

*Storey Park Community
Development District*

Agenda

October 1, 2024

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 24, 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, October 1, 2024 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 3, 2024 Meeting
4. Consideration of Agreement with Grau & Associates to Provide Auditing Services for FY2024 - FY2028
5. Ratification of Temporary Access Easement Agreement with William Pratt and Elizabeth Zumaeta
6. 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
 - D. Field Manager's Report
7. Public Comment Period
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date - November 5, 2024
11. Adjournment

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, September 3, 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 <i>joined late</i>	Chairman
Willem Boermans	Vice Chairman
Ricardo Garcia	Assistant Secretary
Travis Smith	Incoming Supervisor
Matthew Antolovich	Incoming Supervisor
Mike McQuarrie	Outgoing Supervisor

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will open it up for a Public Comment Period. This is the point where any members of the audience can make any comments. We would ask that you please state your name and address and keep your comments to three minutes. Hearing none,

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation

Mr. Showe: We can proceed to organizational matters. As part of your agenda, we received a resignation from Ms. Diaz and we can take a motion to accept that resignation.

On MOTION by Mr. McQuarrie seconded by Mr. Boermans with all in favor the resignation of Ms. Teresa Diaz was accepted.
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B. Review of Resume(s)/Letter(s) of Interest in Board Vacancy

C. Appointment of Individuals to Fulfill Board Vacancy

Mr. Showe: That opens up a vacancy on the Board. We have Mr. Smith, who qualified for one of the seats. So, he will be on the Board in November. We also received two letters of interest from other folks, who would like to be on the Board. So, it is up to the Board at this point. Obviously, Mr. Smith will be on the Board in November, so there may be some inclination to just go ahead and get his term going now, so he can get on Board, but it's up to the Board, to make any nominations for that vacant seat.

On MOTION by Mr. McQuarrie seconded by Mr. Boermans with all in favor the appointment of Mr. Travis Smith to fill the unexpired term in Seat 3 was approved.

Mr. Showe: Alright, Travis. Welcome to the Board.

D. Administration of Oath of Office to Newly Appointed Board Member

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Travis Smith.

Mr. McQuarrie: I hereby tender my resignation to the Board.

Mr. Showe: Okay, Mike has offered his resignation. We need a motion to accept it.

On MOTION by Mr. Boermans seconded by Mr. Garcia with all in favor the resignation of Mr. Mike McQuarrie was accepted.

Mr. Showe: Alright, Mike, you're free to go.

**Mr. La Rosa joined the meeting at this time.*

Mr. Showe: That opens up a vacancy in Seat 2, which ends in November. Mr. Smith's, new term will officially start in November and then the Board will have to reappoint whoever they put into Seat 2 in November. But we do have two letters of interest: one from Mr. Calderon and one from Mr. Antolovich. So, it's really up to the Board, at this point, to determine how they choose to fill that position. If you want to have any discussion, you have two letters of interest and resumes in your agenda.

Mr. La Rosa: Are these for November?

Mr. Showe: It is to appoint somebody to the Board to fill the term that ends in November and then we'll have to reappoint again.

Mr. La Rosa: So, we have two people present that want to fill those seats?

Mr. Showe: Well, Mr. Smith has been appointed to Teresa's seat already.

Mr. La Rosa: Okay.

Mr. Showe: Because he qualified, his term will officially start in November.

Mr. La Rosa: Okay.

Mr. Showe: It's really the other seat at this point that is vacant, the one Mr. McQuarrie was in.

Mr. La Rosa: Okay.

Mr. Showe: It also ends in November. If you appoint somebody in that seat now, you will have to just reappoint somebody again in November.

Mr. La Rosa: I don't want to appoint anybody from Lennar. It needs to be a resident.

Mr. Showe: We have two residents, Mr. Antolovich who is here and Mr. Calderon, the HOA President, I believe.

Mr. Antolovich: Correct.

Mr. Showe: They both submitted letters of interest for that, for any vacancies on the Board.

Mr. La Rosa: Okay. Do I have to make a decision right now?

Mr. Showe: No, not necessarily.

Mr. La Rosa: Can I do it at the next Board meeting? Because my seat is going to become vacant as well.

Mr. Boermans: The only difficult part is we currently have only four Board Members.

Mr. La Rosa: I thought you were already on the Board.

Mr. Boermans: I'm on the Board, but because Mike is not here anymore, it went down to four.

Mr. Showe: Mike resigned.

Mr. Boermans: Now there is Dan, Ricardo, Travis and me. We would only have to vote to get one person on the Board, which would be either Matthew or Carlos.

Mr. Showe: But again, the Board doesn't have to necessarily make a decision today. It's really up to the Board. You do have a four-member Board, right now, with Mike resigning.

Mr. La Rosa: Okay.

Mr. Smith: It only runs through November, right?

Mr. Showe: Yeah, it would run through November and then you would have to reappoint, because no one qualified for that position.

Mr. La Rosa: Who is the President of the HOA?

Mr. Showe: I believe it is Mr. Carlos Calderon.

Mr. La Rosa: I would like to appoint Matthew.

Mr. Showe: Okay.

Mr. Lazarovich: Are you also on the Storey Park HOA Board?

Mr. Antolovich: Yes.

On MOTION by Mr. La Rosa seconded by Mr. Boermans with all in favor the appointment of Mr. Matthew Antolovich to fill the unexpired term of Mr. Mike McQuarrie in Seat 2 was approved.

Mr. La Rosa: This is September, so when we get to November...

Mr. Showe: Right. Mr. Smith will have to redo his oath with a new term and the same thing with whoever else you appoint. The seat will technically become vacant in November.

Mr. La Rosa: Okay.

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Antolovich.

Mr. Showe: Please provide your contact information, so we have a way to contact you. Typically, we will send out all the agendas electronically and you can complete that throughout the meeting. It doesn't have to be necessarily immediate.

Mr. Boermans: Same with what we did with the HOA, I created an email just for here.

Mr. Showe: Yeah. If you just want to just give us your current email address and anytime you change it, just let us know and we'll update our records. We'll walk you through the Sunshine Law.

Mr. Lazarovich: Are any of you guys on the same HOA or Community Association Board?

Mr. Antolovich: Yes, Willem and I are.

Mr. Lazarovich: So, if any vote comes before that Board that has to do with CDD business, you guys are going to have to recuse yourself, because it would be a violation of the Sunshine Law.

Mr. Boermans: Of course.

Mr. Showe: We typically recommend in those situations, if you are at an HOA meeting, even if somebody just mentioned the CDD or a CDD topic, we recommend that one of you leave the room. That way you just keep Sunshine completely clear. We'll go through all of that.

Mr. Garcia: If we have another opening and a candidate is also on the HOA Board, is there anything preventing having three members?

Mr. Showe: Just in terms of that from the CDD side, there is nothing that prohibits it. You just have to individually make sure that you follow the Sunshine Law.

Mr. Garcia: I'm just thinking in terms of voting or openings on the Board, because if you, Matthew and Carlos...

Mr. La Rosa: Three people would have to recuse themselves and there wouldn't be enough people left.

Mr. Showe: Theoretically you shouldn't be voting on CDD items at an HOA meeting, but if conversations come up, we would just ask that only one member of the Board stay in the room, just to keep the Sunshine.

Mr. Boermans: That's why I always say during the meetings, *"If you have any questions, contact Jason or Alan."* It's the best way to go.

Mr. Showe: Yes. Then behind your information form, we'll run through some of these quickly.

Mr. Boermans: Don't copy each other on emails.

