANY MODIFICATIONS, INSERTIONS AND/OR DELETIONS TO STANDARD AIA CONTRACT FORMS IS BEYOND THE SCOPE OF THIS PROPOSAL
28.) LENGTHS, AREAS AND VOLUMES HAVE BEEN CALCULATED USING A DIGITIZER WHICH MAY REFLECT ERRORS IN THE DRAWINGS.
29.) WE HAVE REVIEWED THE ABOVE SCOPE OF WORK FOR STANDARD CONSTRUCTION PRACTICES, BUT ARE NOT RESPONSIBLE FOR ARCHITECTURAL AND/OR ENGINEERING OMISSIONS OR MISTAKES IN THE DRAWINGS AND BID DOCUMENTS.
30.) THE COST OF ANY LABOR AND /OR MATERIAL BOND WILL BE BILLED AND PAID IN FULL IN THE FIRST APPLICATION FOR PAYMENT.
31.) ADDITIONAL COSTS FOR ESCALATING MATERIAL PRICES WILL BE HANDLED PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. (TO INCLUDE FUEL)
32.) AVAILABILITY OF MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS MAY AFFECT SCHEDULING.
33.) PROPOSAL ONLY VALID FOR THIRTY DAYS FROM PROPOSAL DATE.
34.) GC HAS VERIFIED OUR UNIT MEASURES

SECTION VII

This instrument prepared by and return to:
Jan A. Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

Project: Introduction Way
Property Appraisers Parcel ID Number:
Portion of 04-24-31-8970-11-001

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** (this "Easement Agreement") is dated as of this ___ day of August, 2024 (the "Effective Date") by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("Grantor"), and **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida, whose mailing address is 445 West Amelia Street, Orlando, Florida 32801 ("**OCPS**") ("Grantee"), the foregoing sometimes being individually referred to herein as a "Party" or collectively as the "Parties."

RECITALS

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

B. Grantor was created by the City of Orlando (the "City") by the adoption of City Ordinance No. 2015-7 on March 9, 2015, Grantor was contracted by the adoption of City Ordinance No. 2019-50 on October 7, 2019, and Grantor was expanded by the adoption of City Ordinance No. 2020-53 on November 9, 2020 (collectively, the "Ordinance"), pursuant to the Act.

C. Pursuant to the Act, Grantor is authorized to construct, acquire, operate and maintain public infrastructure improvements and services as set forth in Section 190.012(1), *Florida Statutes*, for which Grantor may impose, levy and collect non-ad valorem special assessments on land within the boundaries described in the Ordinance (the "Property").

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

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

F. The Parties hereby agreed that Grantor shall grant Grantee a temporary access and construction easement (the "Easement") upon, over and through the District Property, as shown and depicted on Exhibit "A" hereof as the "Proposed CDD Temporary Construction Easement"

legend item (the "Easement Area"), for the purpose of constructing [two (2) entrance points on Introduction Way as described in the attached Exhibit "A,"] (the "Work"),

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

AGREEMENT

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

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

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

3. **Indemnification.** Specifically subject to the maximum liability limitations ($200,000/$300,000) set forth in §768.28, Fla. Stat. (2024), the Grantee by its acceptance hereof covenants and agrees to indemnify the Grantor and its agents, contractors, employees, tenants, tenants' agents, or invitees and hold them harmless from any and all claims for personal injuries, death, or property damage, and any liens, liabilities, losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys' fees, which arise out of, in connection with, or by reason of the Grantee's exercise of its rights under this Easement, except such loss or damage as may result from the gross negligence or willful acts of the Grantor or its agents, contractors, employees, tenants, tenants' agents, or invitees. Grantee's liability and the indemnity provided herein shall survive the expiration or sooner termination of this Easement

Agreement, as to events which occurred prior to such expiration or termination. Other than as stated in this paragraph and specifically limited to the maximum liability limitations set forth in §768.28, Fla. Stat. (2024), nothing herein shall act as a waiver of Grantee's sovereign immunity.

4. **Restoration of the Easement Area.** Grantee agrees to landscape, restore, and grade the Easement Area, including installation of landscaping, utilities, irrigation lines, etc., to its elevations prior to the Work and to its prior conditions and contours, in a safe and workmanlike manner following any disturbance occasioned by the Work within 30 days of the completion of the Work. Grantee agrees to have all affected roads swept at least once every 30 days during the performance of the Work. In the event the Grantee does not fully restore the District's Property as set forth herein within the 30 day period specified herein, the Grantor shall provide notice to Grantee, and in the event Grantee fails to restore the District's Property as set forth herein, then Grantee hereby consents to the Grantor restoring the District's Property at the sole cost of the Grantee,; such costs shall be charged to the Grantee via invoice and due within forty-five (45) days of receipt..

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

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

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

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

7. **Vehicular Ingress and Egress.** Only to the extent reasonably practicable to enable the Grantee to exercise its rights under this Easement Agreement, the Grantee's rights of vehicular ingress and egress to and from the Easement Area shall be limited to the public drives, roads, and parking areas constructed upon the land of which the Easement Area forms a part. No

equipment, vehicles or materials of Grantee and/or its agents/contractors may be left overnight on the District Property.

8. **Insurance.** Grantor acknowledges that Grantee is self-insured. Grantee shall maintain such insurance in compliance with the limits provided in Section 768.28 ($200,000/$300,000), Florida Statutes. Grantee will also cause its Construction Manager at Risk ("**CM**"), and any other contractors and agents who perform any work hereunder to obtain, and maintain insurance coverage in accordance with the Orange County Public Schools Risk Management Certificate of Liability Insurance Requirements, attached hereto as Exhibit "B." Prior to entry onto the Easement Area by Grantee or its CM or any agent or subcontractor, Grantee shall furnish evidence of such required insurance to Grantor.

9. **Public Records.** Grantee and Grantor are both governmental entities, subject to the Public Records Act, and certain records related to this Easement Agreement may be considered Public Records under Florida law.

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

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

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

13. **Binding Effect; Third Parties**. The provisions of this Easement Agreement constitute covenants running with the land of the Easement Area. The provisions of this Easement Agreement shall bind and inure to the benefit of the Parties hereto and their respective

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

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

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

SIGNATURE PAGES TO FOLLOW

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

WITNESSES:

Print Name: LINDA CHAMBERS
6675 Westwood Blvd.
Orlando, FL 32821

Print Name: LARRY CHAMBERS
6675 Westwood Blvd.
Orlando, FL 32821

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

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

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of August, 2024, by Dan La Rosa as the Vice Chair, of STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, *Florida Statutes*, for and on behalf of said district, who is ☑ personally known to me or ☐ has produced _____ as identification.

LINDA E. CHAMBERS
MY COMMISSION # HH 431760
EXPIRES: September 4, 2027

AFFIX NOTARY STAMP

Signature of Notary Public

LINDA E. CHAMBERS
(Print Notary Name)
My Commission Expires: 9-4-27
Commission No.: 431760

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

Signed and sealed in the presence of:

"SCHOOL BOARD"

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

_____
Print Name: _____
Address: _____
_____

By: _____
Teresa Jacobs, as Chair

_____
Print Name: _____
Address: _____
_____

Date: _____

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, on behalf of The School Board. She is personally known to me or has produced _____ (type of identification) as identification.

_____
NOTARY PUBLIC OF FLORIDA
Print Name: _____
Commission No.: _____
Expires: _____

AFFIX NOTARY STAMP

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

_____
Print Name:_____

Attest:_____
Maria F. Vazquez,, Ed.D., as its Superintendent

_____
Print Name:_____

Dated: _____

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by Maria F. Vazquez as Superintendent of The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, on behalf of The School Board. She is personally known to me or has produced _____ (type of identification) as identification.

_____
NOTARY PUBLIC OF FLORIDA
Print Name:_____
Commission No.:_____
Expires:_____

AFFIX NOTARY STAMP

Reviewed and approved by Orange County Public School's Acting Chief Facilities Officer

_____
Rory A. Salimbene
Chief Facilities Officer

Date: _____, 2024

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

_____
Christopher J. Wilson, Esq.

Date: _____, 2024

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT AREA

A portion of Tract K-1, according to the STOREY PARK – PARCEL K PHASE 1 plat, as recorded in Plat Book 104, Page 118, Public Records of Orange County, Florida and certain portions of Dowden Road pursuant to that certain Interlocal Agreement for Rights-of-Way Maintenance by and between the District and the City of Orlando, Florida, dated December 3, 2015, recorded on December 3, 2015, in Official Records Book 11022, page 5306 in the Public Records of Orange County, Florida.

Exhibit "B"

Insurance Policy

Certificate of Liability Insurance Requirements

At its sole expense, Contractor shall maintain the following insurance during the term of this Agreement and such insurance and provisions will apply to Contractor, its employees, agents, and subcontractors:

- Contractor must provide a current ISO Acord Form Certificate of Liability Insurance (COI) naming the School Board of Orange County as Certificate Holder and Additional Insured to the OCPS Risk Management Department. The policy must be endorsed using the language equivalent to the ISO CG2010 (11/85 Version).
- Commercial General Liability Coverage must be indicated on an occurrence basis (claims made policies not accepted). The required Limits of Liability are:
  - MAXIMUM Existing Policy Limits, including products and completed operations and contractual liability, arising from any claims for property damage and bodily injury, including death, in an amount not less than:
    - One Million Dollars ($1,000,000) each occurrence
    - Two Million Dollars ($2,000,000) aggregate.
- Workers Compensation insurance in statutory amounts and Employers' Liability in an amount not less than One Million Dollars ($1,000,000) for each accident/disease. This insurance shall apply to all Contractor's employees who will be engaged in the performance of the Services in this Agreement.
- Automobile Liability insurance, including all owned, non-owned, and hired vehicles used in conjunction with providing Services outlined in this Agreement, for property damage and bodily injury, including death, in an amount not less than One Million Dollars ($1,000,000) each accident. This policy must include The School Board of Orange County, Florida, its board members, employees, and representatives as additional insured.
- Contractor agrees to the following as it relates to all above-required insurance:
  - All insurance shall be primary and not contributory to any other insurance carried by The School Board of Orange County, Florida. This shall also apply to any self-insurance maintained by the School Board of Orange County, Florida.
  - Contractor shall notify OCPS's Risk Management Department within thirty (30) days of any material changes or notice of cancellation Contractor received from its insurer on above-required insurance.
  - To the extent permitted by law, the Contractor's insurance shall contain a waiver of rights to recover from OCPS or its insurance.
  - Any required insurance that the Contractor self-insures or carries retentions over Ten Thousand Dollars ($10,000) shall be pre-approved by OCPS's Risk Management Department and referenced in an addendum to this Agreement.

Certificate Holder MUST read:

The School Board of Orange County, Florida
Attn: Risk Management
445 W. Amelia Street
Orlando, FL 32801

SECTION VIII

Exhibit A

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted October 24, 2019 by Resolution 2020-01
Revised September 12, 2023 by Resolution 2023-14

1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Storey Park Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."

1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the revised parking and towing map shown in Appendix 1.0 (the "Revised District Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.

1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes Parking Areas throughout the community on District property. No trailers shall be parked in any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.

1.3 Revised On-Street Parking.

1.3.1 On-street parking in the District is prohibited in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:

(a) Guests and visitors shall be permitted to park on the streets for no longer than six (6) continuous hours in any one day. While parking, guests and visitors shall follow all parking rules and regulations, including those of the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1.5 Enforcement

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

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

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

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

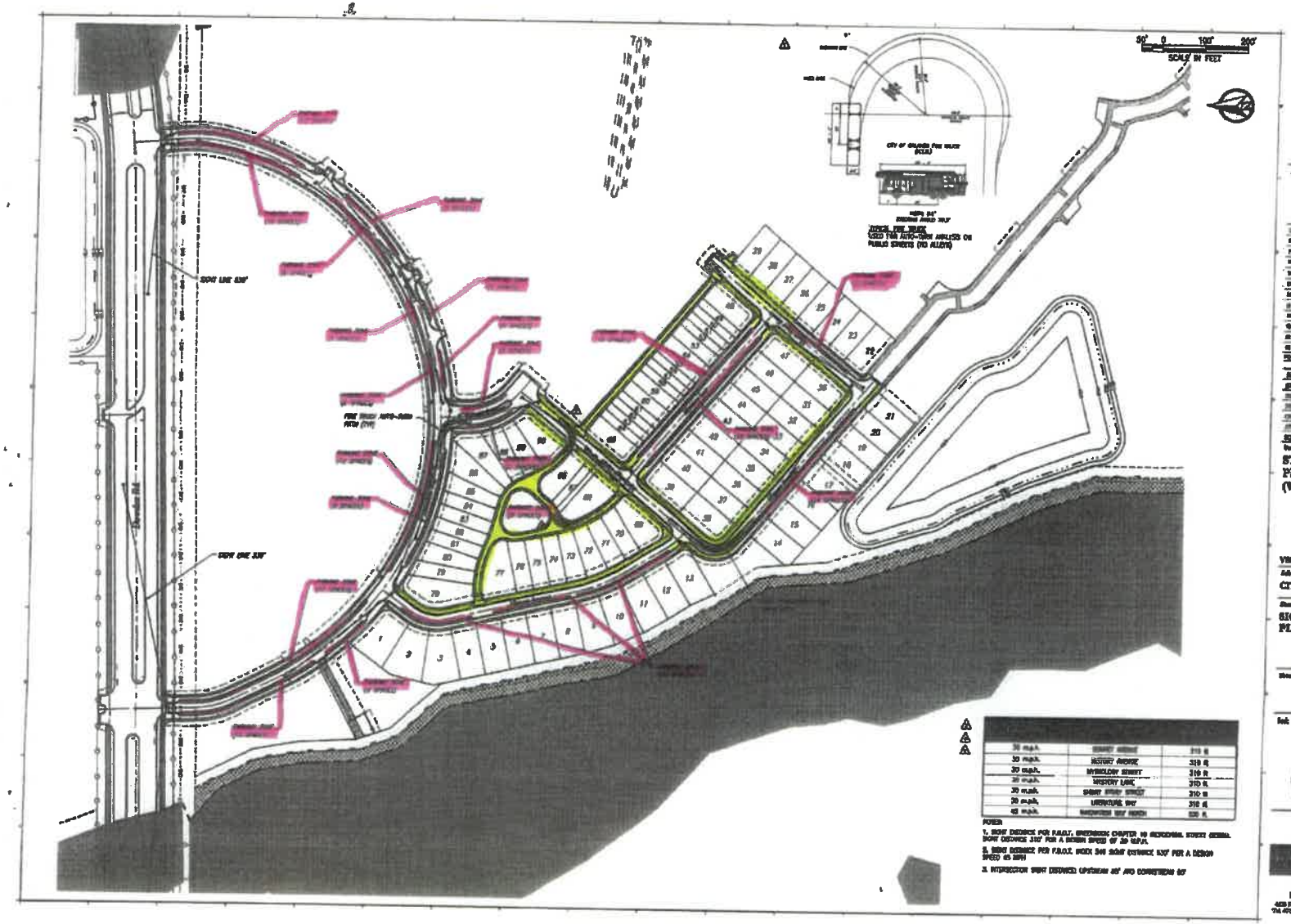
1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way,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

