

*Storey Park Community
Development District*

Agenda

November 5, 2024

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

October 29, 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, November 5, 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 October 1, 2024 Meeting
4. Discussion and Consideration of Resident Request for ‘No Parking’ Sign Relocation on Apostrophe Alley
5. Public Hearing
 - A. Consideration of Resolution 2025-01 Adopting Proposed Revisions to the parking and Towing Rules of the District
6. Ratification of Funding Agreement with Lennar Homes Related to Orange County Public Schools Project
7. 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
8. Public Comment Period
9. Supervisor’s Requests
10. Other Business
11. Next Meeting Date - December 17, 2024
12. Adjournment

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

Sincerely,

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

Jason M. Showe
District Manager

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

Enclosures

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, October 1, 2024 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Dan La Rosa	Chairman
Willem Boermans	Vice Chairman
Ricardo Garcia <i>via phone</i>	Assistant Secretary
Travis Smith	Assistant Secretary
Matthew Antolovich	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich <i>via phone</i>	District Counsel
Nicole Van Valkenburg <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 note for purposes of our recording, that we only have members of the Board and staff present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 3, 2024 Meeting

Mr. Showe: The next item is the approval of minutes of the September 3, 2024 meeting, which were included as part of your agenda package. District Counsel provided some minor clarifications, which were incorporated, but we can take any other 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 amended.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for FY 2024-2028

Mr. Showe: Next is the Auditing Services Agreement, starting with Fiscal Year 2024 and ending in 2028. That way, as soon as we close the books in October, we can get them started on that audit for compliance purposes. This is with Grau & Associates. You currently have an agreement with them and that's probably our preferred vendor, so we would ask for a motion to approve this agreement, so we can get started on the audits.

On MOTION by Mr. LaRue seconded by Mr. Smith with all in favor the Agreement with Grau & Associates to provide auditing services for FY 2024-2028 was approved.

• **OmegaScapes Renewal** *(Added)*

Mr. Showe: We provided you with a pricing sheet from OmegaScapes for Fiscal Year 2024. It's pretty close to what we had in the budget and Alan can present it.

Mr. Scheerer: I think it's self-explanatory. They did ask for a 3% increase and overall, when we did the budget last year, there were a couple areas that weren't online yet at that time, so it's only over by about \$1,000 from what we have in the budget. We do have landscape contingency and some other offsetting dollar amounts in the budget that could cover that, but as you can see, it's pretty detailed. We get two palm tree prunings a year, pest control six times a year, mulch annually and of course, ponds mowed 30 times a year and the rest of the property, 42 times a year. I can try to answer any questions that you might have regarding this, but it is something that we anticipated for the budget for 2025.

Mr. Showe: Overall, just for the Board's information, for those that haven't gone through this process before, it's our recommendation if you approve this, you approve it subject to District Counsel drafting an agreement. That will give us all of the full terminations, the warranties and the required provisions that will go along with that.

Mr. Scheerer: It will give us a 30 day out for non-performance should they ever not perform.

Mr. LaRosa: How do we verify that they follow this?

Mr. Showe: Alan is out there once a week, meets with them and goes through their contract, as well as all their reports to verify their performance.

Mr. Scheerer: Yeah, we know when they're mowing or not mowing. They also get a report whenever they use TruGreen as their pest control provider. We'll get a report from them. They also do supplemental fertilizer and pest applications when needed, but I'm out there weekly. I was actually out there today and I'll be there again on Thursday.

Mr. LaRue: Okay.

Mr. Boermans: They definitely go above and beyond and do some of them extra things.

Mr. Scheerer: Yeah.

Mr. Showe: So, it would be our recommendation, if the Board's amenable, to approve the proposal from OmegaScapes, subject to front end documents that we would normally have.

On MOTION by Mr. Antolovich seconded by Mr. Smith with all in favor the OmegaScapes renewal for FY 2025 and authorization for District Counsel to prepare an agreement was approved.

FIFTH ORDER OF BUSINESS

Ratification of Temporary Access Easement Agreement with William Pratt and Elizabeth Zumaeta

Mr. Showe: The next item is just a ratification of the Temporary Access Agreement that we talked about at the last meeting for the pool. It's been fully executed. Alan's been out, met with them onsite and took some pictures, so we know what it looks like before. They have already executed the agreement in accordance with what District Counsel drafted. So, this is just a ratification of that agreement and it's included in the agenda for your information. We would take a motion to ratify it.

On MOTION by Mr. Antolovich seconded by Mr. Smith with all in favor approval of the Temporary Access Easement Agreement with William Pratt and Elizabeth Zumaeta was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: We'll start with the Attorney's Report. We received some agreements today from Moss Park Properties (MPP) regarding the school, which Jay will discuss.