Mr. Showe: We'll go over that. Behind that, are your Form 1 instructions. What we'll do, is we will take whatever email address you give us. Form 1 is a financial disclosure that you are required to complete. You probably already completed yours as part of the election process, but obviously Matthew will have to do one. It's all electronic, so we'll put your email address in and they will send you a notice to complete it. We also have some instructions for Form 1f. That's nothing you need to fill out now, but in the event you leave the Board, like Mike did, we will send a notice to fill out Form 1f. That's your final statement. So, when you leave the Board, you have to complete Form 1F by State Statute. As a Board member, you are eligible to receive up to \$200 per meeting. In order to receive that, we need to have W-4 and I-9 Form. Those are all there. You can either email those to me or bring them to the next meeting. With the I-9, two forms of ID or your passport, is required. You can let me know individually if you choose to accept compensation for the meetings and if so, we need those forms filled out so we can process

it. Finally, the biggest thing, is what's behind there, which is the *Guide to the Sunshine Law and Code of Ethics*. You are both now public officials, just like City or County Commissioners and everything you do now, is a public record and are required to uphold the Sunshine Laws, which basically means that you can't talk to other CDD Board Members about things that may come up before a vote of the CDD Board. That applies to anything. If it's reasonable that it would come up before a vote of the Board, you're not allowed to talk to other Board Members about that, outside of a publicly advertised meeting. That applies to all forms of communication, emails, texts, especially social media. We recommend that you avoid posting anything about CDDs on social media because if you post, "*We're voting on this really important item at the CDD meeting this week, let me know your thoughts, I really like this*" and Ricardo sees it technically, you violated the Sunshine Law. Our recommendation is always just to keep CDD stuff off of social media. Like Willem said, just refer folks to our office and we'll handle it. As Willem indicated, our best recommendation is always to create a special CDD email, if you want. If you do, just let us know what that is and that way we'll direct all of your emails there. If you don't, our recommendation is just to create a folder in your email and just put all the CDD emails that in that folder. That way, if there is a public records request, your personal files aren't intermingled with CDD stuff. The same thing with records. You're not required to keep anything from any of these meetings. If you do, we say that you should keep them separate as well. Same reason, you just don't want personal things intermingled. We kind of covered most of it. Anything else, Jay?

Mr. Lazarovich: Yeah, our office will follow up with a simple memo. If you have any questions, just let Jason know.

Mr. Showe: There are certain Statutes about, if you ever think you have a conflict in voting, if you're related to a vendor that comes up or your brother owns a company that the CDD is about to vote for, let Jay or myself know. There are some specific things in the Statutes that say what a violation or a conflict is. If you do have one of those, there are forms you can fill out and that will recuse you from voting and make it public that you had a conflict. But other than that, if there's any questions or comments, direct them to Jay or I and we'll walk you through it. We do these with a lot of Districts, so we're kind of familiar with almost any situation you've come up with, that would be a challenge to you. Other than that, we welcome you to the Board.

E. Election of Officers

F. Consideration of Resolution 2024-06 Electing Officers

Mr. Showe: Now that we've had some folks resign, the Board would need to elect officers. Typically, the Board would appoint a Chair and Vice Chair. Currently, Mr. La Rosa is now Chair, Teresa was the Vice Chair, and Mike was an Assistant Secretary. So, in general, the Board will appoint a Chair and Vice Chair, and then everybody else fills in as Assistant Secretaries. So, we can just open it up for the Board for discussion on how you would like to fill those or any nominations.

Mr. La Rosa: I nominate Willem as Vice Chair.

Mr. Showe: Is there any opposition to that? If not, I can just read it in and then you can approve it as read.

Mr. La Rosa: That's fine.

Mr. Showe: Perfect. That will work.

Mr. Smith: I can nominate him for Chairman, right? Because we need to fill Chairman, Vice Chairman.

Mr. Showe: Mr. La Rosa is currently serving as Chair.

Mr. Smith: Okay, cool.

Mr. Showe: So, we can keep that as long as the Board's amenable to that.

Mr. Smith: Will we redo this in November?

Mr. Showe: Yes, by law, when the new terms start, we have to redo it again. So, yeah, we'll do it then. I will read the officers into the record and then the Board can approve it as read, if you choose. Mr. La Rosa would serve as Chair, Mr. Boermans would serve as Vice Chair, Mr. George Flynt in our office, would serve as Secretary, Mr. Smith, Mr. Garcia, Mr. Antolovich, and I would serve as Assistant Secretary, Ms. Jill Burns would serve as Treasurer, Mr. Darrin Mossing, Sr. and Ms. Katie Costa would serve as Assistant Treasurers. So, if the Board is amenable, we can take a motion to approve that as read.

On MOTION by Mr. La Rosa seconded by Mr. Boermans with all in favor electing officers as stated above as evidenced by Resolution 2024-06 was adopted.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the August 6,
2024 Meeting**

Mr. Showe: The next item is the approval of minutes of the August 6, 2024 meeting. Those minutes are included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

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

FIFTH ORDER OF BUSINESS

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

Mr. Showe: Next is a housekeeping item. The Orange County Property Appraiser requires us annually, to enter into an agreement to use their services for our tax rolls. So, we would take a motion at this time to approve that agreement.

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

SIXTH ORDER OF BUSINESS

Consideration of Proposal from Camcor Site, LLC for Concrete Weir Restoration

Mr. Showe: Behind that, we've been talking about some weir repairs for some time and we'll let Alan run through that proposal. I know that we received some others, too.

Mr. Scheerer: Yeah. We have a weir over off of History Avenue, that's concrete on both sides and the top and it's basically just completely washed out. We reached out to All Terrain Tractor Service, who does a lot of this type of work. The bid, for some reason, didn't get in the agenda, but their number was \$121,896. Then we reached out to Camcor, which is another company that we've used before. They supplied us with a quote for \$105,000, to do the same work. We basically have to demo it and come between the two homes on the sidewalk side of that, in order to get in there and get it pulled up, regrade it and repour. The pictures didn't make it in the agenda package, but we included the quote from Camcor, as they were the lowest bid at \$105,830.

Mr. Showe: We've used them before, so we're generally pretty happy with their work. Certainly, whatever repairs the Board would approve, we would have District Counsel draft all of our standard agreements that would have all the provisions and warranties.

Mr. Scheerer: Willem's very familiar with it. We met on site and walked the project.

Mr. Smith: Does this also include the two homeowners' home to get access to it?

Mr. Scheerer: Well, there's a sidewalk there. It's a passive access.

Mr. Smith: Oh ok.

Mr. Scheerer: It's a CDD access area. We just have a sidewalk that runs between the two homes. It's right across from where the new fitness stuff went in on History Avenue.

Mr. Smith: Okay.

Mr. Scheerer: You can't miss it.

Mr. La Rosa: I go to the one that goes to the campground.

Mr. Scheerer: Yeah. If you keep going, it will take you into the campground. We don't do the campground, so we stopped short of the campground.

Mr. Boermans: Is it too late to do any insurance claims?

Mr. Scheerer: There's no insurance on this.

Mr. Showe: Yeah.

Mr. Scheerer: We don't insure the ponds or the landscaping. Insurance won't cover it.

Mr. La Rosa: Do we have the budget to cover this?

Ms. Baxter: Alan, did you guys provide a set of plans or excerpts of the construction plans, so we can review scope and the numbers versus the proposal?

Mr. Scheerer: No, ma'am. We met them onsite, showed them what the problem was and this was the number that they gave us. I can ask them for a set of plans.

Ms. Baxter: Well, I believe this is the weir that we referenced in our Annual Engineer's Report.

Mr. Scheerer: Yes, ma'am.

Ms. Baxter: I have the plans for that and I can give you some supplemental information, that might help to tie the bid information to quantities and locations. I can also pull the numbers from the original construction contract, if that would be helpful.

Mr. Showe: Yeah, I think all of that would be helpful and we can certainly have you review that prior to next meeting, before the Board exactly takes any action on it. I don't know that it's an impending need for repair.

Mr. Scheerer: Well, it's already damaged.

Mr. Showe: It is certainly something that we have on our radar to get fixed, but if we can take some extra time to make sure we are doing it right.

Mr. Scheerer: That will be perfect.

Mr. Showe: If the Board is amenable with that. To answer the budget question, our projection for next year's budget has about \$500,000 in capital reserves. So, you could certainly use that to do this type of repair.

Mr. Scheerer: It's listed as Item S on the Engineer's Report.

Mr. Showe: So, we'll get with the engineer and bring that back with the final recommendation.

Mr. Smith: Then the other question is, what is the typical life of something like this, so, if we were to get it repaired, is it a five-year kind of deal or ten-year?