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

Appendix 1.0

Revised District Parking and Towing Map

[ATTACHED BELOW]



30 m.p.h.	[illegible]	310 ft
30 m.p.h.	HISTORY AVENUE	310 ft
30 m.p.h.	MYNOLOGY STREET	310 ft
30 m.p.h.	HISTORY LANE	310 ft
30 m.p.h.	SHORT STORY STREET	310 ft
30 m.p.h.	UNIVERSAL WAY	310 ft
45 m.p.h.	[illegible]	525 ft

NOTES

1. SIGHT DISTANCE PER F.D.O.T. DESIGNER CHAPTER 10 SUBSECTION STREET SIGNAL SIGHT DISTANCE 335' FOR A DESIGN SPEED OF 30 M.P.H.
2. SIGHT DISTANCE PER F.D.O.T. INDEX 540 SIGHT DISTANCE 525' FOR A DESIGN SPEED 45 MPH
3. INTERSECTION SIGHT DISTANCE: UPSTREAM 30' AND DOWNSTREAM 30'

Key Map

Consultants

DATE	APRIL 29, 2014
JOB NO.	12-00
DRAWN BY	[illegible]
CHECKED BY	[illegible]
APPROVED BY	[illegible]
SCALE	1" = 50'

Project Name

STOREY PARK - PHASE 1 (WEWAHOOTEE PD)

VERTICAL DATUM: (NAVD 88)

Submitted To

CITY OF ORLANDO, FL

Sheet Title

SIGHT DISTANCE PLAN

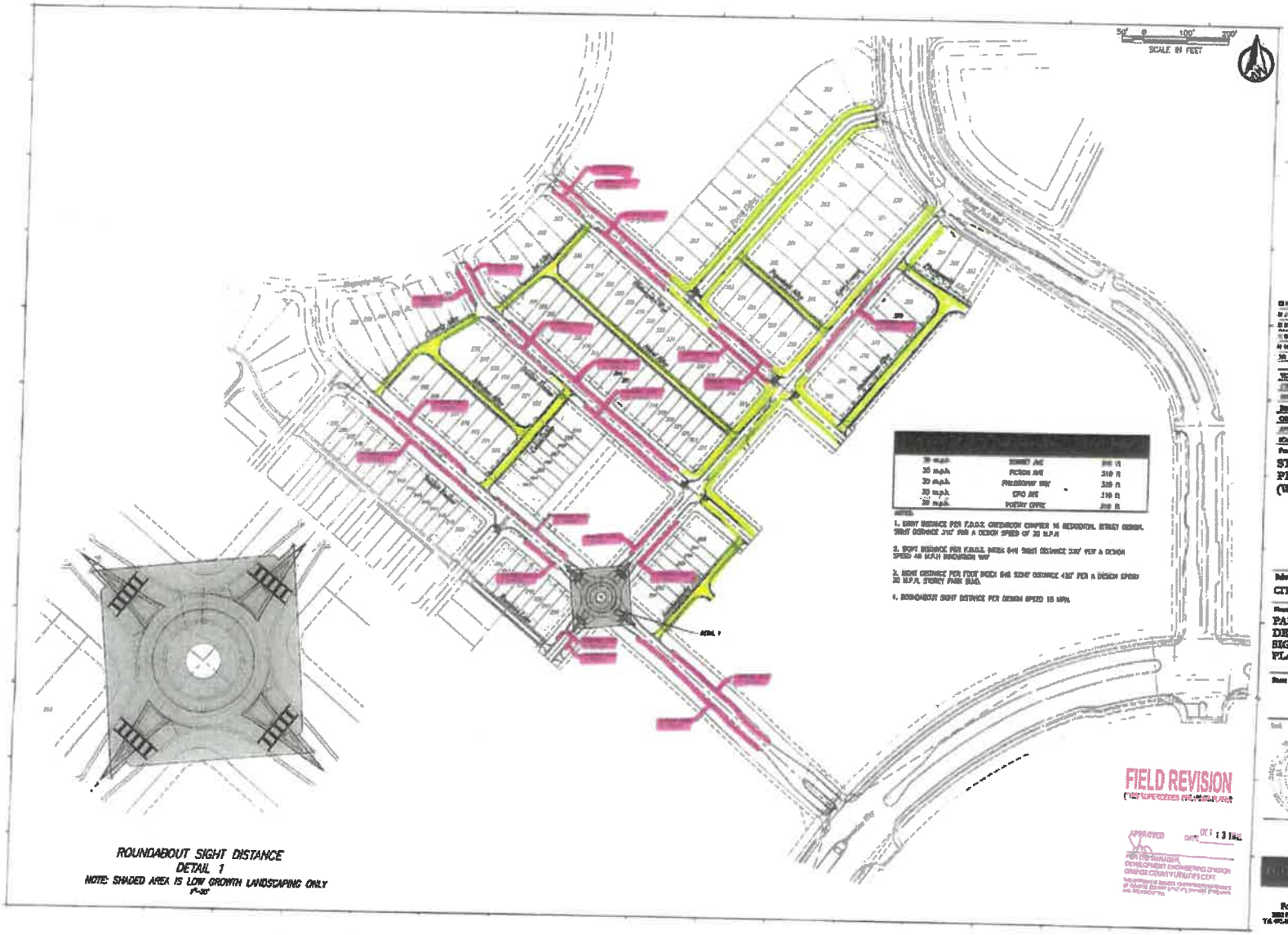
Sheet No.

C3.10

Seal

DATE: November 24, 2014

Poulos & Bennett, LLC
[illegible]
Reg. No. [illegible]



30 m.p.h.	STOREY AVE	200 ft
30 m.p.h.	PERSON AVE	310 ft
30 m.p.h.	PRESIDENT WAY	320 ft
30 m.p.h.	ERIC AVE	310 ft
30 m.p.h.	POTTER DRIVE	200 ft

NOTES:

1. SIGHT DISTANCE PER F.D.O.T. DESIGNER CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H

2. SIGHT DISTANCE PER F.D.O.T. INDEX 546 SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H DESIGNER 310'

3. SIGHT DISTANCE PER FDOT INDEX 546 SIGHT DISTANCE 410' FOR A DESIGN SPEED 30 M.P.H. STOREY PARK BLVD.

4. ROUNDABOUT SIGHT DISTANCE PER DESIGN SPEED 15 MPH.

Key Map

Consultant

Drawn by	SAVID
Checked by	CH
Approved by	CH
Scale (min)	1"=50'

Project Name

STOREY PARK - PHASE 3 (WEWAHOOTEE PD)

Submitted To

CITY OF ORLANDO, FL

Sheet Title

PARKING DESIGNATION & SIGHT DISTANCE PLAN

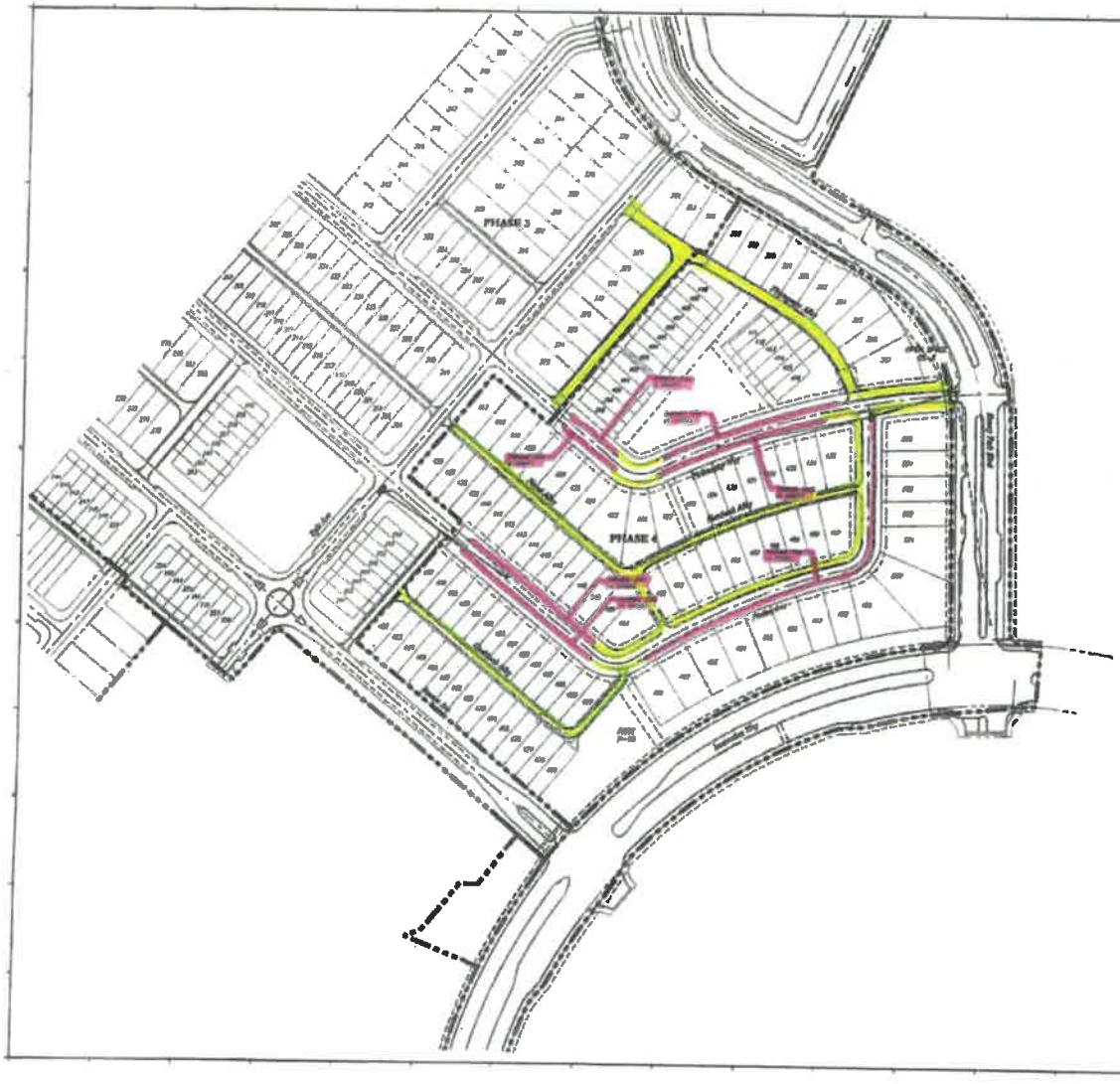
Sheet No.

C3.10

Seal

DATE: September 9, 2016

Rodan & Rumsey, LLC



SCALE IN FEET

30 m.p.h.	[illegible]	312 ft
30 m.p.h.	[illegible]	310 ft

NOTES

1. SIGHT DISTANCE PER F.D.O.T. DESIGNER CHOICE 16 REDUCED, SPEED DERIVED SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H

2. PER CITY OF ORLANDO MINIMUM SIGHT DISTANCE DERIVED PER FOOT INDEX 310 SIGHT DISTANCE 400' FOR A DESIGN SPEED 30 M.P.H. EXCEPT WHERE VEHICLE DRIVES ON A LANE DIVIDED PASSENGER VEHICLE/MEDIAN 10' OR LESS.

Key Map

Consultants

Drawn By:	[illegible]
Checked By:	[illegible]
Plotted By:	[illegible]
Checked By:	CMR/NVF
Approved By:	CMR
Scale or Date:	1" = 50'

Project Name

STOREY PARK - PHASE 4 (WEWAHOOTEE PD)

Submitted To:

CITY OF ORLANDO, FL

Sheet Title

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.