Mr. Lazarovich: I apologize that I couldn't be there in person, but I had a family emergency. I have a quick update on three agreements. The Temporary Construction Easement

(TCE) was finalized, as Orange County Public School (OCPS) signed off on it. However, we're waiting to release our signature page until the Funding Agreement and Cost Share Agreement with the MPP, were fully executed. I just heard back this afternoon that MPP is fully signed off on the Funding Agreement, which was for a not-to-exceed of \$10,000 for legal and engineering costs, for the work related to this Cost Share Agreement for Introduction Way. They mentioned that they will have comments on the Cost Share Agreement. When the Board initially approved the draft form of this, I brought it to the August 7th meeting. We had blanks in the Cost Share Agreement for the actual proportional rate and were able to get MPP to agree to a \$3,000 annual cost and 3% increase up to \$4,000. They confirmed that they were amenable to that amount, so we're not entirely sure what other comments they're going to come back with. Therefore, I don't have a big update for that agreement, but we did want to get it in front of you guys as soon as possible. It is in a version now that can be substantially final, if the Board is amenable to approving that agreement, subject to any additional comments that they have and District Counsel and management approval of those comments.

Mr. LaRue: Is this agreement in front of us, in substantially the same form as the one that we approved for the apartment complex?

Mr. Lazarovich: Yes, we drafted it off of that agreement. So that's why we're not really sure what they're going to come back with. It may be something minor. They didn't give any indication. They just said, "*We'll have comments by the end of the week*" and we stressed the urgency, because we can't release the TCE signature page, until we have these executed agreements.

Mr. LaRue: You're saying we can't, but the Board makes the decision of whether we can or we can't.

Mr. Lazarovich: That's correct.

Mr. LaRue: I feel like your comments are somewhat misleading. So, we could release the TCE.

Mr. Lazarovich: That's correct. I apologize. It would be our recommendation to not release it until we have those agreements signed.

Mr. LaRue: Based on what?

Mr. Lazarovich: Essentially, if we're granting the TCE and we release that signature page, we don't really have the MPP signature page for the Funding Agreement yet, either. So, the cost

that we've incurred for all the work on the Cost Share and Funding Agreements, would end up being on the residents. That was the whole purpose of the Funding Agreement. They agreed to it and said that they would get us the signature page today. So, we need to make sure that we at least have the Funding Agreement fully executed and we want the Cost Share Agreement executed as well.

Mr. LaRue: I agree that the Funding Agreement is absolutely necessary, because those are actual hard costs that would be incurred by the residents, if for some reason, these costs transfer over to the residents, which is not okay. With that said, the Cost Share Agreement, in its current form, they signed it in the first go around. Do you have anything in writing from them, like an email, essentially agreeing to these amounts? If I'm seeing this correctly, it looks like it's \$3,000 per year, plus a 3% annual increase up to \$4,000 per year. Is this in perpetuity?

Mr. Lazarovich: Yeah. They said that the Cost Share Agreement is in line with the previous one and it's acceptable to MPP; however, they need additional time to review the agreement and address a few issues. That was all they gave us.

Mr. LaRue: Okay.

Mr. Lazarovich: So, we don't have a full recommendation until we see those comments.

Mr. LaRue: Understood. I know that one of the managing partners of MPP is very difficult to get a hold of. It's quite possible that he doesn't have any comments at all, but they can't do anything unless that particular individual signs off on it. Right?

Mr. Lazarovich: Yes.

Mr. LaRue: So, is it possible for us to agree to the TCE, sign the page, sign what they need and then hold it until you receive what you need? So, we don't have to reconvene the Board.

Mr. Lazarovich: We already have the signature page for the TCE. We are just waiting on OCPS, in order to record the document. We do want the CDD signature page to the Funding Agreement and the Cost Share Agreement to be held in escrow. But those wouldn't be released until they're final. Sorry if I wasn't clear on that.

Mr. LaRue: Okay.

Mr. Smith: Regarding the Cost Share Agreement, my understanding is that property will be eventually purchased by OCPS. The school will be built there and this would move away

from the OCPS to the School District. I'm just trying to understand how this Cost Share Agreement would benefit the CDD.

Mr. LaRue: There is a small portion of the road that is going to be used for the bus loop where buses are going to turn, that is about 800 feet or so.

Mr. Scheerer: Yeah, something like that.

Mr. LaRue: About 800 feet before it turns in and then go out. This is very similar to an agreement we did a few years back, for the apartment complex, because there was going to be wear and tear on the road. It's ultimately a CDD road and there is a budget that we have for keeping it in good repair. So, this is just simply their contribution on a yearly basis towards the budget to keep the road repaired.

Mr. Smith: Wouldn't the school be with OCPS?

Mr. Lazarovich: Just to be clear, this agreement is not with OCPS. Only the Temporary Construction Easement is with OCPS.

Mr. Smith: Okay.

Mr. Lazarovich: There was some discussion between our firm, counsel for OCPS and counsel for MPP. That was an agreement between MPP and OCPS that MPP would enter into the Cost Share and Funding Agreements, but OCPS does not have anything to do with the Cost Share Agreement itself.

Mr. Smith: Was this just continuing perpetuity with MPP?

Mr. Showe: Yes.

Mr. Lazarovich: Correct

Mr. LaRue: Which is a private company.

Mr. Showe: For the Board's information, we took that 800 feet and looked at the costs if we have to mill and resurface this and we came up with over a 20-to-30-year lifespan of that road. This is an amount that we feel comfortable with, that will give us sufficient funding to maintain that road. So, Jay, I guess you can spell out what kind of motion you're looking for.