Mr. Scheerer: I would have thought this would last a lifetime, because it was solid concrete all the way up and over and out.

Mr. Antolovich: Was it installed improperly?

Mr. Scheerer: No. The engineer signed off on all the work.

Mr. Showe: Yeah.

Mr. Scheerer: I'm not an engineer, but Christy obviously knows what they're doing. So, we'll just get the information from them and we'll reach out to both vendors again, provide them with that documentation and bring it back at the next meeting. Thank you, Christy.

Ms. Baxter: You're welcome. Maybe we can coordinate a little bit offline. I'll pull some plans and we can obtain some information.

Mr. Scheerer: Yes, ma'am.

SEVENTH ORDER OF BUSINESS

Ratification of Temporary Construction Easement with the School Board of Orange County, Florida

Mr. Showe: The next item is the ratification of the Temporary Construction Easement. We'll let Jay run through that.

Mr. Lazarovich: Yeah. So, we brought a draft of this Temporary Construction Easement to the last meeting. There weren't too many changes, only just tweaks. We were able to finalize it with the Orange County Public Schools, so we had to change some of the language because it's an agreement between two government entities. Aside from that, there weren't too many changes to the terms. Just as an update, there was also a Funding Agreement and Cost Share Agreement. Those haven't been flushed out yet. We are trying to schedule a call with Moss Park Properties, for some time this week, so I don't have an update on those agreements as of yet. We've told them that we're not comfortable moving through and recording the Temporary Construction Easement, until those other agreements are finalized, especially the Funding Agreement. So, that's the only update that I have, but we are looking for ratification of this agreement in the meantime.

Mr. La Rosa: Alright, this looks fine. I'm just looking to see if anything changed, so. We can go over the details.

Mr. Lazarovich: This was approved by Orange County Public Schools as well.

Mr. La Rosa: Yeah. I'm just looking to make sure that there were no changes or anything like that.

On MOTION by Mr. LaRosa seconded by Mr. Antolovich with all in favor the Temporary Construction Easement with the School Board of Orange County, Florida was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Parking and Towing Rules

Mr. Showe: We did have some conversations internally with the HOA, regarding our parking rules. District Counsel reviewed those, and we'll let him kind of give you some background. We drafted a resolution that's supplemental to that in front of you.

Mr. Lazarovich: Yeah. So, we've spoken with the HOA. It seems that the current policy is that they are towing automatically, based off any infraction of the rules. The language is a little unclear in the rule itself, so our recommendation would be to revise that. In order to do that, we would need to schedule a public hearing. Are the rules in the agenda?

Mr. Showe: Yeah, we put them in the agenda package. Page 58 in your electronic agenda, is the enforcement section.

Mr. Lazarovich: So, the language is in 1.5. Upon first offense, they may receive a warning. We would change that to, "*Shall,*" if the word is immutable. If there is any other

discussion on this rule, we can take it now. If we're going to schedule a public hearing and we want to clarify anything else, now would be the time to do it.

Mr. Boermans: I think it's a good one. I think it's important, especially with the Disability Act, whenever people are blocking the sidewalks, it should just be towed, because we have a lot of disabled people living in the neighborhood. The same with the No Parking sign, because sometimes people park on both sides. I've seen it before on Satire Street, where a fire truck couldn't pass by. Therefore, I think immediate towing should be in effect, especially when you're parking right in front of the No Parking sign.

Mr. Antolovich: We want them to send out a fire truck to test, to make sure for any of the spots that are too narrow or ones that they can get through. Did they say anything specifically?

Mr. Boermans: Yeah, on Satire Street, someone needed to go to the hospital and couldn't get there, because both lanes were blocked. I have pictures of it.

Mr. Lazarovich: If you could send it out.

Mr. Boermans: Yeah, for sure.

Mr. Lazarovich: Was there a date or was it just an idea?

Mr. Antolovich: No, when Mr. Jim Gray was at one of the HOA meetings, it was brought up for fire trucks and emergency vehicles could not through. The city said to just call at any time and they will send out fire trucks and other emergency vehicles to test it.

Mr. Boermans: I thought it was so interesting, because I had a personal conversation with Mr. Jim Gray and he told me that he didn't think that street parking should ever be allowed, but at the next meeting he said, "*Oh, street parking should be allowed.*" So, it's very controversial.

Mr. Showe: We engaged his office in some conversations regarding some comments that he made at an HOA meeting, that we're trying to get clarity on. I think the comment that I got back to me, was that he said we should be allowing street parking everywhere, on both sides of the road and that the city encourages that. So, I'm trying to follow up with his office to make sure he understands that these are the CDD roads and we have the ability under the Florida Statutes, to regulate how those were done and that the plans were approved by the city as part of the construction of the entire project.

Mr. Antolovich: Yeah, to me it's a no brainer.

Mr. Showe: I tend to agree, but I was trying to have conversations with him.

Mr. Smith: Just so I understand, what I'm reading now, will it be changed to, "*Shall?*"

Mr. Lazarovich: If that's what the Board wants.

Mr. Showe: Right. It can be either way. I think you either have to take, "May" out or add, "Shall" in. The "May," makes it ambiguous. It makes it so that we can tow or we can put a warning on it. The HOA right now is doing the enforcement.

Mr. Lazarovich: I think I heard you say immediate.

Mr. Boermans: Yeah. What do you all think? Do you think immediately towing?

Mr. Smith: I lean the other way, a little bit.

Mr. Lazarovich: Who keeps track of the violators? Is someone keeping a spreadsheet somewhere on a vehicle that received a warning and this is their second violation and they're going to tow? I feel like the CDD as a whole, should have the option to either give a warning or tow immediately. Either one of those. It's at the discretion, because in a situation where you have an ambulance that can't get through, that's just an immediate tow, just to get the car out of there. But at the same time, if there are no other cars, I don't think it's right to just automatically go up and just tell them. But again, that's just my personal opinion. I think you leave yourself the leeway to be able to do either. You can either give a warning or you can tow.

Mr. Smith: Yeah. So, who manages it and enforces it? The towing companies are going to go by what's written on here. They're going to lean to towing right away.

Mr. Showe: Right.

Mr. Lazarovich: And it's being enforced through the HOA.

Mr. Smith: So, I lean towards having a warning as a first step and then towing as a second step.

Mr. Showe: Okay.

Mr. Antolovich: Yeah, I have a similar opinion, because it's also in terms of, if it's a situation like they're blocking, we should be able to tow right away.

Mr. Smith: You bring up a good point. I agree with your comments.

Mr. La Rosa: So how would we phrase this?

Mr. Showe: I think if it's your opinion that the vendor gets the option of whether to warn, then I think the way it's written right now, kind of reflects that already.

Mr. Lazarovich: We may need to tweak it a bit more. It's a little vague.

Mr. Antolovich: The part that seems kind of vague and I know people have talked about, was that the towing may be initiated only after the first event.

Mr. Lazarovich: Yeah.

Mr. Antolovich: So, whether that means that they were given a warning first or not.

Mr. La Rosa: Yeah, I think you need to strike that out.

Mr. Lazarovich: Yeah.

Mr. La Rosa: Because then you're going to get a lot of, *"Well, I never got first offense and so you guys need to get my car back here."* Yeah, you got to take that out.

Mr. Antolovich: That's what a lot of people have been bringing up, is that specific one.

Mr. Lazarovich: So, strike, *"Only after the first offense?"*

Mr. La Rosa: Yes.

Mr. Boermans: It's also difficult, because now if you got your first offense, you drove away, you drove somewhere else and now if you park again, people can say, *"This is my first offense, because I was gone and now I'm in a different spot."*

Mr. La Rosa: Yeah, I think you just take that out.

Mr. Showe: Yeah.

Mr. La Rosa: Okay.

Mr. Smith: But, just in terms of the managing of it, it proceeded to the HOA to contact the towing company. Is the towing company making that judgment call, right now?

Mr. Showe: I don't know how the HOA is managing it specifically, but my guess is somebody from the HOA, is having to call the tow company when there's a violation.