C3.10

Seal

NICOLE VAN WAGENEN
LICENSED
No. [illegible]
STATE OF FLORIDA

[illegible]
DATE: February 13, 2017

Poulos & Bennett, LLC
[illegible] N. Orange Ave., Orlando, FL [illegible]
[illegible]
Reg. No. [illegible]

REVIEWED FOR CODE COMPLIANCE

DATE: [illegible] BY: [illegible] City Engineer

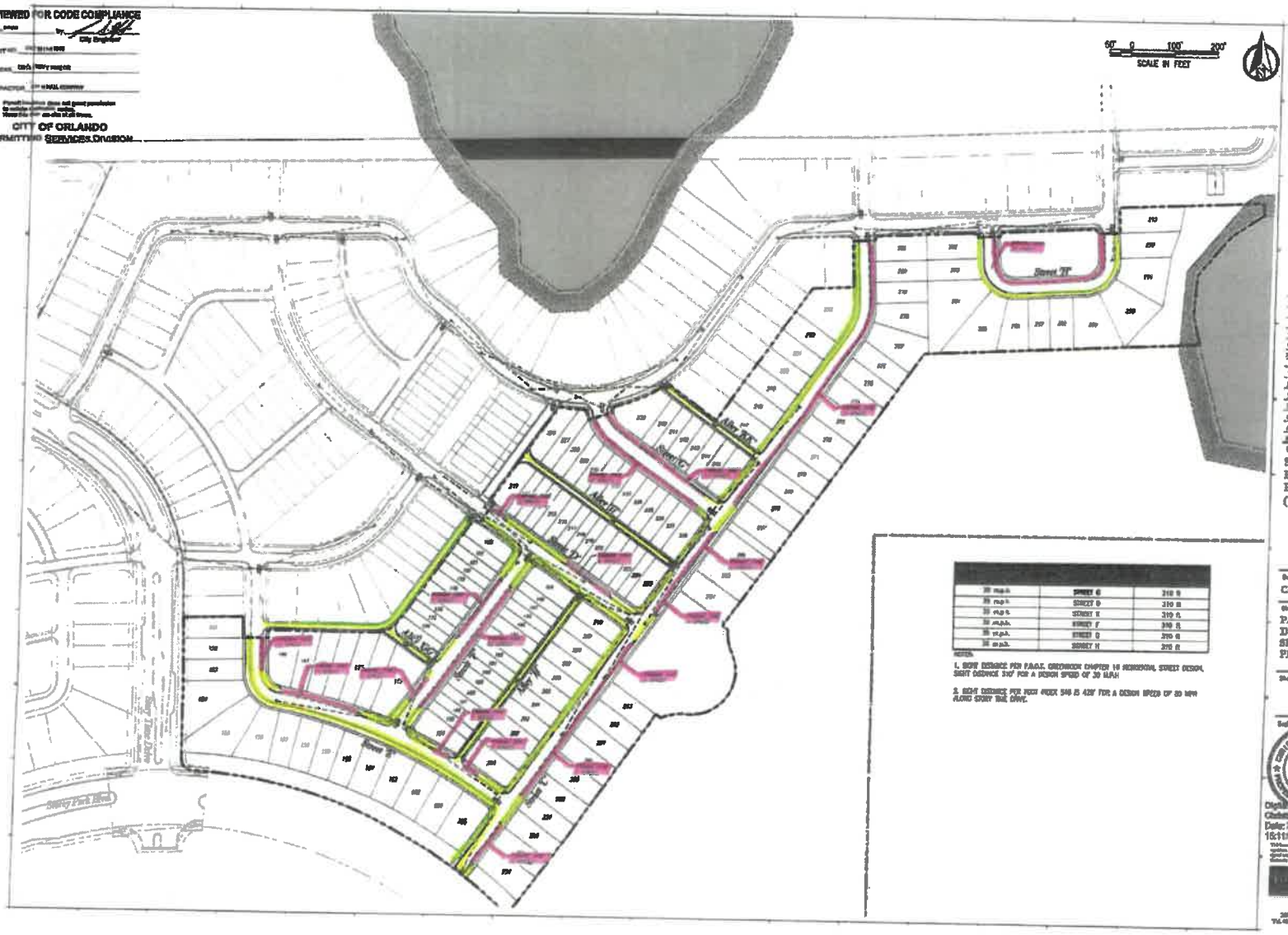
PERMIT NO.: [illegible]

ADDRESS: [illegible]

CONTRACTOR: [illegible]

NOTE: [illegible]

CITY OF ORLANDO
PERMITTING SERVICES DIVISION



30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET D	310 ft
30 m.p.h.	STREET E	310 ft
30 m.p.h.	STREET F	310 ft
30 m.p.h.	STREET G	310 ft
30 m.p.h.	STREET H	310 ft

NOTES:

1. SIGHT DISTANCE PER FAAC, ORDINANCE CHAPTER 18 HORIZONTAL STREET DESIGN, SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 MPH

2. SIGHT DISTANCE PER ITEM #NEW 546.15 420' FOR A DESIGN SPEED OF 30 MPH ALONG STORY PAR DRIVE.

Key Map:

Consultant:

H. PROJECT ASSISTANT/DESIGNER	
H. PROJECT ENGINEER/ARCHITECT	
PR. ENGINEER/ARCHITECT	
VERTICAL DATUM	NAVD 88
DATUM	[illegible]
DRAWN BY	MYY
[illegible]	CIB
CHECKED BY	CIB/MYY
APPROVED BY	CIB
SCALE	1" = 100'

Project Name:

STOREY PARK - PARCEL L PHASE 2 (WEWAHOOTEE PD)

Submitted To:

CITY OF ORLANDO, FL

Sheet Title:

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.:

C3.10

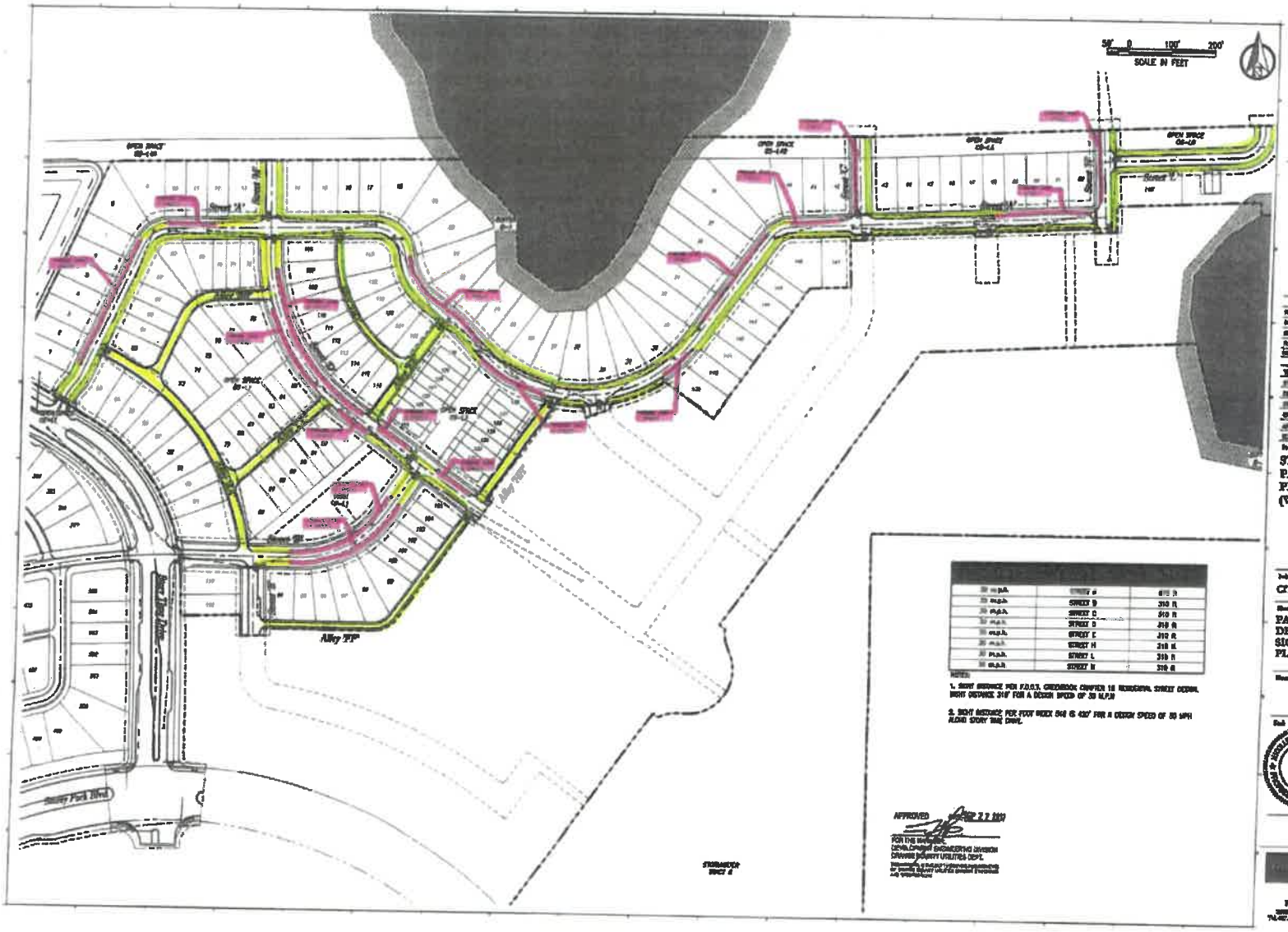
Seal:

CHRISTOPHER B. BAILEY
LICENSE No. 67507
STATE OF FLORIDA

Digitally signed by Christopher B. Bailey
Date: 2017.10.06 15:11:07-04'00'

DATE: September 1, 2017

Pavlos & Bowman, L.L.C.
[illegible]



[illegible]	[illegible]	[illegible]
30 m.p.h.	STREET A	310 ft
30 m.p.h.	STREET B	310 ft
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET D	310 ft
30 m.p.h.	STREET E	310 ft
30 m.p.h.	STREET H	310 ft
30 m.p.h.	STREET L	310 ft
30 m.p.h.	STREET N	310 ft

NOTES:

1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.

2. SIGHT DISTANCE PER FDOT INDEX 546 IS 430' FOR A DESIGN SPEED OF 50 MPH ALONG STORY TIME DRIVE.

APPROVED [illegible] 2 2 2021
FOR THE MANAGER
DEVELOPMENT ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPT.

Key Map

Project Name
STOREY PARK - PARCEL L PHASE 1 (WEWAHOOTEE PD)

Submitted To
CITY OF ORLANDO, FL

Sheet Title
PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.
C3.10

Seal

LICENSE No. [illegible]
STATE OF FLORIDA

Poulos & Bennett, LLC

11765 Poetry Dr | OCPA Oblique View

maps.ocpafl.org/ObliqueView/Default.aspx?v=snapshot&pid=312404898303600

Apps | https://officialreco... | Meeting and Webi... | How to Digitize Yo... | 3 Art Gallery Sho... | Institute for Healt... | Collections with Fl... | Runner's World+ | Registration #433... | Oblique Exercises... | Services - Govern... | LRC Summer Mfa...

11985 Script St | OCPA Oblique View

maps.ocpafl.org/ObliqueView/Default.aspx?v=snapshot&pid=312403897601480

Apps | https://officialreco... | Meeting and Webi... | How to Digitize Yo... | 3 Art Gallery Sho... | Institute for Healt... | Collections with Fl... | Runner's World+ | Registration #433... | Oblique Exercises... | Services - Govern... | LRC Summer Mile...

12049 Imaginary Way × OCPA Oblique View × +

maps.ocpafl.org/ObliqueView/Default.aspx?v=snapshot&pid=312403897800370

Apps | https://officialreco... | Meeting and Webi... | How to Digitize Yo... | 3 Art Gallery Sha... | Institute for Healt... | Collections with Fl... | Runner's World+ | Registration #433... | Oblique Exercises... | Services - Govern... | LRC Summer Mile...

REVIEWED FOR CODE COMPLIANCE

DATE:

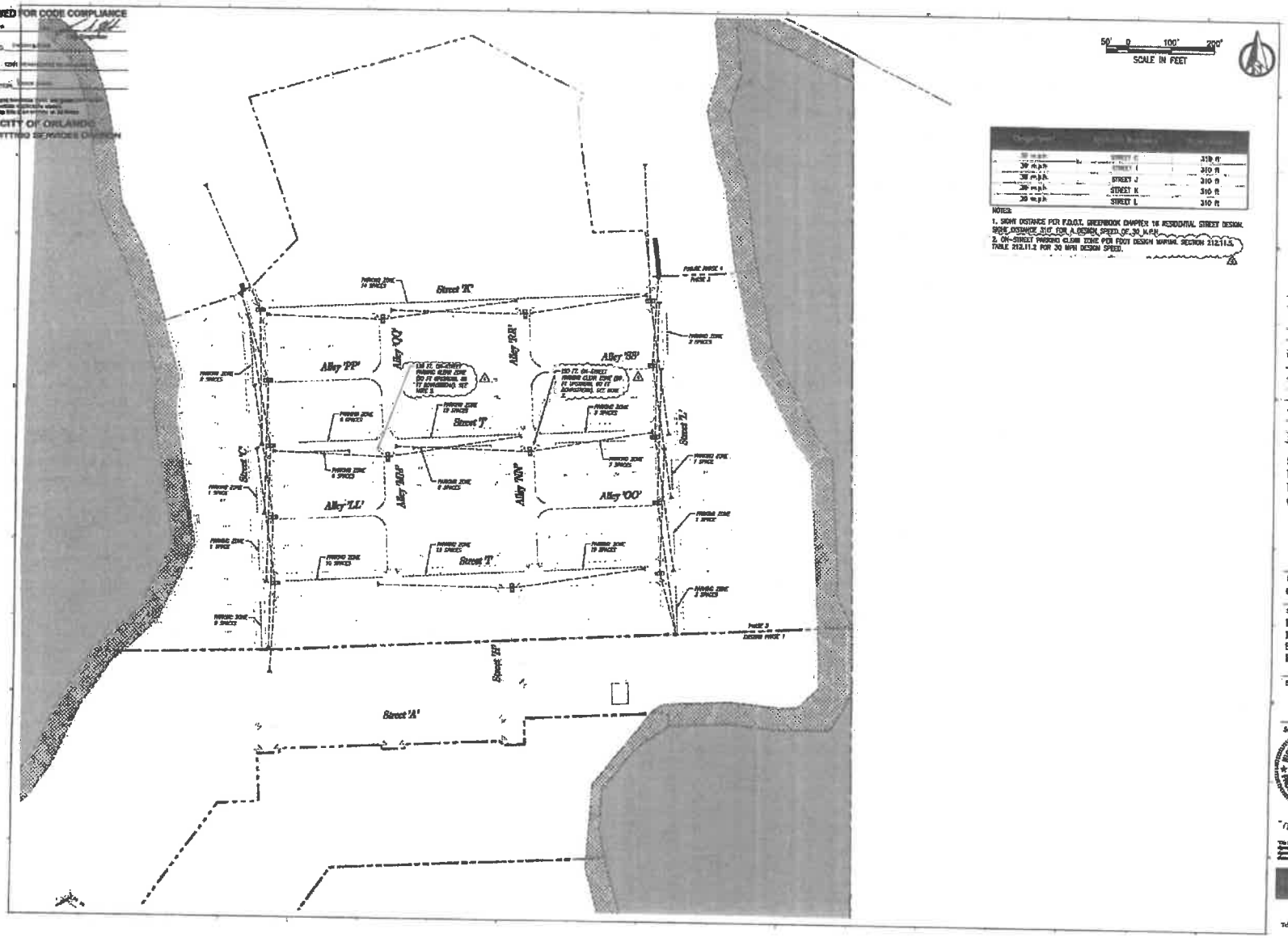
APPLICANT NO.