Mr. Lazarovich: Yeah, I'm sorry. I just want to clarify one item. It is not in perpetuity. There is a term in the agreement that says if they don't receive final construction approval of the building permit within five years, it gets terminated. So, if the project isn't being built for some reason, they don't go forward with this and it would be terminated.

Mr. Smith: That makes sense.

Mr. LaRue: That means they won't be using the road.

Mr. Scheerer: Correct.

Mr. LaRue: I don't want to change at this point, but wouldn't it be easier to just say, "*Give us ten years' worth or 20 years' worth upfront*", instead of literally sending them a bill every year for \$3,000, \$3,200 or \$4,400? It's just a thought.

Mr. Showe: We can approach it from that way. Some of the places don't want to do that. They would rather have it annualized out.

Mr. LaRue: Cause then that just makes the agreement go away.

Mr. Lazarovich: Yeah.

Mr. LaRue: Essentially, they're just making a payment into the CDD fund. You don't even have to deal with the terms of this.

Mr. Lazarovich: Yeah, and I'm not sure if they would be open to that. I mean, we've already entered into another similar agreement with them in the past and they chose to go down that route. So, I'm not sure if they would be open to that.

Mr. LaRue: I didn't remember if that was an option back then, to just pay at one time, but it was just a thought.

Mr. Showe: They are certainly able to do that.

Mr. LaRue: Well, the thought is, if they're having heartburn with the terms of the agreement, then we will acquiesce to their heartburn and ask them to just cut us a check up front for the whole amount and just rip up the agreement. Right?

Mr. Showe: Yeah.

Mr. LaRue: So, I don't know if that's in the form of a formal motion or whatever. I think I would simply put it back on you, to make the offer to them. If they have a problem, sign the agreement. The signature pages are in escrow or we have them, I guess, and we have the ability to release them to OCPS, so that they can move forward. If they can't get past the language in the agreement, then there's a second option, which is that we will come up with some sort of a capitalized number and say, "*Then there is no agreement. Just pay us this amount of money and we'll will sign off on it.*" That's more of just a talking point for you. If they have some kind of an issue with this agreement, which they shouldn't, since they've already signed it once on a different portion of the property.

Mr. Lazarovich: Yeah, I would say let's wait and see what they come back with. Then depending on their comments, we can propose that, to see what they're coming back with.

Mr. LaRue: Okay. So, my recommendation would be a motion to approve the agreement in concept, wait for their comments to come back and as long as they're not substantial and material in any significant way to the document we have in front of us, then I would make motion to approve this, but I request that you hold our signature page on the TCE, at a minimum, until we have the Funding Agreement, and see where they land with the Cost Share Agreement. Then we can potentially make a decision at that time, because there is a benefit to everybody in the community by having the school there. Orange County is not going to sit around and wait forever. That is a fact. I deal with OCPS all the time. If they're up against it and I feel that they are fairly close from what I've heard and know, then whether or not MPP is able to get over the hump with this cost share or some sort of a one-time payment, there is a potential of a loss of the school to the community, if OCPD says, *"We have run out of time, we can't get the school built and open in time, to be the relief that we need for this area and will move on to a secondary site."* That is a legitimate risk that this Board is undertaking with what I'm putting a motion forth with. So, I feel like everybody in the room needs to understand that.

Mr. Smith: Yeah, just one question on this agreement. Regarding the cost share, is there any particular term that we really necessarily have to have? Because I've read through it and some indemnification language and I just don't know if that's material to us.

Mr. Showe: No, the main point for the District, is to make sure that the impact it's going to have on the roads that are obviously shared by all the residents, they pay for a portion of that.

Mr. Smith: How easy is it to get into contact with MPP to get things done?

Mr. Showe: Well, it sounds like Jay is in contact with them and we're hoping to have an answer.

Mr. Smith: Okay, perfect.

Mr. Lazarovich: Yeah. There are our standard protections in the Cost Share Agreement. We have indemnification language and several other provisions that will keep the CDD protected. So, we would prefer to enter into this with them, but again, they've been fairly reasonable with communicating with us, so we don't foresee many issues. We'll just keep the line open and try to get this closed up for you guys.

Mr. Showe: So, we have a motion from Mr. LaRosa.

Mr. LaRue: I would like to make a motion to hold the signature page on the TCE until the Funding Agreement is signed and is in hand by you guys.

Mr. LaRosa moved to hold the signature page on the Temporary Construction Easement until the Funding Agreement with Moss Park Properties was signed.

Mr. LaRue: Regarding the Cost Share Agreement, I feel that we should have a deadline of some sort, that is agreed upon by the Board. If we can't get it worked out within a week, I don't know what that timeline is, but I'm open to suggestions, where it could potentially end up that the School Board walks and you lose the school. Then we would just have to agree to let the TCE go without the Cost Share Agreement in hand and essentially rely on MPP to be good neighbors and come through with the Cost Share Agreement, at some point, after they already received the signature page for the TCE.

Mr. Smith: Is the agreement for 10 years?

Mr. Lazarovich: No, the cost share would be in perpetuity.

Mr. Smith: Sorry, I misunderstood what you were saying earlier.

Mr. Showe: No, it continues on. We just had to look at it as a scope, of how much it is going to cost to redo the road and try to break that out over about a 20-year period.