Mr. Boermans: No, tow company drives around.

Mr. Showe: Oh, they drive around. So, nine times out of ten, they're not going to give you warning.

Mr. Smith: I've heard people say, *"I don't know the exact situation"* or they received a warning. If it's not going before the HOA, I'm a bit hesitant to give that much power to the towing company.

Mr. La Rosa: I agree. They're going to tell us they're going to make money.

Mr. Smith: Exactly.

Mr. La Rosa: So, they're looking for it.

Mr. Boermans: Hopefully this is only going to stay for a little bit when people are like, *"Okay, you know what, I'm just not going to go against the rules and literally park under a No Parking sign."* That's more of a safety issue for everybody.

Mr. Smith: We have security, right? I think the HOA manages security. I think if that was the step, for security to issue a violation and security calls the towing company, then I think it's a little bit fairer than just having a predatory towing.

Mr. La Rosa: That's a good point. Could you not write it to something to the effect of, "*The HOA may initiate a towing,*" to where it needs to be initiated by somebody from the HOA calling the tow company and saying, "*This is the car we would like you to remove?*" That way you still have ability to do it, but you just don't have these predatory tow trucks circling around the neighborhood 24 hours a day, waiting to wait to pull cars out, but you still have the ability to do it if you need to do it.

Mr. Antolovich: I know that the HOA can have the towing company issue a sticker and give notices.

Mr. La Rose: Okay.

Mr. Antolovich: Or they can just tow right away and it's broken down by categories. So, there may be more that the HOA can do, in order to facilitate all of this.

Mr. Showe: Correct.

Mr. Antolovich: Maybe the HOA needs to keep track of first offenses or subsequent offenses.

Mr. Showe: Okay.

Mr. Boermans: About the security part, it's difficult because we only have it so many days a week. It's not a 24/7 security.

Mr. Antolovich: Yeah.

Mr. Boermans: It's more like a courtesy patrol that we have and if suddenly the HOA decides not to do the courtesy patrol anymore, then you have a problem, because then who will call them.

Mr. Antolovich: I understand if a car is blocking the road and you can't get emergency vehicles through, they should not even be a warning. It should be an immediate tow, but if a car is by the No Parking sign, it shouldn't be there, but it's not obstructing traffic, that might be the way to go.

Mr. Lazarovich: I can look into emergency circumstances, to see if there's any leeway.

Mr. Showe: I'll note for the Board's information, you still have time to kind of look at these and give us suggestions and comments. The way the Statutes work, we have to at least

advertise these for 30 days that we're having a rule hearing. We won't make the October meeting, because the next meeting is October 1st and would not be looking to hold the hearing until November 5th. So, you do have some time to look at these and think about them and get all your comments to Jay and I, so that we can incorporate that into the rule.

Mr. La Rosa: So, we're not going to do anything at this time.

Mr. Showe: The motion that we need to have today, is for the adoption of Resolution 2024-07, which authorizes us to hold the rule hearing on November 5th. That doesn't mean we have to have the final rules ready. You can have them there. We just have to have a set of rules to advertise it, if people ask

Mr. La Rosa: Okay.

On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor Resolution 2024-07 Setting a Public Hearing on the parking and towing rules for November 5, 2024 at 4:00 p.m. at this location was approved.

Mr. Showe: We'll get that set up. If you have any comments, get those to Jay and I and we'll try to incorporate as many of those as we can into the rules.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we have the Attorney Report.

Mr. Lazarovich: I have no major updates. I will keep you guys aware of any updates with Moss Park Properties on the Funding and Cost Share Agreements.

Mr. La Rosa: Thank you.

B. Engineer

i. Discussion of Pending Real Property Conveyances

ii. Status of Pending Permit Transfers

Mr. Showe: Next is the Engineer's Report. Are there any updates?

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

Mr. La Rosa: Thank you.

C. District Manager's Report

Mr. Showe: Under the District Manager's Report, one item that just came up recently, which Alan and I have been working on, we received a request for somebody to put a pool in and for temporary access. We actually had this come to us in May and it's taken him about four or five months to get all of his things in order. His house is at 12135 Satire Street.

Mr. Scheerer: It is right next to that Beach Hammock Park, on Satire Street. This house is three houses to the south and there is a row of shrubs and some green space that we feel comfortable he can go through and get to the back behind his house with the equipment to go ahead and dig it and restore it.

Mr. La Rosa: Is he going across CDD property?

Mr. Scheerer: Yes.

Mr. La Rosa: Did he present us with indemnification and hold harmless?

Mr. Showe: We were going to have the Board approve that in concept today. We wouldn't approve it until we have that agreement in place.

Mr. Scheerer: Correct.

Mr. Showe: We need the Board to approve the concept.

Mr. Scheerer: He got permission from the HOA and then he reached out to us for a typical Easement Agreement.

Mr. La Rosa: I don't see a problem with it, as long as there's no liability on CDD property

Mr. Showe: We have a form Easement Agreement. The only other option is when we first looked at it, he actually wanted to go the other direction, behind six or seven homes along the lake bank and we weren't comfortable with that approach and we found that this might be easier.

Mr. Scheerer: He will have to restore everything back to the same condition once it's done, because on the park side, there is St. Augustine that is irrigated. On the pond side, it's unirrigated Bahia.

Mr. La Rosa: He's putting in a pool in, right?

Mr. Scheerer: Yes, sir.

Mr. La Rosa: We see it all the time. I would want the four photos right before the work starts, so we know what it looks like before he came through here. Typically, there is no restoration of the sod or any landscaping. It's the grading.

Mr. Scheerer: Yes.

Mr. La Rosa: You know, you get those track hoes that go through there and if you throw sod back on top of it, you end up with those ruts that hold water. It's not a big deal, as long as somebody pays attention to.

Mr. Scheerer: We'll pay attention.

Mr. La Rosa: It's not a big deal.

Mr. Showe: So far, the homeowner has been very cooperative, very communicative.

Mr. La Rosa: Okay. I would make a motion then.

Mr. Smith: Two questions. Is there a timeframe to complete the work?

Mr. Showe: Typically, we give them 180 days, from start to finish. He really wanted to wait, because, again, we started talking to him in May and it's taken him until now to kind of get the permits through.

Mr. Smith: My understanding of the HOA's rules, is there is fee in terms of making sure that they put it back to the original condition. Does the same apply here?

Mr. Showe: We don't charge them a fee for that, but we take pictures and they have to sign an agreement before we allow them access to our property, that they will restore it to before conditions. We've had good success with that agreement so far.

Mr. Scheerer: I have to say, the residents that have gone through this process, have been very accommodating and they've done everything they said they would do after the project.

Mr. Showe: The problems are the ones who show up and never got HOA approval and just start working.

Mr. Boermans: The one that I just sent you the picture of.

On MOTION by Mr. LaRosa seconded by Mr. Smith with all in favor the easement request for 12135 Satire Street to install a pool was approved.

Mr. Showe: We'll coordinate with District Counsel on getting that agreement and having the resident sign it before they start work.

i. Approval of Check Register

Mr. Showe: The first item is your Check Register. For the General Fund, we have Checks #1315 through #1333 in the amount of \$98,539.82, as well as August payroll, for a total of

\$99,278.62. A summary of the invoices is behind the Check Register. Both Alan and I can answer any questions should the Board have any or we can take a motion to approve.

On MOTION by Mr. LaRue seconded by Mr. Boermans with all in favor the July 31, 2024 through August 26, 2024 Check Register in the amount of \$99,278.62 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement for the period ending July 31, 2024. No action is required by the Board. You are doing much better than budget to actuals and you are at 100% collected on your assessments. So, we're in good shape on the cashflow for the District.

iii. Presentation of Series 2021 Arbitrage Rebate Calculation Report

Mr. Showe: Beyond that, we just have the presentation of the Arbitrage Rebate Report. As a governmental entity, we are not allowed to collect more in interest than we're legally allowed. This report is required under the bonds to test that. The first paragraph basically says, there is no rebate liability, so we're in compliance. There's no action by the Board. It's just a test that we have to comply with.

iv. Field Manager's Report

Mr. Showe: We can have Alan go through the field side, if there are any field updates.