ADDRESS:

CONTRACTOR:

NOTE:

CITY OF ORLANDO
PERMITTING SERVICES DIVISION



30 m.p.h.	STREET E	310 ft
30 m.p.h.	STREET I	310 ft
30 m.p.h.	STREET J	310 ft
30 m.p.h.	STREET K	310 ft
30 m.p.h.	STREET L	310 ft

NOTES:

1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
2. ON-STREET PARKING CLOSE ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.

Key Map

Consultants

VERTICAL DATUM	NAVD 88
FIELD	13109
ENGINEER BY	RPF
DRAWN BY	CR/JW
CHECKED BY	CAB/RPF
APPROVED BY	CAB
SCALE IN FEET	1" = 70'

Project Name:

STOREY PARK - PARCEL L PHASE 3 (WEWAHOOTEE PD)

Submitted To:

CITY OF ORLANDO, FL

Sheet Title:

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.:

C3.10

Seal:

NICOLE VAN VALKENBURG
LICENSED No. 69018
STATE OF FLORIDA
PROFESSIONAL ENGINEER

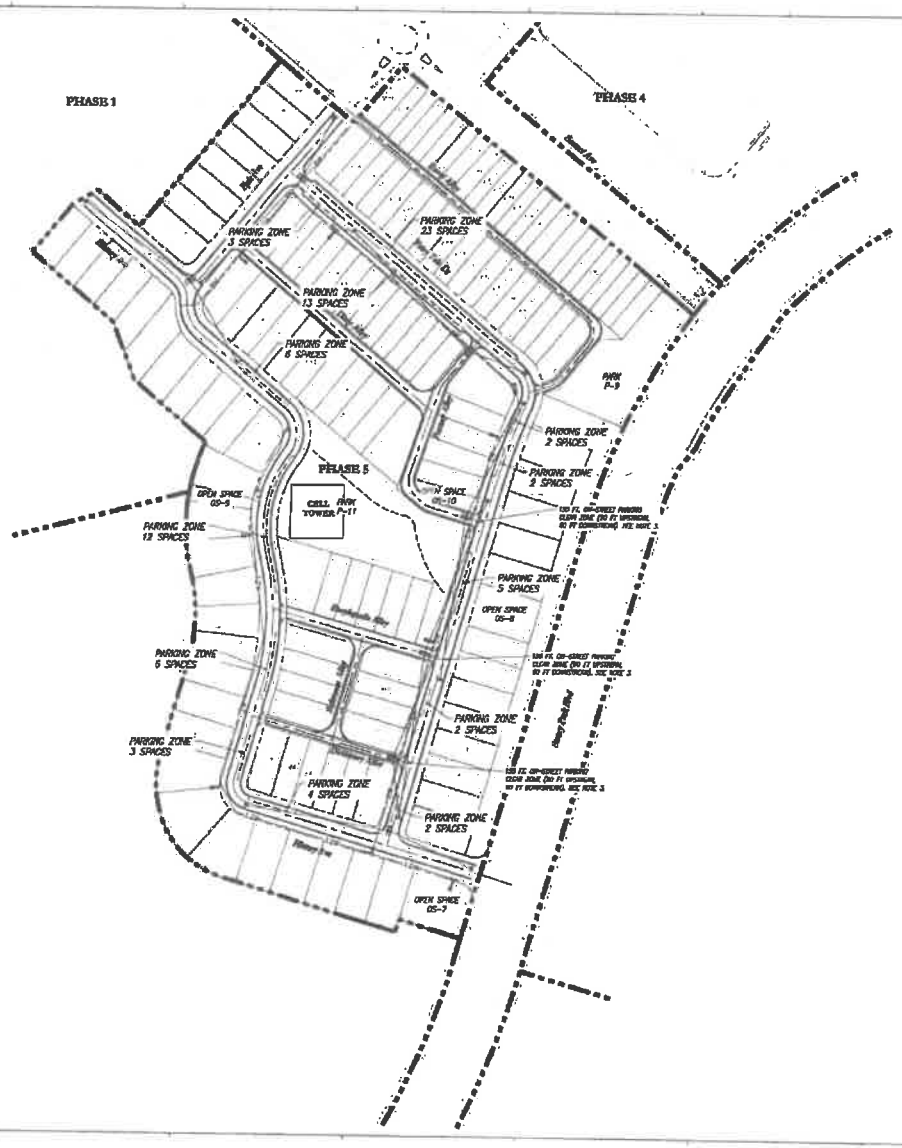
Date: August 21, 2018

Digitally signed by Nicole Van Valkenburg
Date: 2018.08.21 15:20:00 -04'00'

This document was electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and shall not represent valid copies.

Focus & Associates

Focus & Associates, LLC
2602 N Ft Lauderdale St., Orlando, FL 32805
Tel: 407.497.2301 www.focusandassociates.com
Reg. Bus. No. 8287



50' 0 100' 200'
SCALE IN FEET

30 m.p.h.	FIRST AVE	290 ft
30 m.p.h.	EPIC AVE	310 ft
30 m.p.h.	FAIRY TALE DRIVE	310 ft

NOTES:

1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 10 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H

2. SIGHT DISTANCE PER F.D.O.T. INDEX 546 SIGHT DISTANCE 530' FOR A DESIGN SPEED 45 M.P.H STOREY PARK BLVD.

3. ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.8, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.

Key Map

Coordinates

VERTICAL DATUM	NAVD 88
JOB NO.	13-080
DESIGNED BY	NVV
DRAWN BY	CHI/JSK
CHECKED BY	CHI/NVV
APPROVED BY	CAR
SCALE	1" = 50'

Project Name:

STOREY PARK - PARCEL I PHASE 5 (WEWAHOOTEE PD)

Submitted To:

CITY OF ORLANDO, FL

Sheet Title:

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.:

C3.10

Seal

NICHOLAS VAN VALKENBURG P.E. LIC. NUMBER
DATE: July 30, 2018

This item has been digitally signed and sealed by Nicholas Van Valkenburg, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Pulte & Bennett, LLC
2602 E Livingston St, Orlando, FL 32803
T/F 407.481.2594 www.pulteandbennett.com
Reg. Bus. No. 29567

REVIEWED FOR CODE COMPLIANCE

DATE: _____

PERMIT NO. _____

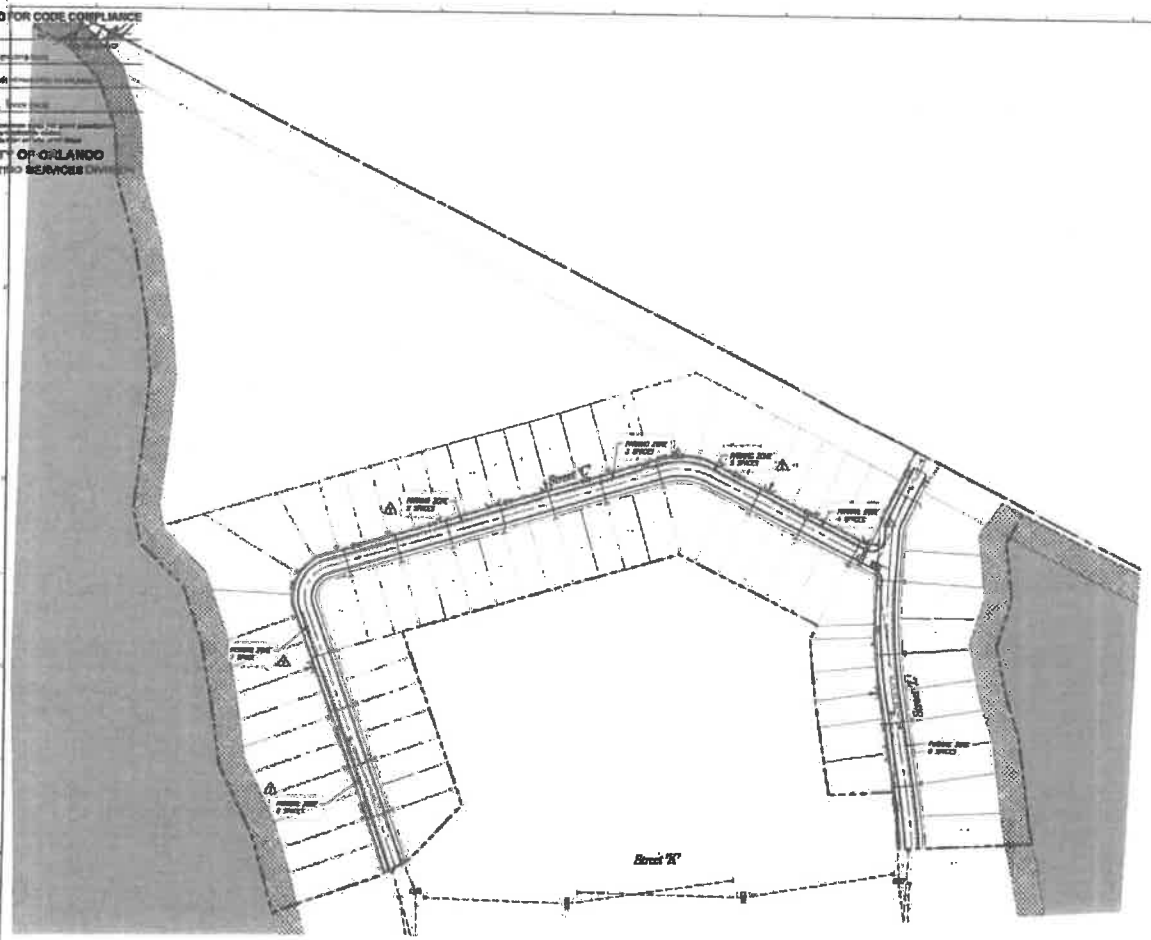
ADDRESS: _____

CONTRACTOR: _____

NOTE: _____

CITY OF ORLANDO

PERMITTING SERVICES DIVISION



50' 0 100' 200'

SCALE IN FEET

Design Speed	Street Name	Sight Distance
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET L	310 ft

NOTES:

1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 14 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H

Key Map:

Consultant:

VERTICAL DATUM	NAVD 88
DRAWN BY	LS/MD
DESIGNED BY	NVV
DESIGN BY	CSL/JSC
CHECKED BY	CMS/NVV
APPROVED BY	CSC
SCALE IN FEET	1" = 50'

Project Name

STOREY PARK - PARCEL L PHASE 4 (WEWAHOOTEE PD)

Submitted To

CITY OF ORLANDO, FL

Sheet Title

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.