Mr. LaRue: What is a form of communication that the Board could use, other than a formal meeting like this, to make the decision of whether or not to release the TCE without the Cost Share Agreement?

Mr. Lazarovich: The Board would have to delete authority to a Board Member, as they wouldn't be able to communicate outside of a noticed meeting.

Mr. Showe: Yes.

Mr. Scheerer: They could delegate it to the Chair to make that decision or Vice Chair.

Mr. Showe: If the Board would be amenable to that approach, we can work on a motion.

Mr. Smith: So, they're paying the CDD \$3,000 a year at 3%. I think losing that would hurt residents more than \$3,000 a year.

Mr. Showe: Yeah.

Mr. LaRue: I agree.

Mr. Smith: So, if OCPS might potentially walk, I would rather get it all done with them and would be amenable to appoint the Chair to handle it, try to work with them and see how fast

they can work with MPP to get everything signed and if not, trust that they will, like you said, be a good neighbor. You're right, we don't want to lose a school in the neighborhood.

Mr. Antolovich: Can we make a motion and a second?

Mr. Showe: We will craft a motion that works it out. We would look for a motion to delegate authority to the Chair to not only execute the documents, but also make the call on whether we need to release the TCE by October 8th.

Mr. LaRue: After the Funding Agreement is in hand.

Mr. Showe: Yes.

Mr. Antolovich: Put it a week ahead of time.

Mr. Showe: That's why I said by October 8th. That gives us a week from today.

Mr. LaRue: But if I feel like I'm at October 8th and I can get it by October 7th, put a hold on it.

Mr. Showe: Yeah. Is there a motion?

Mr. Antolovich: Do we have any communication with OCPS about whether they will get rid of us?

Mr. Lazarovich: They haven't indicated that. We've been in touch with their counsel and they have not been pushing for the TCE. They had a couple outstanding issues with MPP that they resolved last week. So, now they're just looking at us to release them. We told them until we get it all figured out, we cant. So, they're just kind of standing by on us.

Mr. LaRue: This school is slated for them for next year, so they have a very tight build window and they have to get started right now. So that's what I hear, because I just deal with them. They're getting very frustrated. Not with us, but with MPP, because they're like, "*We're already past our construction start deadline and we gotta get going.*" So, I just don't want to continue to kick the can on this and potentially lose the school.

Mr. Antolovich: Yeah.

Mr. LaRue: That's why.

Mr. Lazarovich: Yeah, I'll just say again, the CDD had no knowledge of this. We received notice late in August and OCPS was under the impression that MPP was already working with the CDD.

Mr. Showe: Yeah.

Mr. Lazarovich: OCBS is not blaming us for this, essentially, but they do need it taken care of, so we're trying to work with them.

Mr. Showe: It sounds like Jay's in contact with MPP right now and their counsel.

Mr. LaRue: They wouldn't pull the plug without me finding out.

Mr. Showe: Yeah.

Mr. Smith: Then I guess if the Funding Agreement is not in place and they're like, "*No, we're gonna pull the plug,*" then..

Mr. LaRue: Would you say up to \$10,000 not-to-exceed? Is that what the cost is?

Mr. Showe: Yeah, the Funding Agreement is pretty critical.

Mr. LaRue: Didn't you say that they are sending you the signature page for the Funding Agreement today?

Mr. Lazarovich: We haven't received it, but they told us it would come today.

Mr. Smith: It sounds like, we're real close.

Mr. LaRue: Yeah.

Mr. Showe: Okay. Jay, do you want to craft the motion so that it's clear?

Mr. Lazarovich: Yeah. The motion is to approve the Funding Agreement in final form. Then we can tackle the Cost Share Agreement.

On MOTION by Mr. LaRosa seconded by Mr. Antolovich with all in favor the Funding Agreement with Moss Park Properties in final form was approved.
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Mr. Showe: Do you want to cover the motion on the Cost Share Agreement, Jay?

Mr. Lazarovich: Yeah. So, I would ask for a motion to approve the Cost Share Agreement in substantially final form, subject to District Counsel's review of MPP's comments and upon execution of the Funding Agreement, release the TCE. What was the Board's deadline date?

Mr. Scheerer: October 8th.

Mr. Showe: Yeah. With authority to the Chair.

Mr. Lazarovich: Yes and delegating authority to the Chair to execute those agreements.

Mr. Showe: Yeah.

On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor approval of the Cost Share Agreement in substantially final form subject to District Counsels review and delegating authority for the Chairman to execute the agreements on or before November 8, 2024 and release the Temporary Construction Easement was approved.

Mr. Lazarovich: Thank you, guys. The only other update from me, is regarding the Parking and Towing Rules. We've made a few tweaks. I can send out a revised version and a redline to show those edits so far and if you guys have any other comments, just send those before the hearing on November 5th. That's all for me.

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, Nicole?

Ms. Van Valkenburg: We do not have any updates this week.

C. District Manager’s Report

- i. Approval of Check Register**

Mr. Showe: The first item is your Check Register. For the General Fund, we have Checks #1334 through #1349 and September payroll, for a grand total of \$124,173.27. Staff can answer any questions on the invoices that follow or take a motion to approve.