Mr. Scheerer: Yeah, just a few things. We are getting ready to go into the holiday season here in the next couple of months and we will be doing some pressure washing and any capital projects. The black split rail fence scheduled for painting, we're going to start that probably in October and try to get it done before the Thanksgiving holidays. We typically mulched. It's kind of controversial. I would like to put the mulch down right before Thanksgiving, so it looks fresh for Thanksgiving, Christmas and New Years. Then there are others that like it in March. We've done it the last couple of years, the first couple of weeks in November. So, we're going to be gearing up to that. Believe it or not, we're already talking Thanksgiving and Christmas. We have a couple of homeowners that live on Petition Way, just past the lift station on Parcel K. There's an upland buffer area that holds water back there and residents are giving us a hard time about not being able to mow it. This time of the year, there is no way we can put a mower back there. It's just going to get buried and we can't get it out. So, if you hear something from a couple of

residents, I think it runs from Lot 109 to Lot 114 in Parcel K. We are in communication with the residents. I know Jason received another email. Shane with OmegaScapes is doing everything that he can, but it's physically impossible to put a mower back there of that size, to try to cut this down, because the grass is coming out of the buffer, but we're going to do what we can when we can. We are scheduled for a lot of rain this week, at least from what I saw, in Osceola County and Orange County. So, we'll be dealing with some of that stuff. But the Board Members and HOA, may hear of that. We want to do it, but just physically can't put the equipment back there.

Mr. Boermans: Especially for safety as well.

Mr. Showe: Correct.

Mr. Scheerer: Exactly. I did notice that Lennar, thank you very much, installed a new fitness area over by the dog park on Folklore Lane. It looks good. No one contacted me to do a walk, so if anybody wants to, whoever headed up that project, wants to reach out to me, we can do a site inspection.

Mr. La Rosa: Check with Teresa or Zach and we can do an inspection.

Mr. Scheerer: It looks really good. They did a great job.

Mr. Scheerer: They put in picnic tables and grills at Hammock Beach Park. So, that's another place for the residents to go and relax. We can make Shane pick up the trash. That's all I have, unless you have any questions for me. Thanks again. It looks really good.

Mr. La Rosa: It turned out well.

TENTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Are there any other public comments? Hearing none,

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Boermans: Just the one email that I sent, about the one home that used the access road.

Mr. Scheerer: That was on the same street, Petition Way. Willem sent me some information about somebody illegally accessing their house through our easement. I went on site, got ahold of Becky. Nobody was home. They were installing artificial turf in their yard. Its right off of the asphalt trailhead. I give them credit. They put plywood and tarps down. They weren't making a mess. They weren't abusing the property. Other than not asking.

Mr. La Rosa: They drove to the back of the property.

Mr. Scheerer: No, they parked out front and they wheelbarrowed everything in. They had a staging area where they were grading and stuff like that, which is what the plywood was for and what the tarps were for. I got ahold of Becky. I don't speak Spanish. She showed up a little later with one of her employees, basically told him to stop doing any work. We found out through speaking with the HOA, that the resident was denied his first application to put in the turf. I don't know what the denial was for, but she said he was supposed to bring it back to the HOA to get that approval. Apparently, they just decided to move forward with it. That was last Friday, I believe and I have not been there yet this week. I'll follow up on that again this week, but they're basically just grading the yard and putting artificial turf in the backyard. That's it.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – October 1, 2024

Mr. Showe: The next scheduled meeting is October 1, 2024.

FOURTEENTH 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 IV



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Fax (561) 994-5823
www.graucpa.com

September 9, 2024

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

We are pleased to confirm our understanding of the services we are to provide Storey Park Community Development District, City of Orlando, Florida ("the District") for the fiscal years ended September 30, 2024, 2025, 2026, 2027, and 2028. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Storey Park Community Development District as of and for the fiscal years ended September 30, 2024, 2025, 2026, 2027, and 2028. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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

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

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

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

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

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$10,000 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years ended September 30, 2025, 2026, 2027, and 2028 will not exceed \$10,200 and \$10,400, \$10,600, and \$10,800, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



Florida Institute of Certified Public Accountants

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



Peer Review
Program

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

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION V

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE STOREY PARK COMMUNITY DEVELOPMENT
DISTRICT AND WILLIAM PRATT AND ELIZABETH ZUMAETA**

This **Temporary Access Easement Agreement** (“Easement Agreement”) is made and entered into this 6th day of September, 2024, by and between:

Storey Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

Ryan Lee Suyat and Praew Suyat, whose mailing address is 12135 Satire Street, Orlando, Florida 32832 (the “Homeowner”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), by Ordinance No. 2015-7 of the Orlando City Council (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Orange County, Florida more particularly described as Tract P-L2, STOREY PARK - PARCEL L PHASE 2, according to the Plat thereof as recorded in Plat Book 97, Page 13 of the Public Records of Orange County, Florida (Orange County Parcel ID: 03-24-31-8977-16-122) (the “District’s Property”); and

WHEREAS, Homeowner is the owner of property within the District having the address of 12135 Satire Street, Orlando, Florida 32832, with a legal description of Lot 261, of STOREY PARK - PARCEL L PHASE 2, according to the Plat thereof as recorded in Plat Book 97, Page 13 of the Public Records of Orange County, Florida (Orange County Parcel ID: 03-24-31-8977-02-610) (the “Homeowner’s Property”); and

WHEREAS, Homeowner has requested that the District grant to them a temporary, non-exclusive easement over a portion of the District’s Property for the purpose of gaining access to Homeowner’s Property for the construction of a swimming pool in the rear yard at Homeowner’s Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District’s Property over which the temporary easement (the “Easement Property”) is requested is shown on **Exhibit “A,”** attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. The District hereby grants to Homeowner a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of Homeowner (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool in the rear yard at Homeowner's Property (the "Easement"). Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction of a swimming pool and related repair of the Easement Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowner agrees and acknowledges that, while the District grants access across the Easement Property, as depicted on **Exhibit A**, the District makes no representations or warranties of any kind that Homeowner has authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowner's use of the Easement Property is solely at its own risk. Homeowner shall be responsible for securing all required HOA approvals, utility approvals, if any, and permits from the City of Orlando or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowner's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.

3. TERM. Homeowner shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property or one hundred eighty (180) days from the date of this Easement Agreement, at which time the Easement shall automatically terminate.

4. INDEMNIFICATION.

a. Homeowner agrees to indemnify and hold the District (which shall, for the purpose of this section include the District's agents, employees, contractors, managers, etc.) harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property (or any adjacent or neighboring property) by Homeowner, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. Homeowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. PRE-USE AND POST-USE RESTORATION OF EASEMENT AREA.

Homeowner agrees to participate in the District's pre-use and post-use inspections, including a pre-construction meeting with District Staff prior to commencement of the Work. Homeowner agrees to install a silt fence on the pond bank to prevent debris run off into the District's Property. Homeowner agrees to restore the Easement Property to its original condition (as such is determined by the District in the District's sole discretion) and at Homeowner's sole cost and expense, within 30 days of any damage to the Easement Property, within 30 days of completion of the Work or within 30 days of termination of this Easement Agreement, as applicable. In the event the Homeowner does not fully restore the Easement Property within the 30 day period specified herein, the Homeowner hereby consents to the District restoring it at the sole cost and expense of the Homeowner, including interest at the highest rate permitted by law, fees for administration, interest charges; additionally, such costs may be a lien on Homeowner's Property enforceable by District.

6. DAMAGE. In the event that Homeowner, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowner, at Homeowner's sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowner shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner. In the event the Homeowner does not fully repair damages under this Easement Agreement within the thirty (30) day period specified herein, the Homeowner hereby consents to the District repairing such damage at the sole cost of the Homeowner, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Homeowner's Property enforceable by the District.

7. INSURANCE. The Homeowner agrees that they have current property and liability insurance and they shall insure all contractors retained for construction of the swimming pool and related work are insured and licensed, as applicable.