C3.10

Seal:

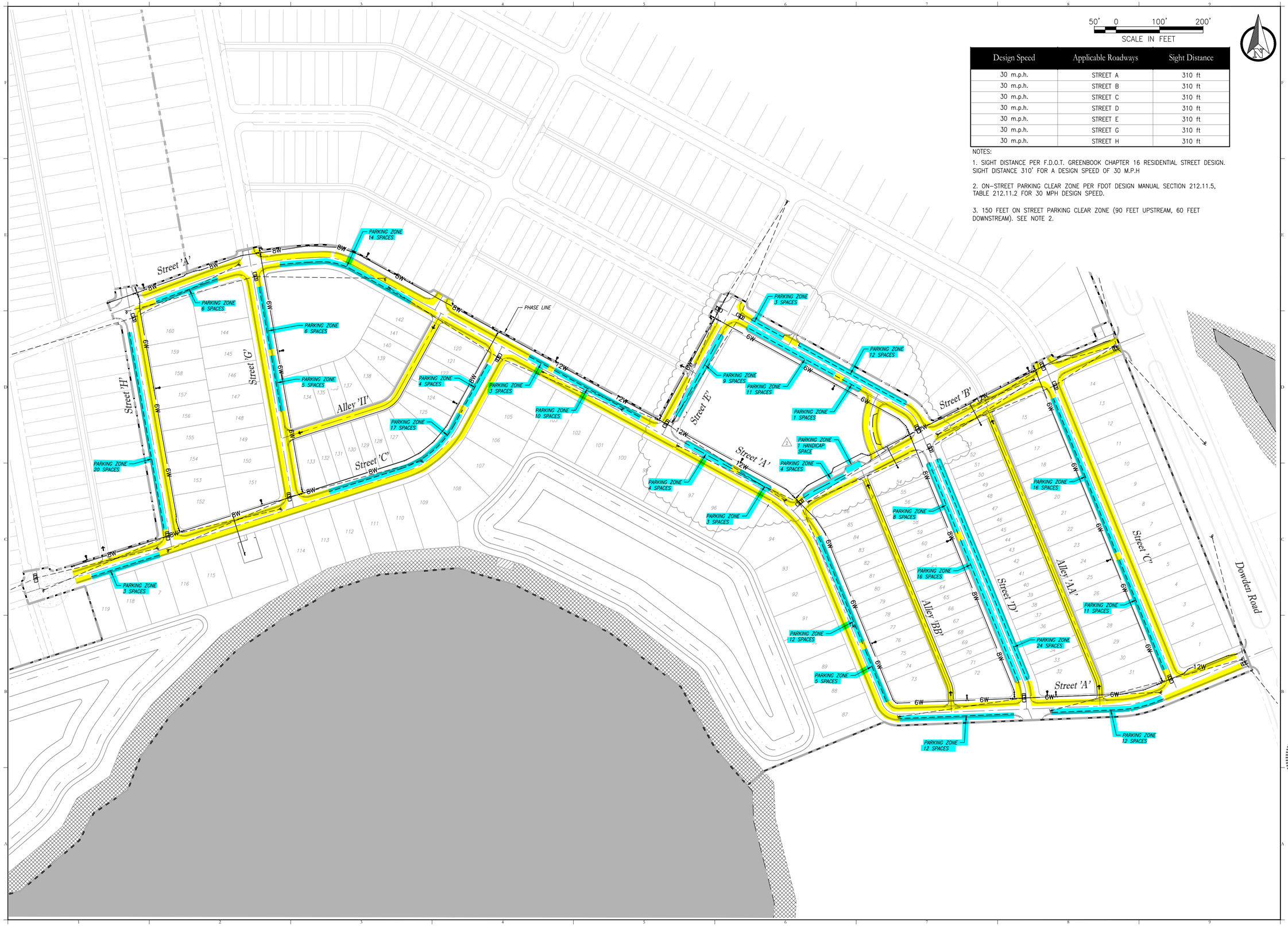
NICOLAS VAN HALMBOUT LICENSED No. 00010 STATE OF FLORIDA PROFESSIONAL ENGINEER

NICOLAS VAN HALMBOUT
Fl. Lic. No. 00010

DATE: June 1, 2010

Date: 06.08.01
Tel: 407.250.0707

Foulon & Bennett, LLC
2023 N Lithia Pine St, Orlando, FL 32803
Tel. 407.897.2594 www.foulonandbennett.com
Reg. Bus. No. 25547



Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	STREET A	310 ft
30 m.p.h.	STREET B	310 ft
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET D	310 ft
30 m.p.h.	STREET E	310 ft
30 m.p.h.	STREET G	310 ft
30 m.p.h.	STREET H	310 ft

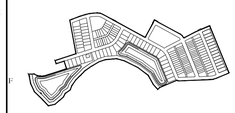
NOTES:

1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H

2. ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.

3. 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
03	01/12/2021	FIELD REVISIONS
02	08/09/2020	REVISION TO CITY/OCU
01	03/24/2020	SUBMIT TO CITY/OCU
	1/23/2020	SUBMIT TO CITY/OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	12-080
DESIGNED BY:	NVV/ME
DRAWN BY:	CSL/ME
CHECKED BY:	CMB/NVV
APPROVED BY:	CMB
SCALE IN FEET:	1" = 100'

Project Name:

STOREY PARK - PARCEL K PHASE 1 (WEWAHOOTEE PD)

Submittal To:

CITY OF ORLANDO, FL

Sheet Title:

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.:

C3.10

Seal:

NICOLLE VAN VALKENBURG LICENSE No. 66616 STATE OF FLORIDA PROFESSIONAL ENGINEER

NICOLLE VAN VALKENBURG
P.E. NO. 0066616
DATE: February 12, 2021

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E Livingston St, Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2012\12-080 LENNAR - INNOVATION PLACE\PARCEL K_PHASE 1\CAD\FINAL\CITY\12080-K-PH1-PDSDP

50' 0 100' 200'

SCALE IN FEET

Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	STREET A	310 ft
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET H	310 ft
30 m.p.h.	STREET I	310 ft

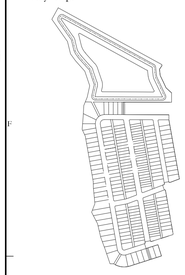
NOTES:

1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H

2. ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.

3. 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
03	03/12/2021	RESUBMIT TO DUKE ENERGY
02	02/03/2021	RESUBMIT TO DUKE ENERGY
01	01/08/2021	RESUBMIT TO CITY/OCU/SFWMD
	10/23/2020	SUBMIT TO CITY/OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	12-080
DESIGNED BY:	NVV/ME
DRAWN BY:	CSL/ME
CHECKED BY:	CMB/NVV
APPROVED BY:	CMB
SCALE IN FEET:	1" = 100'

Project Name:

STOREY PARK - PARCEL K PHASE 2 (WEWAHOOTEE PD)

Submittal To:

CITY OF ORLANDO, FL

Sheet Title:

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.:

C3.10

Seal:

NICOLLE VAN VALKENBURG LICENSE No. 66616 STATE OF FLORIDA PROFESSIONAL ENGINEER

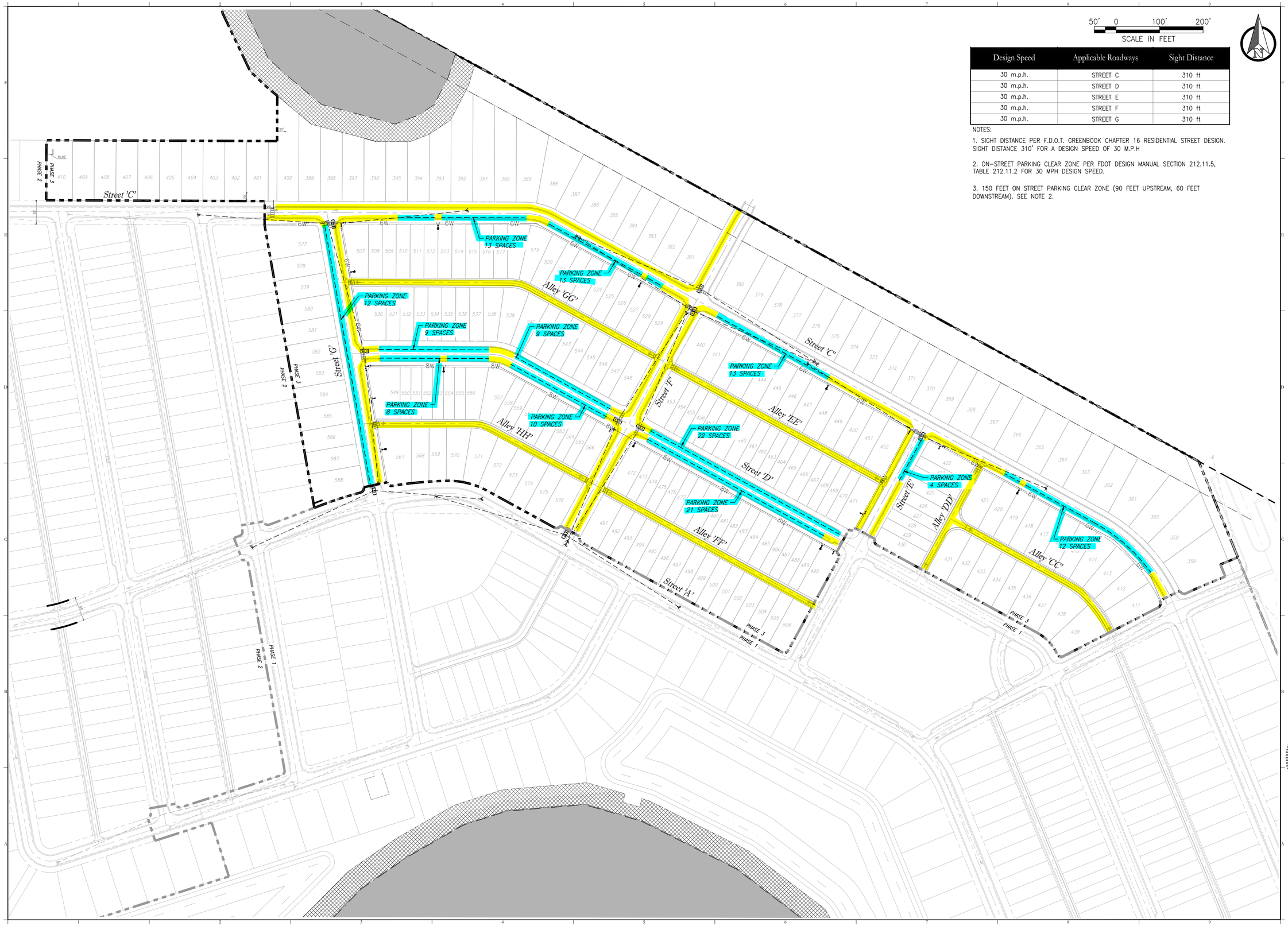
NICOLLE VAN VALKENBURG
P.E. NO. 0066616
DATE: March 30, 2021

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E Livingston St, Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2012\12-080 LENNAR - INNOVATION PLACE\PARCEL K_PHASE 2\CAD\FINAL\CITY\12080-K-PH2-PDSDP



50' 0 100' 200'

SCALE IN FEET

Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET D	310 ft
30 m.p.h.	STREET E	310 ft
30 m.p.h.	STREET F	310 ft
30 m.p.h.	STREET G	310 ft

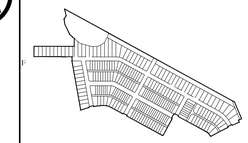
NOTES:

1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H

2. ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.

3. 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
3	06/30/2021	RESUBMIT TO CITY
2	05/14/2021	RESUBMIT TO CITY/DUKE ENERGY
1	03/24/2021	RESUBMIT TO OCU
	1/22/2021	SUBMIT TO CITY/OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	12-080 K
DESIGNED BY:	ME
DRAWN BY:	CSL/ME
CHECKED BY:	CMB/NVV
APPROVED BY:	CMB
SCALE IN FEET:	1" = 100'

Project Name:

STOREY PARK - PARCEL K PHASE 3 (WEWAHOOTEE PD)

Submittal To:

CITY OF ORLANDO, FL

Sheet Title:

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Sheet No.:

C3.10

Seal:

NICOLLE VAN VALKENBURG LICENSE No. 66616 STATE OF FLORIDA PROFESSIONAL ENGINEER

NICOLLE VAN VALKENBURG
P.E. NO. 0066616
DATE: June 30, 2021

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E Livingston St, Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2012\12-080 LENNAR - INNOVATION PLACE\PARCEL K_PHASE 3\CAD\FINAL\CITY\12080-K-PH3-PDSDP

SECTION IX

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

July 31, 2024 - August 26, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	8/1/24	1315-1316	$	42,681.00
	8/8/24	1317-1322	$	13,951.46
	8/15/24	1323-1332	$	41,623.36
	8/22/24	1333	$	284.00
			$	98,539.82
Payroll				
	August 2024			
	Michael McQuarrie	50068	$	184.70
	Ricardo Garcia	50069*	$	369.40
	Willem Boermans	50070	$	184.70
			$	738.80
TOTAL			**$**	**99,278.62**

*Includes payment for the May 7, 2024 meeting.

*** CHECK DATES 07/31/2024 - 08/26/2024 *** STOREY PARK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/01/24	00012	7/31/24	221512	202407	320-53800-47000		*	323.00		
			L-6 POND MANAGEMENT JUL24							
		7/31/24	221513	202407	320-53800-47000		*	300.00		
			POND L2,L4,L5 MGMT JUL24							
		7/31/24	221551	202407	320-53800-47000		*	1,203.00		
			AQUATIC K1,2,4 MGMT JUL24							
						APPLIED AQUATIC MANAGEMENT, INC.			1,826.00	001315
8/01/24	00028	8/01/24	7703	202408	320-53800-46200		*	40,855.00		
			LAWN MAINTENANCE AUG24							
						OMEGASCAPES INC			40,855.00	001316
8/08/24	00028	7/31/24	7696	202407	320-53800-47300		*	470.68		
			RPR COUPLING-PROLOGUE/SAT							
						OMEGASCAPES INC			470.68	001317
8/08/24	00015	8/01/24	08012024	202408	300-20700-10000		*	5,062.24		
			FY24 DEBT SRVC SER2015							
						STOREY PARK CDD C/O REGIONS BANK			5,062.24	001318
8/08/24	00015	8/01/24	08012024	202408	300-20700-10100		*	2,038.42		
			FY24 DEBT SRVC SER2018							
						STOREY PARK CDD C/O REGIONS BANK			2,038.42	001319
8/08/24	00015	8/01/24	08012024	202408	300-20700-10200		*	1,962.31		
			FY24 DEBT SRVC SER2019							
						STOREY PARK CDD C/O REGIONS BANK			1,962.31	001320
8/08/24	00015	8/01/24	08012024	202408	300-20700-10500		*	2,746.31		
			FY24 DEBT SRVC SER2021							
						STOREY PARK CDD C/O REGIONS BANK			2,746.31	001321
8/08/24	00015	8/01/24	08012024	202408	300-20700-10600		*	1,671.50		
			FY24 DEBT SRVC SER2022							
						STOREY PARK CDD C/O REGIONS BANK			1,671.50	001322
8/15/24	00012	8/15/24	221998	202408	320-53800-47000		*	311.00		
			AQUATIC PLANT MGMT AUG24							
		8/15/24	221999	202408	320-53800-47000		*	1,203.00		
			AQUATIC K1,2,4 MGMT AUG24							
		8/15/24	222000	202408	320-53800-47000		*	323.00		
			L-6 POND MANAGEMENT AUG24							
		8/15/24	222001	202408	320-53800-47000		*	300.00		
			POND L2,L4,L5 MGMT AUG24							
						APPLIED AQUATIC MANAGEMENT, INC.			2,137.00	001323