On MOTION by Mr. LaRue seconded by Mr. Boermans with all in favor the August 26, 2024 through September 24, 2024 Check Register in the amount of \$124,173.27 was approved.

- ii. Balance Sheet and Income Statement**

Mr. Showe: Behind that is your Balance Sheet and Income Statement for the period ending August 31, 2024. No action is required by the Board. We are performing better than budget to actuals and are over 100% collected on our assessments. So, we're in great shape there. Ricardo, did you get your last Supervisor check from us? We were going to issue another one for you.

Mr. Garcia: I didn't.

Mr. Showe: Okay, perfect. We'll get the second one out.

iii. Field Manager's Report

Mr. Showe: We can have Alan go through his Field Manager's Report.

Mr. Scheerer: I don't have a lot to report. Just a couple things. We are winding down the Summer months, as you know and we'll be gearing up for holiday stuff; pressure washing, installing mulch and palm tree pruning. We're slated to do pine straw the last week of October, and then we'll move into some of the other mulch in the first week of November. just to make the place look good before the holidays. The monument lights are all working at both locations. We'll be pressure washing Epic Park, the traffic circle in that area and a couple of other small common area parks, just to make sure the sidewalks are clean and presentable. I haven't heard you say that Teresa was back, as we need to get the fitness station that was put in at Folklore Lane, turned over.

Mr. LaRue: Okay.

Mr. Scheerer: I just need to get with her or whoever is going to walk that with us and get me the information.

Mr. LaRue: Send her an email and put Zach on it. He's pretty dialed in now. He's been out there for a year and knows everything.

Mr. Scheerer: Alright, will do. Then I'll also ask for the Schedule of Value, so we can get that on our insurance for this year, as well. Other than that, I think we survived the storm pretty well. I haven't heard any horror stories about Storey Park, Thank God. Again, I'll be meeting Thursday of this week with OmegaScapes to ride the property. If anybody has any questions or concerns, let me know.

Mr. Boermans: Just one thing about the signs. The signs on Sonnet Avenue, the letters are very dirty and there's some grime around it.

Mr. Scheerer: Okay. Well, when we do our pressure washing and cleaning, we always do the signs. We received a lot of rain, so we are dealing with a lot of green, gooey stuff from time to time, but we'll make sure it all gets cleaned up.

Mr. Boermans: The more that the trees are growing, it's going to cover the signs.

Mr. Scheerer: Yes, sir. There are lots of Oak trees in that community. That's all I have.

Mr. Antolovich: What about the fence repair outside of Innovation Way and Dowden Road?

Mr. Scheerer: The black fence. I don't know if the kids are climbing on it or what they're doing, but they're breaking the slats. So, we had somebody come out and fix them. There were probably about three or four locations. I also have in the budget, funding to repaint those. So, probably towards the end of October or November, we'll start painting that as part of your capital plan that you have in place within your budget.

Mr. Antolovich: I walked there yesterday and a lot of sleds were broken.

Mr. Scheerer: Yeah.

Mr. Antolovich: Children climb over it.

Mr. Scheerer: Kids climb fences.

Mr. Antolovich: Sure.

Mr. Scheerer: So, we'll get out there, get them fixed and get them all repainted. It will look pretty, until they break the next one.

Mr. Showe: That's all that we have. Are there any other Supervisor's Requests?

Mr. Smith: The yellow painting on the curbs next to no parking or rather towards the end of the streets and the different places, is that going to be refreshed?

Mr. Scheerer: I'm not sure that we had funded for it for this year, but I'm not saying that we can't do it. We're probably looking in the History Phase 1 area, and I don't know if there's stuff in Parcel K that the developer needs to do, as part of their maintenance bond, when they're done with the entire project. If not, we can address all of that. We didn't have an actual proposal from anybody for this year, but we do have funding to do it, if we need to.

Mr. Smith: In some of the alleys, there are hedges that block the view.

Mr. Scheerer: Yeah, those are the residents hedges. We would probably have to get with Rebecca and notify the homeowners, that they need to cut those back some of those Viburnum hedges that are growing pretty thick. But those in the alley don't belong to the CDD.

SEVENTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – November 5, 2024

Mr. Showe: The next meeting is on November 5, 2024. We'll do our rule hearing on the Parking and Towing Rules. We can take a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: No Parking Sign at 11771 Apostrophe Alley
Date: October 30, 2024 at 5:39 PM
To:



Begin forwarded message:

From: "Andy Huynh" [REDACTED]
Subject: RE: No Parking Sign at 11771 Apostrophe Alley
Date: October 21, 2024 at 2:54:37 PM EDT
To: "Jason Showe" <jshowe@gmscfl.com>
Cc: "Alan Scheerer" <ascheerer@gmscfl.com>

Jason,

I would like to go through the process of putting a formal request out to move the sign about 15-20 feet. I truly believe this as a concern for the privacy of my property since I cannot place fences at my master bedroom windows due to the limitations of the property lines and that is the area with all of the cars parked. In addition, this large portion of grass and property is for me to manage for the community. I would appreciate this assistance to make my home safer and better.