8. DEFAULT. A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

9. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowner seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner: Ryan Lee Suyat
Praew Suyat
12135 Satire Street
Orlando, Florida 32832

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

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

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

11. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

12. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

13. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

14. PUBLIC RECORDS. Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

16. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

17. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.


19. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

20. COUNTERPARTS. This Easement Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

[Signatures Provided on Following Page.]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

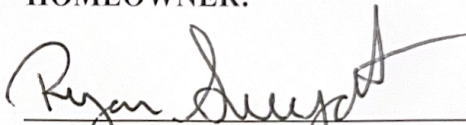
**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT:**



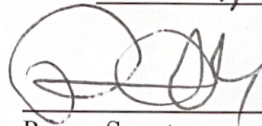
Jason Showe
District Manager

Date: Sept 6, 2024

HOMEOWNER:



Ryan Lee Suyat
Date: 9/5/24



Praew Suyat
Date: 9/5/24

EXHIBIT “A”
Easement Property

SECTION VI

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

August 26, 2024 - September 24, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	8/28/24	1334-1337	\$ 17,884.60
	9/11/24	1338	\$ 343.50
	9/19/24	1339-1349	\$ 105,310.99
			\$ 123,539.09
Payroll			
	<u>September 2024</u>		
	Michael McQuarrie	50071	\$ 184.70
	Ricardo Garcia	50072	\$ 184.70
	Travis Smith	50073	\$ 80.08
	Willem Boermans	50074	\$ 184.70
			\$ 634.18
TOTAL			\$ 124,173.27

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/28/24	00020	8/25/24	5624	202408	320	53800	47700			*	1,860.00		
									INST.FURN.SIGN-24 LOCATIO				
8/25/24		5625		202408	320	53800	47700			*	185.00		
									REINST.NO PARK SIGN-HSTRY				
8/25/24		5626		202408	320	53800	48000			*	285.00		
									RPR/RPLC GATE SPINDLE-PRK				
BERRY CONSTRUCTION INC.											2,330.00	001334	
8/28/24	00035	8/27/24	I-082724	202408	320	53800	48100			*	343.50		
									SCRTY 08/24/24 - 08/25/24				
CITY OF ORLANDO - POLICE DEPARTMENT											343.50	001335	
8/28/24	00006	3/11/24	15-060(1	202402	310	51300	31100			*	125.00		
									SIGN REQUISITION FOR PYMT				
3/15/24		15-060(1	202402	310	51300	31100				*	300.00		
									FEB BD MTG/SB AUDITOR QST				
5/15/24		15-060(1	202404	310	51300	31100				*	62.50		
									EMAIL CNVEY ON TRCT PCL M				
7/15/24		15-060(1	202406	310	51300	31100				*	4,161.10		
									FY21/22 BND AUDIT/SPRDSHT				
8/12/24		15-060(1	202407	310	51300	31100				*	62.50		
									PARKING/SAFETY QUESTION				
POULOS & BENNETT											4,711.10	001336	
8/28/24	00013	8/27/24	116042	202408	310	51300	32300			*	3,500.00		
									FY24 SER.2019 BOND FEES				
8/27/24		116043		202408	310	51300	32300			*	3,500.00		
									FY24 SER.2021 BOND FEES				
8/27/24		116044		202408	310	51300	32300			*	3,500.00		
									FY24 SER.2018 BOND FEES				
REGIONS BANK											10,500.00	001337	
9/11/24	00035	9/10/24	I-091024	202409	320	53800	48100			*	343.50		
									SCRTY 09/07/24 - 09/08/24				
CITY OF ORLANDO - POLICE DEPARTMENT											343.50	001338	
9/19/24	00012	9/15/24	222639	202409	320	53800	47000			*	311.00		
									AQUATIC PLANT MGMT SEP24				
9/15/24		222640		202409	320	53800	47000			*	323.00		
									L-6 POND MANAGEMENT SEP24				
9/15/24		222641		202409	320	53800	47000			*	300.00		
									POND L2,L4,L5 MGMT SEP24				
9/15/24		222642		202409	320	53800	47000			*	1,203.00		
									AQUATIC MGMT K1,2,4 SEP24				
APPLIED AQUATIC MANAGEMENT, INC.											2,137.00	001339	
STOR -STOREY PARK- TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/24	00004	9/03/24	25157	202409	300-15500-10000			*	7,158.00		
			FY25 GEN.LIAB/PUBLIC OFFC								
		9/03/24	25157	202409	300-15500-10000			*	27,018.00		
			FY25 PROPERTY INSURANCE								
EGIS INSURANCE & RISK ADVISORS										34,176.00	001340
9/19/24	00002	9/01/24	251	202409	310-51300-34000			*	3,750.00		
			MANAGEMENT FEES SEP24								
		9/01/24	251	202409	310-51300-35200			*	100.00		
			WEBSITE ADMIN SEP24								
		9/01/24	251	202409	310-51300-35100			*	150.00		
			INFORMATION TECH SEP24								
		9/01/24	251	202409	310-51300-31300			*	1,458.33		
			DISSEMINATION FEE SEP24								
		9/01/24	251	202409	310-51300-51000			*	.27		
			OFFICE SUPPLIES								
		9/01/24	251	202409	310-51300-42000			*	44.88		
			POSTAGE								
		9/01/24	251	202409	310-51300-42500			*	120.60		
			COPIES								
		9/01/24	252	202409	320-53800-12000			*	1,500.00		
			FIELD MANAGEMENT SEP24								
		9/01/24	252A	202407	310-51300-42000			*	.82		
			USPS-MAIL 2ND QTR-941FORM								
		9/15/24	253	202409	300-15500-10000			*	7,875.00		
			FY25 ASSESSMENT ROLL CERT								
GOVERNMENTAL MANAGEMENT SERVICES										14,999.90	001341
9/19/24	00005	9/16/24	131136	202408	310-51300-31500			*	7,623.75		
			MTG/COSTSHARE/OCPS PROJCT								
		9/16/24	131137	202408	310-51300-31500			*	424.00		
			FUNDING AGR/LEGAL&SKETCH								
LATHAM, LUNA, EDEN & BEAUDINE, LLP										8,047.75	001342
9/19/24	00028	9/01/24	7770	202409	320-53800-46200			*	40,855.00		
			LAWN MAINTENANCE SEP24								
OMEGASCAPES INC										40,855.00	001343
9/19/24	00006	9/09/24	15-060(1	202408	310-51300-31100			*	350.00		
			PRCL R COORD/PRCL K PARK								
POULOS & BENNETT										350.00	001344
9/19/24	00015	9/16/24	09162024	202409	300-20700-10000			*	1,781.95		
			FY24 DEBT SRVC SER2015								
STOREY PARK CDD C/O REGIONS BANK										1,781.95	001345
STOR -STOREY PARK- TVISCARRA											

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/19/24	00015	9/16/24 09162024	202409 300-20700-10100 FY24 DEBT SRVC SER2018	STOREY PARK CDD C/O REGIONS BANK	*	717.54	717.54 001346
9/19/24	00015	9/16/24 09162024	202409 300-20700-10200 FY24 DEBT SRVC SER2019	STOREY PARK CDD C/O REGIONS BANK	*	690.75	690.75 001347
9/19/24	00015	9/16/24 09162024	202409 300-20700-10500 FY24 DEBT SRVC SER2021	STOREY PARK CDD C/O REGIONS BANK	*	966.72	966.72 001348
9/19/24	00015	9/16/24 09162024	202409 300-20700-10600 FY24 DEBT SRVC SER2022	STOREY PARK CDD C/O REGIONS BANK	*	588.38	588.38 001349
TOTAL FOR BANK A						123,539.09	
TOTAL FOR REGISTER						123,539.09	