*** CHECK DATES 07/31/2024 - 08/26/2024 *** STOREY PARK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/15/24	00035	8/14/24	I-081424	202408	320-53800-48100			*	549.50		
			SCRTY 08/09/24 - 08/11/24								
							CITY OF ORLANDO - POLICE DEPARTMENT			549.50	001324
8/15/24	00002	8/01/24	249	202408	310-51300-34000			*	3,750.00		
			MANAGEMENT FEES AUG24								
		8/01/24	249	202408	310-51300-35200			*	100.00		
			WEBSITE ADMIN AUG24								
		8/01/24	249	202408	310-51300-35100			*	150.00		
			INFORMATION TECH AUG24								
		8/01/24	249	202408	310-51300-31300			*	1,458.33		
			DISSEMINATION FEE AUG24								
		8/01/24	249	202408	310-51300-51000			*	.09		
			OFFICE SUPPLIES								
		8/01/24	249	202408	310-51300-42000			*	34.83		
			POSTAGE								
		8/01/24	250	202408	320-53800-12000			*	1,500.00		
			FIELD MANAGEMENT AUG24								
							GOVERNMENTAL MANAGEMENT SERVICES			6,993.25	001325
8/15/24	00005	8/13/24	130397	202407	310-51300-31500			*	1,557.05		
			SCHOOL SITE CLOSE/K1 OCPS								
							LATHAM,LUNA,EDEN & BEAUDINE,LLP			1,557.05	001326
8/15/24	00001	7/29/24	97705253	202407	310-51300-48000			*	594.50		
			NOT.FY24/25 BGT/MTG 08/06								
							ORLANDO SENTINEL			594.50	001327
8/15/24	00015	8/14/24	08142024	202408	300-20700-10000			*	11,187.38		
			FY24 DEBT SRVC SER2015								
							STOREY PARK CDD C/O REGIONS BANK			11,187.38	001328
8/15/24	00015	8/14/24	08142024	202408	300-20700-10100			*	4,504.84		
			FY24 DEBT SRVC SER2018								
							STOREY PARK CDD C/O REGIONS BANK			4,504.84	001329
8/15/24	00015	8/14/24	08142024	202408	300-20700-10200			*	4,336.64		
			FY24 DEBT SRVC SER2019								
							STOREY PARK CDD C/O REGIONS BANK			4,336.64	001330
8/15/24	00015	8/14/24	08142024	202408	300-20700-10500			*	6,069.25		
			FY24 DEBT SRVC SER2021								
							STOREY PARK CDD C/O REGIONS BANK			6,069.25	001331
8/15/24	00015	8/14/24	08142024	202408	300-20700-10600			*	3,693.95		
			FY24 DEBT SRVC SER2022								
							STOREY PARK CDD C/O REGIONS BANK			3,693.95	001332

*** CHECK DATES 07/31/2024 - 08/26/2024 ***
STOREY PARK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/22/24	00028	8/16/24	7752	202407	320-53800-47300			*	284.00		
			RPR 5SPRAY/7NOZZLE/RISER								
							OMEGASCAPES INC			284.00	001333

TOTAL FOR BANK A 98,539.82

TOTAL FOR REGISTER 98,539.82

SECTION 2

Storey Park

Community Development District

Unaudited Financial Reporting

July 31, 2024

Table of Contents

Storey Park

Community Development District

Balance Sheet

July 31, 2024

	General Fund	*Capital Reserve Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Cash - Truist	$ 203,253	$ 52,851	$ -	$ -	$ 256,104
Investments:					
Series 2015					
Reserve	$ -	$ -	$ 337,556	$ -	$ 337,556
Revenue	$ -	$ -	$ 566,712	$ -	$ 566,712
Interest	$ -	$ -	$ 460	$ -	$ 460
Sinking Fund	$ -	$ -	$ 624	$ -	$ 624
General Redemption	$ -	$ -	$ 1,489	$ -	$ 1,489
Prepayment	$ -	$ -	$ 0	$ -	$ 0
Series 2018					
Reserve	$ -	$ -	$ 70,521	$ -	$ 70,521
Revenue	$ -	$ -	$ 144,011	$ -	$ 144,011
Interest	$ -	$ -	$ 87	$ -	$ 87
Sinking Fund	$ -	$ -	$ 64	$ -	$ 64
General Redemption	$ -	$ -	$ 68	$ -	$ 68
Series 2019					
Reserve	$ -	$ -	$ 120,755	$ -	$ 120,755
Revenue	$ -	$ -	$ 147,971	$ -	$ 147,971
Interest	$ -	$ -	$ 79	$ -	$ 79
Sinking Fund	$ -	$ -	$ 69	$ -	$ 69
Prepayment	$ -	$ -	$ 1	$ -	$ 1
Principal	$ -	$ -	$ 80	$ -	$ 80
Series 2021					
Reserve	$ -	$ -	$ 168,630	$ -	$ 168,630
Revenue	$ -	$ -	$ 143,403	$ -	$ 143,403
Interest	$ -	$ -	$ 102	$ -	$ 102
Sinking Fund	$ -	$ -	$ 130	$ -	$ 130
Construction	$ -	$ -	$ -	$ 15,391	$ 15,391
Series 2022					
Reserve	$ -	$ -	$ 102,676	$ -	$ 102,676
Revenue	$ -	$ -	$ 90,966	$ -	$ 90,966
Interest	$ -	$ -	$ 76	$ -	$ 76
Sinking Fund	$ -	$ -	$ 50	$ -	$ 50
Construction	$ -	$ -	$ -	$ 7,516	$ 7,516
SBA - Operating	$ 540,608	$ 307,315	$ -	$ -	$ 847,923
Due from General Fund	$ -	$ -	$ 13,481	$ -	$ 13,481
Total Assets	**$ 743,861**	**$ 360,166**	**$ 1,910,061**	**$ 22,907**	**$ 3,036,996**
Liabilities:					
Accounts Payable	$ 4,732	$ -	$ -	$ -	$ 4,732
Due to Debt Service 2015	$ 5,062	$ -	$ -	$ -	$ 5,062
Due to Debt Service 2018	$ 2,038	$ -	$ -	$ -	$ 2,038
Due to Debt Service 2019	$ 1,962	$ -	$ -	$ -	$ 1,962
Due to Debt Service 2021	$ 2,746	$ -	$ -	$ -	$ 2,746
Due to Debt Service 2022	$ 1,672	$ -	$ -	$ -	$ 1,672
Total Liabilities	**$ 18,213**	**$ -**	**$ -**	**$ -**	**$ 18,213**
Fund Balances:					
Assigned For Debt Service 2015	$ -	$ -	$ 911,904	$ -	$ 911,904
Assigned For Debt Service 2018	$ -	$ -	$ 216,790	$ -	$ 216,790
Assigned For Debt Service 2019	$ -	$ -	$ 270,916	$ -	$ 270,916
Assigned For Debt Service 2021	$ -	$ -	$ 315,012	$ -	$ 315,012
Assigned For Debt Service 2022	$ -	$ -	$ 195,440	$ -	$ 195,440
Assigned For Capital Projects 2021	$ -	$ -	$ -	$ 15,391	$ 15,391
Assigned For Capital Projects 2022	$ -	$ -	$ -	$ 7,516	$ 7,516
Unassigned	$ 725,648	$ 360,166	$ -	$ -	$ 1,085,815
Total Fund Balances	**$ 725,648**	**$ 360,166**	**$ 1,910,061**	**$ 22,907**	**$ 3,018,783**
Total Liabilities & Fund Equity	$ 743,861	$ 360,166	$ 1,910,061	$ 22,907	$ 3,036,996

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	$ 1,191,240	$ 1,191,240	$ 1,207,467	$ 16,227
Interest	$ 5,000	$ 4,167	$ 24,468	$ 20,302
Miscellaneous Revenues	$ -	$ -	$ 1,831	$ 1,831
Total Revenues	**$ 1,196,240**	**$ 1,195,407**	**$ 1,233,767**	**$ 38,360**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 3,000	$ 7,000
FICA Expense	$ 918	$ 765	$ 230	$ 536
Engineering Fees	$ 12,000	$ 10,000	$ 1,829	$ 8,171
District Counsel	$ 25,000	$ 20,833	$ 7,850	$ 12,984
Annual Audit	$ 10,400	$ 10,400	$ 11,600	$ (1,200)
Arbitrage	$ 1,800	$ 600	$ 600	$ -
Trustee Fees	$ 17,500	$ -	$ -	$ -
Dissemination Agent	$ 17,500	$ 14,583	$ 14,583	$ 0
Assessment Administration	$ 7,500	$ 7,500	$ 7,500	$ -
Management Fees	$ 45,000	$ 37,500	$ 37,500	$ -
Information Technology	$ 1,800	$ 1,500	$ 1,500	$ -
Website Maintenance	$ 1,200	$ 1,000	$ 1,000	$ -
Telephone	$ 150	$ 125	$ -	$ 125
Postage	$ 750	$ 625	$ 347	$ 278
Insurance	$ 7,500	$ 7,500	$ 6,690	$ 810
Printing & Binding	$ 750	$ 625	$ 71	$ 554
Legal Advertising	$ 2,500	$ 2,083	$ 792	$ 1,292
Other Current Charges	$ 600	$ 500	$ 480	$ 20
Office Supplies	$ 100	$ 83	$ 18	$ 66
Property Appraiser Fee	$ 1,500	$ 1,500	$ -	$ 1,500
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative:	**$ 166,643**	**$ 127,898**	**$ 95,764**	**$ 32,134**

Storey Park

Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Operation & Maintenance				
Contract Services				
Field Management	$ 18,000	$ 15,000	$ 15,000	$ -
Landscape Maintenance - Contract	$ 467,986	$ 389,988	$ 408,550	$ (18,562)
Lake Maintenance	$ 42,425	$ 35,354	$ 21,370	$ 13,984
Mitigation Monitoring & Maintenance	$ 13,750	$ 11,458	$ -	$ 11,458
Repairs & Maintenance				
Repairs - General	$ 15,000	$ 12,500	$ 975	$ 11,525
Operating Supplies	$ 1,500	$ 1,250	$ -	$ 1,250
Landscape - Contingency	$ 20,000	$ 16,667	$ 6,450	$ 10,216
Irrigation Repairs	$ 20,000	$ 16,667	$ 12,644	$ 4,023
Roadways & Sidewalks	$ 15,000	$ 12,500	$ 3,145	$ 9,355
Trail & Boardwalk Maintenance	$ 5,000	$ 4,167	$ 1,700	$ 2,467
Dog Park Maintenance	$ 3,500	$ 2,917	$ 4,700	$ (1,783)
Signage	$ 8,619	$ 7,183	$ 3,000	$ 4,183
Pressure Washing	$ 7,500	$ 6,250	$ 5,200	$ 1,050
Enhanced Traffic Enforcement	$ 39,500	$ 32,917	$ 18,786	$ 14,131
Utility				
Electric	$ 3,000	$ 2,500	$ 1,146	$ 1,355
Water & Sewer	$ 30,000	$ 25,000	$ 19,277	$ 5,723
Streetlights	$ 294,340	$ 245,283	$ 202,562	$ 42,721
Other				
Property Insurance	$ 22,500	$ 22,500	$ 25,093	$ (2,593)
Contingency	$ 1,977	$ 1,648	$ -	$ 1,648
Total Maintenance - Shared Expenses	**$ 1,029,597**	**$ 861,748**	**$ 749,598**	**$ 112,149**
Reserves				
Capital Reserve Transfer	$ 402,507	$ 402,507	$ 402,507	$ -
Total Reserves	**$ 402,507**	**$ 402,507**	**$ 402,507**	**$ -**
Total Expenditures	**$ 1,598,747**	**$ 1,392,153**	**$ 1,247,869**	**$ 144,284**
Excess Revenues (Expenditures)	$ (402,507)		$ (14,103)	
Fund Balance - Beginning	$ 402,507		$ 739,751	
Fund Balance - Ending	$ -		$ 725,648	

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	$ 9,784	$ -	$ -	$ 1,207,467
Interest	$ 2,459	$ 2,405	$ 2,481	$ 2,480	$ 2,325	$ 2,484	$ 2,413	$ 2,486	$ 2,422	$ 2,512	$ -	$ -	$ 24,468
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**	**$ 12,296**	**$ -**	**$ -**	**$ 1,233,767**
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	$ 1,557	$ -	$ -	$ 7,850
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000	$ 9,600	$ -	$ -	$ -	$ 11,600
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ 600
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination Agent	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ -	$ -	$ 14,583
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	$ 3,750	$ -	$ -	$ 37,500
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ 1,500
Website Maintenance	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ -	$ 1,000
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 33	$ 70	$ 28	$ 21	$ 63	$ 17	$ 31	$ 35	$ 18	$ 31	$ -	$ -	$ 347
Insurance	$ 6,690	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,690
Printing & Binding	$ 5	$ 7	$ 17	$ 0	$ -	$ 8	$ -	$ 2	$ 31	$ -	$ -	$ -	$ 71
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 197	$ 595	$ -	$ -	$ 792
Other Current Charges	$ 40	$ 75	$ 39	$ 40	$ 42	$ 41	$ 41	$ 79	$ 41	$ 42	$ -	$ -	$ 480
Office Supplies	$ 1	$ 0	$ 0	$ 15	$ 1	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ 18
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**	**$ 8,283**	**$ -**	**$ -**	**$ 95,764**