From: Jason Showe <jshowe@gmscfl.com>
Sent: Monday, October 21, 2024 2:39 PM
To: Andy Huynh [REDACTED]
Cc: Alan Scheerer <ascheerer@gmscfl.com>
Subject: Re: No Parking Sign at 11771 Apostrophe Alley

Our office manages the CDD, but the Rules were put into place based on approval from the City of Orlando at the development of the property. If you put a formal request out, we can provide that to the CDD Board if Supervisors, but any changes to the Rules have to go through a rule making process if approved by the Board.

Sincerely,

Jason M. Showe
Senior District Manager
Governmental Management
Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

On Oct 21, 2024, at 2:35 PM, Andy Huynh [REDACTED] wrote:

Jason,

Thank you for the information. Would you happen to have the contact for Storey Park CDD for me to discuss this issue?

From: Jason Showe <jshowe@gmscfl.com>
Sent: Monday, October 21, 2024 11:19 AM
To: Andy Huynh [REDACTED]
Cc: Alan Scheerer <ascheerer@gmscfl.com>
Subject: Re: No Parking Sign at 11771 Apostrophe Alley

Andy,

Thank you for your email. I am attaching the approved map showing allowable parking spaces within the Storey Park CDD. There are several spots to the north of your lot that are allowable. The CDD can not have any influence over music or trash from private vehicles or from private homeowners. Those might be HOA or code enforcement issues. At this stage, unless the rules are changed by the CDD Board of Supervisors, we are unable to move those signs.

SECTION V

SECTION A

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted October 24, 2019 by Resolution 2020-01
Revised September 12, 2023 by Resolution 2023-14
[Revised November 5, 2024 by Resolution 2025-]

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

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

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

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~~Deleted: <#>Guests and visitors shall be permitted to park on the streets for no longer than six (6) continuous hours in any one day. While parking, guests and visitors shall follow all parking rules and regulations, including those of the Orange County, the City of Orlando and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.~~

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1.3 Revised On-Street Parking.

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

(a) Reserved.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used

in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

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

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

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

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

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

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

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

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

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

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

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

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

1.5 Enforcement

1.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules may receive a courtesy warning upon first offense. Notwithstanding the foregoing, any vehicle, trailer, or object parked in violation of the District Parking and Towing Rules shall be subject to towing. Upon direction in writing (email and facsimile are acceptable) from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these

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Rules pursuant to Section 715.07, *Florida Statutes*.

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

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

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

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

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

1.10 Parking at Your Own Risk. The District assumes no liability for any theft, vandalism and/or damage that may occur to personal property or vehicles parked on the District's Property pursuant to the District Parking and Towing Rules

1.11 Severability. The invalidity or unenforceability of any one or more provisions of this Rule shall not affect the validity or enforceability of the remaining portions of this Rule or any part of this Rule not held to be invalid or unenforceable

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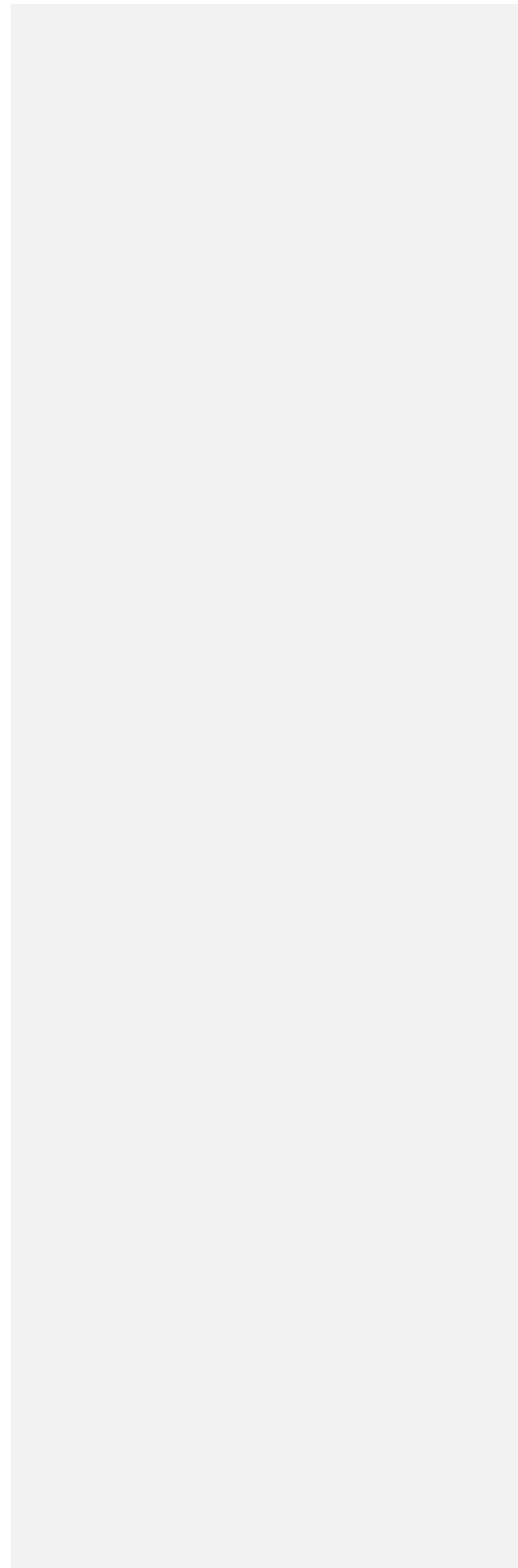
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Appendix 1.0