STOR -STOREY PARK- TVISCARRA

SECTION 2

Storey Park

Community Development District

Unaudited Financial Reporting

August 31, 2024



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Storey Park
Community Development District
Balance Sheet
August 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 113,521	\$ 52,814	\$ -	\$ -	\$ 166,335
Investments:					
Series 2015					
Reserve	\$ -	\$ -	\$ 339,049	\$ -	\$ 339,049
Revenue	\$ -	\$ -	\$ 585,469	\$ -	\$ 585,469
Interest	\$ -	\$ -	\$ 462	\$ -	\$ 462
Sinking Fund	\$ -	\$ -	\$ 627	\$ -	\$ 627
General Redemption	\$ -	\$ -	\$ 1,496	\$ -	\$ 1,496
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018					
Reserve	\$ -	\$ -	\$ 70,833	\$ -	\$ 70,833
Revenue	\$ -	\$ -	\$ 144,648	\$ -	\$ 144,648
Interest	\$ -	\$ -	\$ 87	\$ -	\$ 87
Sinking Fund	\$ -	\$ -	\$ 65	\$ -	\$ 65
General Redemption	\$ -	\$ -	\$ 69	\$ -	\$ 69
Series 2019					
Reserve	\$ -	\$ -	\$ 121,289	\$ -	\$ 121,289
Revenue	\$ -	\$ -	\$ 148,625	\$ -	\$ 148,625
Interest	\$ -	\$ -	\$ 79	\$ -	\$ 79
Sinking Fund	\$ -	\$ -	\$ 69	\$ -	\$ 69
Prepayment	\$ -	\$ -	\$ 1	\$ -	\$ 1
Principal	\$ -	\$ -	\$ 80	\$ -	\$ 80
Series 2021					
Reserve	\$ -	\$ -	\$ 169,376	\$ -	\$ 169,376
Revenue	\$ -	\$ -	\$ 144,037	\$ -	\$ 144,037
Interest	\$ -	\$ -	\$ 102	\$ -	\$ 102
Sinking Fund	\$ -	\$ -	\$ 130	\$ -	\$ 130
Construction	\$ -	\$ -	\$ -	\$ 15,459	\$ 15,459
Series 2022					
Reserve	\$ -	\$ -	\$ 103,130	\$ -	\$ 103,130
Revenue	\$ -	\$ -	\$ 91,368	\$ -	\$ 91,368
Interest	\$ -	\$ -	\$ 77	\$ -	\$ 77
Sinking Fund	\$ -	\$ -	\$ 50	\$ -	\$ 50
Construction	\$ -	\$ -	\$ -	\$ 7,550	\$ 7,550
SBA - Operating	\$ 543,125	\$ 308,746	\$ -	\$ -	\$ 851,871
Due from General Fund	\$ -	\$ -	\$ 8,419	\$ -	\$ 8,419
Total Assets	\$ 656,647	\$ 361,560	\$ 1,929,638	\$ 23,008	\$ 2,970,852
Liabilities:					
Accounts Payable	\$ 8,399	\$ -	\$ -	\$ -	\$ 8,399
Total Liabilities	\$ 8,399	\$ -	\$ -	\$ -	\$ 8,399
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 927,103	\$ -	\$ 927,103
Assigned For Debt Service 2018	\$ -	\$ -	\$ 217,740	\$ -	\$ 217,740
Assigned For Debt Service 2019	\$ -	\$ -	\$ 272,106	\$ -	\$ 272,106
Assigned For Debt Service 2021	\$ -	\$ -	\$ 316,393	\$ -	\$ 316,393
Assigned For Debt Service 2022	\$ -	\$ -	\$ 196,297	\$ -	\$ 196,297
Assigned For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 15,459	\$ 15,459
Assigned For Capital Projects 2022	\$ -	\$ -	\$ -	\$ 7,550	\$ 7,550
Unassigned	\$ 648,248	\$ 361,560	\$ -	\$ -	\$ 1,009,808
Total Fund Balances	\$ 648,248	\$ 361,560	\$ 1,929,638	\$ 23,008	\$ 2,962,454
Total Liabilities & Fund Equity	\$ 656,647	\$ 361,560	\$ 1,929,638	\$ 23,008	\$ 2,970,852

Storey Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,191,240	\$ 1,191,240	\$ 1,229,089	\$ 37,849
Interest	\$ 5,000	\$ 4,583	\$ 26,987	\$ 22,404
Miscellaneous Revenues	\$ -	\$ -	\$ 1,831	\$ 1,831
Total Revenues	\$ 1,196,240	\$ 1,195,823	\$ 1,257,907	\$ 62,084
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 3,800	\$ 7,200
FICA Expense	\$ 918	\$ 842	\$ 291	\$ 551
Engineering Fees	\$ 12,000	\$ 11,000	\$ 6,890	\$ 4,110
District Counsel	\$ 25,000	\$ 22,917	\$ 15,898	\$ 7,019
Annual Audit	\$ 10,400	\$ 10,400	\$ 11,600	\$ (1,200)
Arbitrage	\$ 1,800	\$ 600	\$ 600	\$ -
Trustee Fees	\$ 17,500	\$ 17,500	\$ 10,500	\$ 7,000
Dissemination Agent	\$ 17,500	\$ 16,042	\$ 16,042	\$ 0
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 45,000	\$ 41,250	\$ 41,250	\$ -
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Telephone	\$ 150	\$ 138	\$ -	\$ 138
Postage	\$ 750	\$ 688	\$ 383	\$ 304
Insurance	\$ 7,500	\$ 7,500	\$ 6,690	\$ 810
Printing & Binding	\$ 750	\$ 688	\$ 71	\$ 616
Legal Advertising	\$ 2,500	\$ 2,292	\$ 792	\$ 1,500
Other Current Charges	\$ 600	\$ 550	\$ 521	\$ 29
Office Supplies	\$ 100	\$ 92	\$ 18	\$ 74
Property Appraiser Fee	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 166,643	\$ 155,421	\$ 125,769	\$ 29,652

Storey Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<u>Operation & Maintenance</u>				
Contract Services				
Field Management	\$ 18,000	\$ 16,500	\$ 16,500	\$ -
Landscape Maintenance - Contract	\$ 467,986	\$ 428,987	\$ 449,405	\$ (20,418)
Lake Maintenance	\$ 42,425	\$ 38,890	\$ 23,507	\$ 15,383
Mitigation Monitoring & Maintenance	\$ 13,750	\$ 12,604	\$ -	\$ 12,604
Repairs & Maintenance				
Repairs - General	\$ 15,000	\$ 13,750	\$ 1,260	\$ 12,490
Operating Supplies	\$ 1,500	\$ 1,375	\$ -	\$ 1,375
Landscape - Contingency	\$ 20,000	\$ 18,333	\$ 6,450	\$ 11,883
Irrigation Repairs	\$ 20,000	\$ 18,333	\$ 12,644	\$ 5,690
Roadways & Sidewalks	\$ 15,000	\$ 13,750	\$ 3,145	\$ 10,605
Trail & Boardwalk Maintenance	\$ 5,000	\$ 4,583	\$ 1,700	\$ 2,883
Dog Park Maintenance	\$ 3,500	\$ 3,208	\$ 4,700	\$ (1,491)
Signage	\$ 8,619	\$ 7,901	\$ 5,045	\$ 2,856
Pressure Washing	\$ 7,500	\$ 6,875	\$ 5,200	\$ 1,675
Enhanced Traffic Enforcement	\$ 39,500	\$ 36,208	\$ 19,679	\$ 16,529
Utility				
Electric	\$ 3,000	\$ 2,750	\$ 1,261	\$ 1,489
Water & Sewer	\$ 30,000	\$ 27,500	\$ 23,054	\$ 4,446
Streetlights	\$ 294,340	\$ 269,812	\$ 222,491	\$ 47,321
Other				
Property Insurance	\$ 22,500	\$ 22,500	\$ 25,093	\$ (2,593)
Contingency	\$ 1,977	\$ 1,812	\$ -	\$ 1,812
Total Maintenance - Shared Expenses	\$ 1,029,597	\$ 945,672	\$ 821,134	\$ 124,538
<u>Reserves</u>				
Capital Reserve Transfer	\$ 402,507	\$ 402,507	\$ 402,507	\$ -
Total Reserves	\$ 402,507	\$ 402,507	\$ 402,507	\$ -
Total Expenditures	\$ 1,598,747	\$ 1,503,600	\$ 1,349,410	\$ 154,190
Excess Revenues (Expenditures)	\$ (402,507)		\$ (91,503)	
Fund Balance - Beginning	\$ 402,507		\$ 739,751	
Fund Balance - Ending	\$ -		\$ 648,248	