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	$ 1,500	$ -	$ -	$ 15,000
Landscape Maintenance - Contract	$ 40,855	$ 37,915	$ 43,795	$ 40,855	$ 40,855	$ 40,855	$ 40,855	$ 40,855	$ 40,855	$ 40,855	$ -	$ -	$ 408,550
Lake Maintenance	$ 2,137	$ 2,137	$ 2,137	$ 2,137	$ 2,137	$ 2,137	$ 2,137	$ 2,137	$ 2,137	$ 2,137	$ -	$ -	$ 21,370
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	$ 755	$ -	$ -	$ 12,644
Roadways & Sidewalks	$ -	$ -	$ -	$ 965	$ -	$ 1,745	$ 435	$ -	$ -	$ -	$ -	$ -	$ 3,145
Trail & Boardwalk Maintenance	$ -	$ 1,465	$ 235	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,700
Dog Park Maintenance	$ -	$ -	$ 930	$ 200	$ -	$ -	$ -	$ 2,685	$ -	$ 885	$ -	$ -	$ 4,700
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	$ 893	$ -	$ -	$ 18,786
Utility													
Electric	$ 153	$ 65	$ 107	$ 83	$ 158	$ 115	$ 117	$ 116	$ 116	$ 115	$ -	$ -	$ 1,146
Water & Sewer	$ 2,312	$ 1,919	$ 2,053	$ 1,614	$ 1,150	$ 1,567	$ 1,736	$ 2,653	$ 2,177	$ 2,096	$ -	$ -	$ 19,277
Streetlights	$ 22,382	$ 22,056	$ 20,245	$ 12,668	$ 23,142	$ 20,035	$ 22,139	$ 21,822	$ 16,050	$ 22,024	$ -	$ -	$ 202,562
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**	**$ 71,261**	**$ -**	**$ -**	**$ 749,598**
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**	**$ 79,543**	**$ -**	**$ -**	**$ 1,247,869**
Excess Revenues (Expenditures)	$ (117,153)	$ (41,055)	$ 265,809	$ (38,331)	$ 510,242	$ (29,035)	$ (365,605)	$ (67,690)	$ (64,037)	$ (67,247)	$ -	$ -	$ (14,103)

Storey Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Transfer In	$ 402,507	$ 402,507	$ 402,507	$ -
Interest	$ 1,200	$ 1,000	$ 4,811	$ 3,811
Total Revenues	**$ 403,707**	**$ 403,507**	**$ 407,318**	**$ 3,811**
Expenditures:				
Contingency	$ -	$ -	$ 152	$ (152)
Capital Outlay	$ -	$ -	$ 47,000	$ (47,000)
Total Expenditures	**$ -**	**$ -**	**$ 47,152**	**$ (47,152)**
Excess Revenues (Expenditures)	$ 403,707		$ 360,166	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 403,707		$ 360,166	

Storey Park

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments	$ 616,298	$ 616,298	$ 624,754	$ 8,456
Interest	$ 12,500	$ 10,417	$ 34,077	$ 23,660
Total Revenues	**$ 628,798**	**$ 626,715**	**$ 658,831**	**$ 32,116**
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		$ 57,775	
Fund Balance - Beginning	$ 517,933		$ 854,129	
Fund Balance - Ending	$ 545,669		$ 911,904	

Storey Park

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments	$ 248,827	$ 248,827	$ 251,570	$ 2,743
Interest	$ 4,500	$ 3,750	$ 11,015	$ 7,265
Total Revenues	**$ 253,327**	**$ 252,577**	**$ 262,586**	**$ 10,009**
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		$ 15,130	
Fund Balance - Beginning	$ 128,252		$ 201,660	
Fund Balance - Ending	$ 134,123		$ 216,790	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments	$ 238,964	$ 238,964	$ 242,177	$ 3,213
Interest	$ 5,500	$ 4,583	$ 13,306	$ 8,723
Total Revenues	**$ 244,464**	**$ 243,547**	**$ 255,484**	**$ 11,936**
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		$ 18,946	
Fund Balance - Beginning	$ 123,195		$ 251,970	
Fund Balance - Ending	$ 131,122		$ 270,916	

Storey Park

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments	$ 334,300	$ 334,300	$ 338,934	$ 4,634
Interest	$ 6,750	$ 5,625	$ 16,420	$ 10,795
Total Revenues	**$ 341,050**	**$ 339,925**	**$ 355,354**	**$ 15,429**
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		$ 13,602	
Fund Balance - Beginning	$ 126,768		$ 301,410	
Fund Balance - Ending	$ 134,856		$ 315,012	

Storey Park

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments	$ 203,549	$ 203,549	$ 206,287	$ 2,738
Interest	$ 5,000	$ 4,167	$ 9,770	$ 5,603
Total Revenues	**$ 208,549**	**$ 207,716**	**$ 216,056**	**$ 8,341**
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		$ 8,867	

Storey Park

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Interest Income	$ -	$ -	$ 419	$ 419
Total Revenues	**$ -**	**$ -**	**$ 419**	**$ 419**
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)	$ -		$ 9,208	
Fund Balance - Beginning	$ -		$ 6,182	
Fund Balance - Ending	$ -		$ 15,391	

Storey Park

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Interest Income	$ -	$ -	$ 1,271	$ 1,271
Total Revenues	**$ -**	**$ -**	**$ 1,271**	**$ 1,271**
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)	$ -		$ 5,627	
Fund Balance - Beginning	$ -		$ 1,890	
Fund Balance - Ending	$ -		$ 7,516	

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	$337,556	
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	$70,521	
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	$120,755	
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	$168,630	
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	$102,676	
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
08/13/24	14	$51,460.72	$0.00	$46.74	$0.00	$51,413.98	$21,621.94	$11,187.38	$4,504.84	$4,336.64	$6,069.25	$3,693.95	$51,414.00
	TOTAL	**$ 3,009,325.48**	**$ 1,373.07**	**$ 116,098.58**	**$ 30,750.35**	**$ 2,922,604.18**	**$ 1,229,089.13**	**$ 635,941.47**	**$ 256,075.31**	**$ 246,514.06**	**$ 345,003.53**	**$ 209,980.70**	**$ 2,922,604.20**

103.16%	**Net Percent Collected**
$ (89,511.81)	**Balance Remaining to Collect**

SECTION 3

STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
$6,030,000
SPECIAL ASSESSMENT BONDS
SERIES 2021
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2024

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
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June 24, 2024

Storey Park Community Development District
City of Orlando, Florida

Re: $6,030,000 Storey Park Community Development District
(City of Orlando, Florida),
Special Assessment Bonds, Series 2021 (the "Bonds")

Storey Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2024 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of ($126,464) for May 31, 2024. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2024).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Storey Park Community Development District

Dated: 06/15/2021
Delivered: 06/15/2021

Special Assessment Bonds, Series 2021

Summary of Rebate Calculations

$ 6,030,000.00

Anniversary Date	12/15/2021
Future-Value Date	05/31/2024
Arbitrage Yield Limit	3.2242026
Total of Purpose Expenditures	$5,979,170.00
Internal Rate of Return	0.4125411
90% of rebate liability	-$113,817.21
Full rebate liability	-$126,463.56

Storey Park Community Development District

Special Assessment Bonds, Series 2021

Purpose Expenditures Future Value Report

$ 6,030,000.00

Dated: 06/15/2021
Delivered: 06/15/2021
Future Valued To: 05/31/2024

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
6/15/2021	-1	COI	Beg. Arbitrage Gross Proceeds	5.9222222	-6,144,332.40	100.0000000	1.0993409	-6,754,716.05
6/15/2021	2022		COI	5.9222222	185,250.00	100.0000000	1.0993409	203,652.91
6/15/2021	2022		Underwriter's Discount	5.9222222	120,600.00	100.0000000	1.0993409	132,580.52
12/2/2021	2022		Reserve	4.9944444	-2.00	100.0000000	1.0831499	-2.17
12/2/2021	2022		A&Q	4.9944444	-56.00	100.0000000	1.0831499	-60.66
12/15/2021	2022		Capitalized Interest	4.9222222	104,450.00	100.0000000	1.0818996	113,004.41
2/8/2022	2022		A&Q	4.6277778	5,229,042.00	100.0000000	1.0768170	5,630,721.52
2/8/2022	2023		Construction	4.6277778	334,985.00	100.0000000	1.0768170	360,717.56
3/23/2022	2022		A&Q	4.3777778	3,500.00	100.0000000	1.0725204	3,753.82
5/31/2022	2022		Capitalized Interest	4.0055556	6.00	100.0000000	1.0661549	6.40
3/9/2023	2023		Construction	2.4555556	139.00	100.0000000	1.0400516	144.57
3/23/2023	2023		Construction	2.3777778	56.00	100.0000000	1.0387588	58.17
3/28/2023	2023		Construction	2.3500000	746.00	100.0000000	1.0382974	774.57
6/22/2023	2024		Construction	1.8833333	454.00	100.0000000	1.0305773	467.88
5/31/2024	-1		Unspent Proceeds as of 05/31/2024	0.0000000	182,433.00	100.0000000	1.0000000	182,433.00
					17,270.60			**-126,463.56**

Arbitrage Yield Limit (AYL)	**3.2242026**
Internal Rate of Return (IRR)	**0.4125411**
Future Valued To..	**5/31/2024**

Storey Park Community Development District

Special Assessment Bonds, Series 2021

A.Y.L. Verification Report

6,030,000.00

Dated: 06/15/2021
Delivered: 06/15/2021
FMSbonds, Inc
MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	12/15/2021			97,625.00	-	97,625.00	0.9841348	96,076.16
2	06/15/2022	125,000.00	2.375	97,625.00	-	222,625.00	0.9685212	215,617.03
3	12/15/2022			96,140.62	-	96,140.62	0.9531554	91,636.95
4	06/15/2023	125,000.00	2.375	96,140.62	-	221,140.62	0.9380333	207,437.27
5	12/15/2023			94,656.24	-	94,656.24	0.9231512	87,382.02
6	06/15/2024	130,000.00	2.375	94,656.24	-	224,656.24	0.9085052	204,101.36
7	12/15/2024			93,112.49	-	93,112.49	0.8940915	83,251.09
8	06/15/2025	135,000.00	2.375	93,112.49	-	228,112.49	0.8799065	200,717.67
9	12/15/2025			91,509.37	-	91,509.37	0.8659466	79,242.23
10	06/15/2026	135,000.00	2.375	91,509.37	-	226,509.37	0.8522081	193,033.13
11	12/15/2026			89,906.25	-	89,906.25	0.8386876	75,403.26
12	06/15/2027	140,000.00	2.875	89,906.25	-	229,906.25	0.8253817	189,760.40
13	12/15/2027			87,893.75	-	87,893.75	0.8122868	71,394.93
14	06/15/2028	145,000.00	2.875	87,893.75	-	232,893.75	0.7993996	186,175.18
15	12/15/2028			85,809.37	-	85,809.37	0.7867170	67,507.69
16	06/15/2029	150,000.00	2.875	85,809.37	-	235,809.37	0.7742355	182,571.98
17	12/15/2029			83,653.12	-	83,653.12	0.7619521	63,739.67
18	06/15/2030	155,000.00	2.875	83,653.12	-	238,653.12	0.7498635	178,957.26
19	12/15/2030			81,425.00	-	81,425.00	0.7379667	60,088.94
20	06/15/2031	160,000.00	2.875	81,425.00	-	241,425.00	0.7262587	175,337.01
21	12/15/2031			79,125.00	-	79,125.00	0.7147364	56,553.52
22	06/15/2032	165,000.00	3.300	79,125.00	-	244,125.00	0.7033970	171,716.78
23	12/15/2032			76,402.50	-	76,402.50	0.6922374	52,888.67
24	06/15/2033	170,000.00	3.300	76,402.50	-	246,402.50	0.6812549	167,862.90
25	12/15/2033			73,597.50	-	73,597.50	0.6704466	49,343.19
26	06/15/2034	175,000.00	3.300	73,597.50	-	248,597.50	0.6598098	164,027.06
27	12/15/2034			70,710.00	-	70,710.00	0.6493417	45,914.95
28	06/15/2035	180,000.00	3.300	70,710.00	-	250,710.00	0.6390398	160,213.66
29	12/15/2035			67,740.00	-	67,740.00	0.6289012	42,601.77
30	06/15/2036	185,000.00	3.300	67,740.00	-	252,740.00	0.6189236	156,426.74
31	12/15/2036			64,687.50	-	64,687.50	0.6091042	39,401.43
32	06/15/2037	190,000.00	3.300	64,687.50	-	254,687.50	0.5994406	152,670.03
33	12/15/2037			61,552.50	-	61,552.50	0.5899303	36,311.69
34	06/15/2038	200,000.00	3.300	61,552.50	-	261,552.50	0.5805709	151,849.78
35	12/15/2038			58,252.50	-	58,252.50	0.5713600	33,283.15
36	06/15/2039	205,000.00	3.300	58,252.50	-	263,252.50	0.5622953	148,025.64
37	12/15/2039			54,870.00	-	54,870.00	0.5533743	30,363.65
38	06/15/2040	210,000.00	3.300	54,870.00	-	264,870.00	0.5445949	144,246.85
39	12/15/2040			51,405.00	-	51,405.00	0.5359548	27,550.75
40	06/15/2041	220,000.00	3.300	51,405.00	-	271,405.00	0.5274517	143,153.03
41	12/15/2041			47,775.00	-	47,775.00	0.5190835	24,799.22