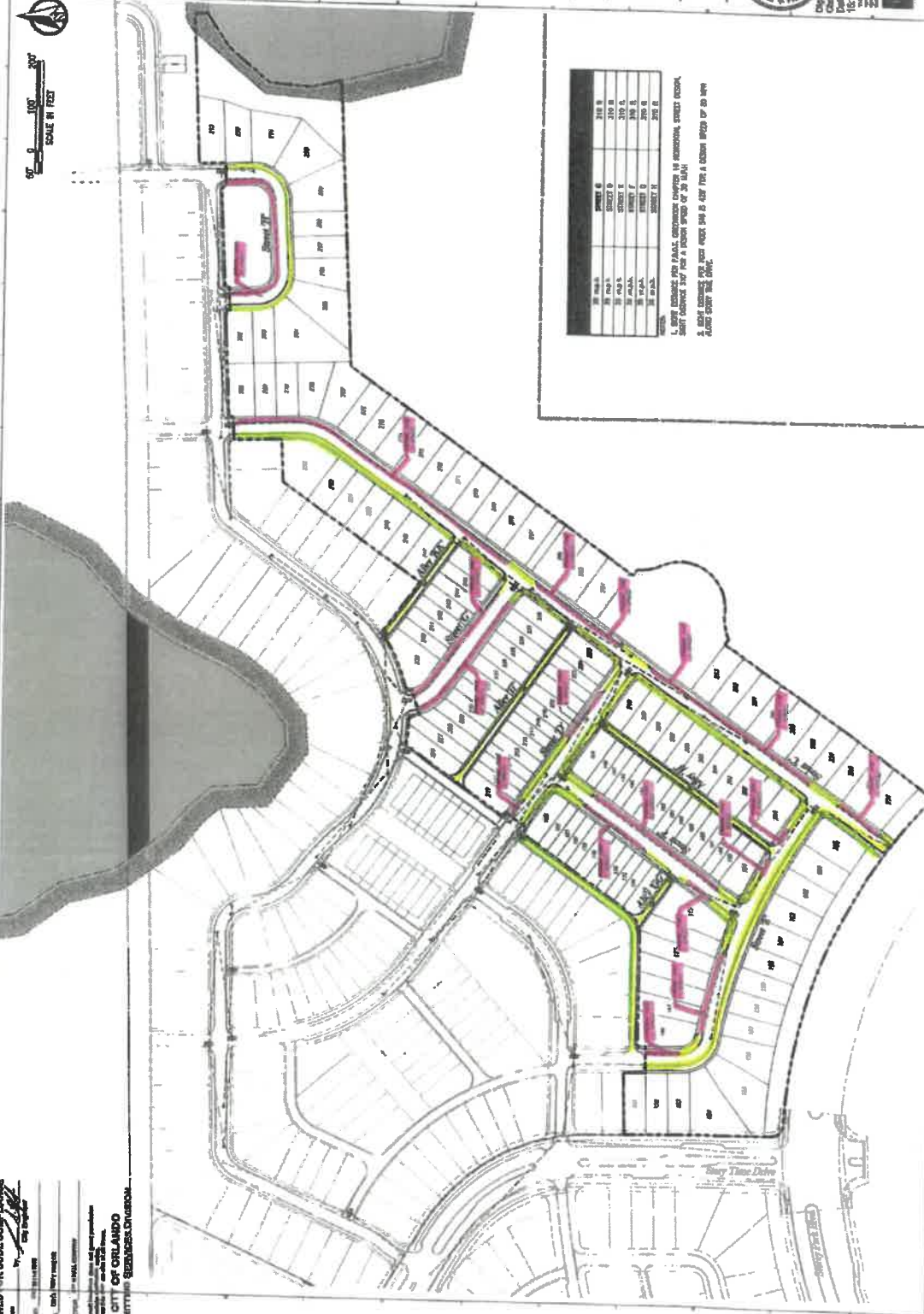
Revised District Parking and Towing Map

[ATTACHED BELOW]

DRAFT



REVIEWED FOR CODE COMPLIANCE
 DATE: 08/14/2017
 BY: [Signature]
 PROJECT NO.: 17-0000000000
 DRAWING NO.: 17-0000000000
 CITY OF ORLANDO
 PERMITTING SERVICES DIVISION