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	\$ 21,622	\$ -	\$ 1,229,089
Interest	\$ 2,459	\$ 2,405	\$ 2,481	\$ 2,480	\$ 2,325	\$ 2,484	\$ 2,413	\$ 2,486	\$ 2,422	\$ 2,512	\$ 2,519	\$ -	\$ 26,987
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	\$ 24,141	\$ -	\$ 1,257,907
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ 3,800
FICA Expense	\$ 61	\$ 61	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ 61	\$ -	\$ 291
Engineering Fees	\$ 368	\$ 391	\$ -	\$ 420	\$ 425	\$ -	\$ 63	\$ 650	\$ 4,161	\$ 63	\$ 350	\$ -	\$ 6,890
District Counsel	\$ 1,789	\$ 538	\$ 35	\$ 27	\$ 583	\$ 298	\$ 724	\$ 2,061	\$ 239	\$ 1,557	\$ 8,048	\$ -	\$ 15,898
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 9,600	\$ -	\$ -	\$ -	\$ 11,600
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500	\$ -	\$ 10,500
Dissemination Agent	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ -	\$ 16,042
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	\$ 3,750	\$ -	\$ 41,250
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 33	\$ 70	\$ 28	\$ 21	\$ 63	\$ 17	\$ 31	\$ 35	\$ 18	\$ 32	\$ 35	\$ -	\$ 383
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	\$ 41	\$ -	\$ 521
Office Supplies	\$ 1	\$ 0	\$ 0	\$ 15	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 18
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 22,919	\$ 7,402	\$ 5,578	\$ 5,981	\$ 7,218	\$ 5,823	\$ 6,317	\$ 11,147	\$ 19,746	\$ 8,346	\$ 25,293	\$ -	\$ 125,769

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	\$ 1,500	\$ -	\$ 16,500
Landscape Maintenance - Contract	\$ 40,855	\$ 37,915	\$ 43,795	\$ 40,855	\$ 40,855	\$ 40,855	\$ 40,855	\$ 40,855	\$ 40,855	\$ 40,855	\$ 40,855	\$ -	\$ 449,405
Lake Maintenance	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ -	\$ 23,507
Mitigation Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance													
Repairs - General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ 1,260
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	\$ -	\$ -	\$ 2,045	\$ -	\$ 5,045
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	\$ 893	\$ -	\$ 19,679
Utility													
Electric	\$ 153	\$ 65	\$ 107	\$ 83	\$ 158	\$ 115	\$ 117	\$ 116	\$ 116	\$ 115	\$ 115	\$ -	\$ 1,261
Water & Sewer	\$ 2,312	\$ 1,919	\$ 2,053	\$ 1,614	\$ 1,150	\$ 1,567	\$ 1,736	\$ 2,653	\$ 2,177	\$ 2,096	\$ 3,777	\$ -	\$ 23,054
Streetlights	\$ 22,382	\$ 22,056	\$ 20,245	\$ 12,668	\$ 23,142	\$ 20,035	\$ 22,139	\$ 21,822	\$ 16,050	\$ 22,024	\$ 19,928	\$ -	\$ 222,491
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	\$ 71,536	\$ -	\$ 821,134
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	\$ 179,617	\$ 77,819	\$ 378,842	\$ 91,531	\$ 88,683	\$ 79,606	\$ 96,829	\$ -	\$ 1,349,410
Excess Revenues (Expenditures)	\$ (117,153)	\$ (41,055)	\$ 265,809	\$ (38,331)	\$ 509,817	\$ (29,035)	\$ (365,668)	\$ (67,690)	\$ (68,198)	\$ (67,311)	\$ (72,688)	\$ -	\$ (91,503)

Storey Park

Community Development District

Capital Reserve Fund

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Transfer In	\$ 402,507	\$ 402,507	\$ 402,507	\$ -
Interest	\$ 1,200	\$ 1,100	\$ 6,243	\$ 5,143
Total Revenues	\$ 403,707	\$ 403,607	\$ 408,750	\$ 5,143
Expenditures:				
Contingency	\$ -	\$ -	\$ 190	\$ (190)
Capital Outlay	\$ -	\$ -	\$ 47,000	\$ (47,000)
Total Expenditures	\$ -	\$ -	\$ 47,190	\$ (47,190)
Excess Revenues (Expenditures)	\$ 403,707		\$ 361,560	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 403,707		\$ 361,560	

Storey Park

Community Development District

Debt Service Fund - Series 2015

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 616,298	\$ 635,941	\$ 19,643
Interest	\$ 12,500	\$ 11,458	\$ 38,088	\$ 26,630
Total Revenues	\$ 628,798	\$ 627,756	\$ 674,030	\$ 46,274
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		\$ 72,974	
Fund Balance - Beginning	\$ 517,933		\$ 854,129	
Fund Balance - Ending	\$ 545,669		\$ 927,103	

Storey Park

Community Development District

Debt Service Fund - Series 2018

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 248,827	\$ 251,570	\$ 2,743
Interest	\$ 4,500	\$ 4,125	\$ 11,965	\$ 7,840
Total Revenues	\$ 253,327	\$ 252,952	\$ 263,536	\$ 10,584
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		\$ 16,079	
Fund Balance - Beginning	\$ 128,252		\$ 201,660	
Fund Balance - Ending	\$ 134,123		\$ 217,740	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 238,964	\$ 242,177	\$ 3,213
Interest	\$ 5,500	\$ 5,042	\$ 14,496	\$ 9,454
Total Revenues	\$ 244,464	\$ 244,006	\$ 256,673	\$ 12,667
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		\$ 20,136	
Fund Balance - Beginning	\$ 123,195		\$ 251,970	
Fund Balance - Ending	\$ 131,122		\$ 272,106	

Storey Park

Community Development District

Debt Service Fund - Series 2021

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 334,300	\$ 338,934	\$ 4,634
Interest	\$ 6,750	\$ 6,188	\$ 17,801	\$ 11,613
Total Revenues	\$ 341,050	\$ 340,488	\$ 356,735	\$ 16,248
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		\$ 14,983	
Fund Balance - Beginning	\$ 126,768		\$ 301,410	
Fund Balance - Ending	\$ 134,856		\$ 316,393	

Storey Park

Community Development District

Debt Service Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 203,549	\$ 206,287	\$ 2,738
Interest	\$ 5,000	\$ 4,583	\$ 10,627	\$ 6,043
Total Revenues	\$ 208,549	\$ 208,132	\$ 216,913	\$ 8,781
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		\$ 9,724	

Storey Park

Community Development District

Capital Projects Fund - Series 2021

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 487	\$ 487
Total Revenues	\$ -	\$ -	\$ 487	\$ 487
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)	\$ -		\$ 9,277	
Fund Balance - Beginning	\$ -		\$ 6,182	
Fund Balance - Ending	\$ -		\$ 15,459	

Storey Park

Community Development District

Capital Projects Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,304	\$ 1,304
Total Revenues	\$ -	\$ -	\$ 1,304	\$ 1,304
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)	\$ -		\$ 5,660	
Fund Balance - Beginning	\$ -		\$ 1,890	
Fund Balance - Ending	\$ -		\$ 7,550	

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	\$339,049
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	\$70,833
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	\$121,289
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	\$169,376
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	\$103,130
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
09/11/24	15	\$5,805.08	\$0.00	\$0.00	\$2,384.23	\$8,189.31	\$3,443.98	\$1,781.95	\$717.54	\$690.75	\$966.72	\$588.38	\$8,189.32
TOTAL		\$ 3,015,130.56	\$ 1,373.07	\$ 116,098.58	\$ 33,134.58	\$ 2,930,793.49	\$ 1,232,533.11	\$ 637,723.42	\$ 256,792.85	\$ 247,204.81	\$ 345,970.25	\$ 210,569.08	\$ 2,930,793.52

103.45%	Net Percent Collected
\$ (97,701.12)	Balance Remaining to Collect