Storey Park Community Development District

Special Assessment Bonds, Series 2021

A.Y.L. Verification Report

6,030,000.00

Dated: 06/15/2021
Delivered: 06/15/2021
FMSbonds, Inc
MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	06/15/2042	225,000.00	3.500	47,775.00	-	272,775.00	0.5108482	139,346.61
43	12/15/2042			43,837.50	-	43,837.50	0.5027434	22,039.01
44	06/15/2043	235,000.00	3.500	43,837.50	-	278,837.50	0.4947673	137,959.67
45	12/15/2043			39,725.00	-	39,725.00	0.4869177	19,342.80
46	06/15/2044	245,000.00	3.500	39,725.00	-	284,725.00	0.4791926	136,438.11
47	12/15/2044			35,437.50	-	35,437.50	0.4715901	16,711.97
48	06/15/2045	255,000.00	3.500	35,437.50	-	290,437.50	0.4641082	134,794.42
49	12/15/2045			30,975.00	-	30,975.00	0.4567450	14,147.68
50	06/15/2046	265,000.00	3.500	30,975.00	-	295,975.00	0.4494986	133,040.36
51	12/15/2046			26,337.50	-	26,337.50	0.4423672	11,650.85
52	06/15/2047	275,000.00	3.500	26,337.50	-	301,337.50	0.4353490	131,186.97
53	12/15/2047			21,525.00	-	21,525.00	0.4284420	9,222.21
54	06/15/2048	290,000.00	3.500	21,525.00	-	311,525.00	0.4216447	131,352.86
55	12/15/2048			16,450.00	-	16,450.00	0.4149552	6,826.01
56	06/15/2049	300,000.00	3.500	16,450.00	-	316,450.00	0.4083718	129,229.27
57	12/15/2049			11,200.00	-	11,200.00	0.4018929	4,501.20
58	06/15/2050	315,000.00	3.500	11,200.00	-	326,200.00	0.3955168	129,017.57
59	12/15/2050			5,687.50	-	5,687.50	0.3892418	2,213.81
60	06/15/2051	325,000.00	3.500	5,687.50	-	330,687.50	0.3830664	126,675.27
		6,030,000.00		**3,678,047.42**	**0.00**	**9,708,047.42**		**6,144,332.35**

True Interest Cost (TIC)	**3.3785594**
Net Interest Cost (NIC)	**3.3952127**
Arbitrage Yield Limit (AYL)	**3.2242026**
Arbitrage Net Interest Cost (ANIC)	**3.1970397**

Face value of bond Issue	**$6,030,000.00**
Accrued interest (+)	
Original issue premium/discount (+)	**$114,332.40**
Bond surety fee (-)	**$0.00**
Lump-sum credit enhancements (-)	**$0.00**
Other AYL costs (-)	
= AYL Target	**$6,144,332.40**

Storey Park Community Development District

Special Assessment Bonds, Series 2021

T.I.C. Verification Report (Regular)

6,030,000.00

MSRB 30/360 SEMI 4/3

FMSbonds, Inc

Dated: 6/15/2021

Delivered: 6/15/2021

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	12/15/2021			97,625.00	-	97,625.00	0.9833878	96,003.24
2	6/15/2022	125,000.00	2.375	97,625.00	-	222,625.00	0.9670516	215,289.87
3	12/15/2022			96,140.62	-	96,140.62	0.9509868	91,428.46
4	6/15/2023	125,000.00	2.375	96,140.62	-	221,140.62	0.9351888	206,808.24
5	12/15/2023			94,656.24	-	94,656.24	0.9196533	87,050.93
6	6/15/2024	130,000.00	2.375	94,656.24	-	224,656.24	0.9043759	203,173.69
7	12/15/2024			93,112.49	-	93,112.49	0.8893522	82,809.80
8	6/15/2025	135,000.00	2.375	93,112.49	-	228,112.49	0.8745782	199,502.20
9	12/15/2025			91,509.37	-	91,509.37	0.8600495	78,702.59
10	6/15/2026	135,000.00	2.375	91,509.37	-	226,509.37	0.8457622	191,573.07
11	12/15/2026			89,906.25	-	89,906.25	0.8317123	74,776.13
12	6/15/2027	140,000.00	2.875	89,906.25	-	229,906.25	0.8178957	188,039.34
13	12/15/2027			87,893.75	-	87,893.75	0.8043087	70,693.71
14	6/15/2028	145,000.00	2.875	87,893.75	-	232,893.75	0.7909474	184,206.71
15	12/15/2028			85,809.37	-	85,809.37	0.7778080	66,743.22
16	6/15/2029	150,000.00	2.875	85,809.37	-	235,809.37	0.7648870	180,367.51
17	12/15/2029			83,653.12	-	83,653.12	0.7521805	62,922.25
18	6/15/2030	155,000.00	2.875	83,653.12	-	238,653.12	0.7396852	176,528.18
19	12/15/2030			81,425.00	-	81,425.00	0.7273974	59,228.33
20	6/15/2031	160,000.00	2.875	81,425.00	-	241,425.00	0.7153138	172,694.62
21	12/15/2031			79,125.00	-	79,125.00	0.7034308	55,658.97
22	6/15/2032	165,000.00	3.300	79,125.00	-	244,125.00	0.6917453	168,872.33
23	12/15/2032			76,402.50	-	76,402.50	0.6802539	51,973.10
24	6/15/2033	170,000.00	3.300	76,402.50	-	246,402.50	0.6689534	164,831.80
25	12/15/2033			73,597.50	-	73,597.50	0.6578407	48,415.43
26	6/15/2034	175,000.00	3.300	73,597.50	-	248,597.50	0.6469125	160,820.83
27	12/15/2034			70,710.00	-	70,710.00	0.6361659	44,983.29
28	6/15/2035	180,000.00	3.300	70,710.00	-	250,710.00	0.6255978	156,843.62
29	12/15/2035			67,740.00	-	67,740.00	0.6152053	41,674.00
30	6/15/2036	185,000.00	3.300	67,740.00	-	252,740.00	0.6049854	152,904.00
31	12/15/2036			64,687.50	-	64,687.50	0.5949352	38,484.87
32	6/15/2037	190,000.00	3.300	64,687.50	-	254,687.50	0.5850521	149,005.45
33	12/15/2037			61,552.50	-	61,552.50	0.5753331	35,413.19
34	6/15/2038	200,000.00	3.300	61,552.50	-	261,552.50	0.5657756	147,980.01
35	12/15/2038			58,252.50	-	58,252.50	0.5563768	32,410.34
36	6/15/2039	205,000.00	3.300	58,252.50	-	263,252.50	0.5471342	144,034.44
37	12/15/2039			54,870.00	-	54,870.00	0.5380451	29,522.53
38	6/15/2040	210,000.00	3.300	54,870.00	-	264,870.00	0.5291070	140,144.57
39	12/15/2040			51,405.00	-	51,405.00	0.5203174	26,746.91
40	6/15/2041	220,000.00	3.300	51,405.00	-	271,405.00	0.5116738	138,870.82
41	12/15/2041			47,775.00	-	47,775.00	0.5031738	24,039.13

Storey Park Community Development District

Special Assessment Bonds, Series 2021

T.I.C. Verification Report (Regular)

6,030,000.00

MSRB 30/360 SEMI 4/3

FMSbonds, Inc

Dated: 6/15/2021

Delivered: 6/15/2021

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	6/15/2042	225,000.00	3.500	47,775.00	-	272,775.00	0.4948150	134,973.15
43	12/15/2042			43,837.50	-	43,837.50	0.4865950	21,331.11
44	6/15/2043	235,000.00	3.500	43,837.50	-	278,837.50	0.4785116	133,426.98
45	12/15/2043			39,725.00	-	39,725.00	0.4705625	18,693.09
46	6/15/2044	245,000.00	3.500	39,725.00	-	284,725.00	0.4627454	131,755.19
47	12/15/2044			35,437.50	-	35,437.50	0.4550582	16,126.13
48	6/15/2045	255,000.00	3.500	35,437.50	-	290,437.50	0.4474987	129,970.41
49	12/15/2045			30,975.00	-	30,975.00	0.4400648	13,631.01
50	6/15/2046	265,000.00	3.500	30,975.00	-	295,975.00	0.4327544	128,084.47
51	12/15/2046			26,337.50	-	26,337.50	0.4255654	11,208.33
52	6/15/2047	275,000.00	3.500	26,337.50	-	301,337.50	0.4184958	126,108.48
53	12/15/2047			21,525.00	-	21,525.00	0.4115437	8,858.48
54	6/15/2048	290,000.00	3.500	21,525.00	-	311,525.00	0.4047070	126,076.36
55	12/15/2048			16,450.00	-	16,450.00	0.3979840	6,546.84
56	6/15/2049	300,000.00	3.500	16,450.00	-	316,450.00	0.3913726	123,849.86
57	12/15/2049			11,200.00	-	11,200.00	0.3848711	4,310.56
58	6/15/2050	315,000.00	3.500	11,200.00	-	326,200.00	0.3784775	123,459.36
59	12/15/2050			5,687.50	-	5,687.50	0.3721902	2,116.83
60	6/15/2051	325,000.00	3.500	5,687.50	-	330,687.50	0.3660073	121,034.04
		6,030,000.00		***3,678,047.42***	***0.00***	***9,708,047.42***		***6,023,732.39***

True Interest Cost (TIC)	**3.3785594**
Net Interest Cost (NIC)	**3.3952127**
Arbitrage Yield Limit (AYL)	**3.2242026**
Arbitrage Net Interest Cost (ANIC)	**3.1970397**

Face value of bond Issue	**$6,030,000.00**
Accrued interest (+)	
Original issue premium/discount (+)	**$114,332.40**
Underwriter discount (+)	**($120,600.00)**
Lump-sum credit enhancements (-)	**$0.00**
Other TIC costs (-)	
Bond surety fee (-)	**N/A**
= TIC Target	**$6,023,732.40**

Storey Park Community Development District

Special Assessment Bonds, Series 2021

Unspent Proceeds Report

$ 6,030,000.00

Dated: 06/15/2021
Delivered: 06/15/2021

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
06/15/2021	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			6,144,332.40
06/15/2021	2022	Y		COI	185,250.00	100.0000000		185,250.00	5,959,082.40
06/15/2021	2022	Y		Underwriter's Discount	120,600.00	100.0000000		120,600.00	5,838,482.40
12/02/2021	2022	Y		Reserve	-2.00	100.0000000		-2.00	5,838,484.40
12/02/2021	2022	Y		A&Q	-56.00	100.0000000		-56.00	5,838,540.40
12/15/2021	2022	Y		Capitalized Interest	104,450.00	100.0000000		104,450.00	5,734,090.40
02/08/2022	2022	Y		A&Q	5,229,042.00	100.0000000		5,229,042.00	505,048.40
02/08/2022	2023	Y		Construction	334,985.00	100.0000000		334,985.00	170,063.40
03/23/2022	2022	Y		A&Q	3,500.00	100.0000000		3,500.00	166,563.40
05/31/2022	2022	Y		Capitalized Interest	6.00	100.0000000		6.00	166,557.40
03/09/2023	2023	Y		Construction	139.00	100.0000000		139.00	166,418.40
03/23/2023	2023	Y		Construction	56.00	100.0000000		56.00	166,362.40
03/28/2023	2023	Y		Construction	746.00	100.0000000		746.00	165,616.40
06/22/2023	2024	Y		Construction	454.00	100.0000000		454.00	165,162.40
					5,979,170.00		**0.00**	**5,979,170.00**	

First Investment Date	**6/15/2021**
Calculation Date	**5/31/2024**
Arbitrage Yield Limit (AYL)	**3.2242026**
Internal Rate of Return (IRR)	**0.4125411**

Storey Park Community Development District

Special Assessment Bonds, Series 2021

I.R.R. Report Via Purpose Expenditures

$ 6,030,000.00

Dated: 06/15/2021
Delivered: 06/15/2021

Grp ID	*Trans Date*	*Fund ID*	*Description*	*Day Count Factor*	*Calculation Amt (Interest Earnings)*	*Pool Pctg*	*** Internal Rate of Return ** PV Factor*	*PV Amt*
-1	06/15/2021		Beg. Arbitrage Gross Proceeds	0.0000000	(6,144,332.40)	100.000	1.0000000	(6,144,332.40)
2022	06/15/2021		COI	0.0000000	185,250.00	100.000	1.0000000	185,250.00
	06/15/2021		Underwriter's Discount	0.0000000	120,600.00	100.000	1.0000000	120,600.00
	12/02/2021		Reserve	0.9277778	(2.00)	100.000	0.9980901	(2.00)
	12/02/2021		A&Q	0.9277778	(56.00)	100.000	0.9980901	(55.89)
	12/15/2021		Capitalized Interest	1.0000000	104,450.00	100.000	0.9979415	104,234.99
	02/08/2022		A&Q	1.2944444	5,229,042.00	100.000	0.9973362	5,215,113.12
	03/23/2022		A&Q	1.5444444	3,500.00	100.000	0.9968226	3,488.88
	05/31/2022		Capitalized Interest	1.9222222	6.00	100.000	0.9960469	5.98
2023	02/08/2022		Construction	1.2944444	334,985.00	100.000	0.9973362	334,092.68
	03/09/2023		Construction	3.4666667	139.00	100.000	0.9928821	138.01
	03/23/2023		Construction	3.5444444	56.00	100.000	0.9927230	55.59
	03/28/2023		Construction	3.5722222	746.00	100.000	0.9926662	740.53
2024	06/22/2023		Construction	4.0388889	454.00	100.000	0.9917121	450.24
99999	05/31/2024		Unspent Proceeds as of 05/31/2024	5.9222222	182,433.00	100.000	0.9878709	180,220.26
					17,270.60			**(0.01)**

Arbitrage Yield Limit	**3.2242026**
Internal Rate of Return	**0.4125411**
Calculation Standard	**MSRB 30/360 SEMI 4/3**