STREET	STREET 1	STREET 2	STREET 3
STREET A	STREET B	STREET C	STREET D
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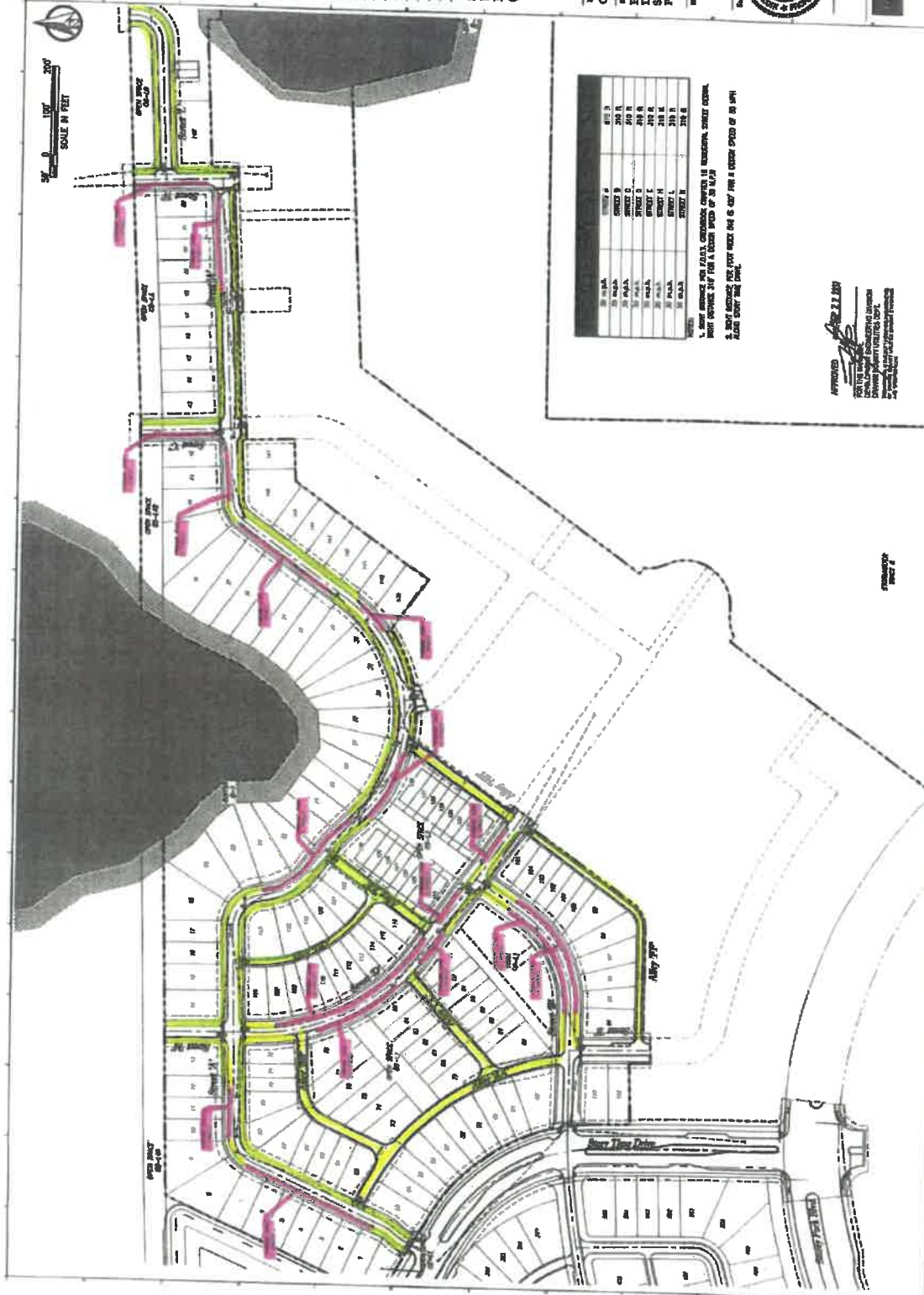
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PROJECT NO.: 17-0000000000
 DRAWING NO.: 17-0000000000
 CITY OF ORLANDO
 PERMITTING SERVICES DIVISION
 STOREY PARK -
 PARCEL L
 PHASE 2
 (VIEWAFOOTER FD)

Submitted To:
 CITY OF ORLANDO, FL
 Project No.:
 PARKING
 DESIGNATION &
 SIGHT DISTANCE
 PLAN
 Sheet No.:
 CS.10

Professional Engineer
 State of Florida
 License No. 16117
 Date: 08/14/2017
 Seal: [Professional Engineer Seal]

Project No.: 17-0000000000
 Drawing No.: 17-0000000000
 City of Orlando
 Permitting Services Division



City of Orlando

SCALE IN FEET
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City of Orlando

STORY PARK - PHASE 1 (VIEWHOOTER PD)

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STREET WIDTHS AND DEPTHS ARE BASED ON THE CITY OF ORLANDO STREET CODE. ALL STREET WIDTHS AND DEPTHS ARE FOR A CORNER SPREAD OF 30' (30' R).

CITY OF ORLANDO, FL.
PLANNING & DEVELOPMENT DEPARTMENT
STREET DESIGN & CONSTRUCTION SECTION
STREET DESIGN PLAN



APPROVED: [Signature]
 DATE: 12/31/2023
 PROJECT: STOREY PARK - PHASE 1
 DRAWING: STREET DESIGN PLAN

Project: Storey Park, LLC
 12345 Storey Park Drive, Orlando, FL 32817
 Tel: 407.555.1234

STREET DESIGN PLAN - STOREY PARK - PHASE 1



1766 Peabody Dr
OCPA Oblique View
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Institute for Health...
Collections with PL...
Registration #432...
Oakleaf Exercises...
Services - Govern...
LRC Summer 18...

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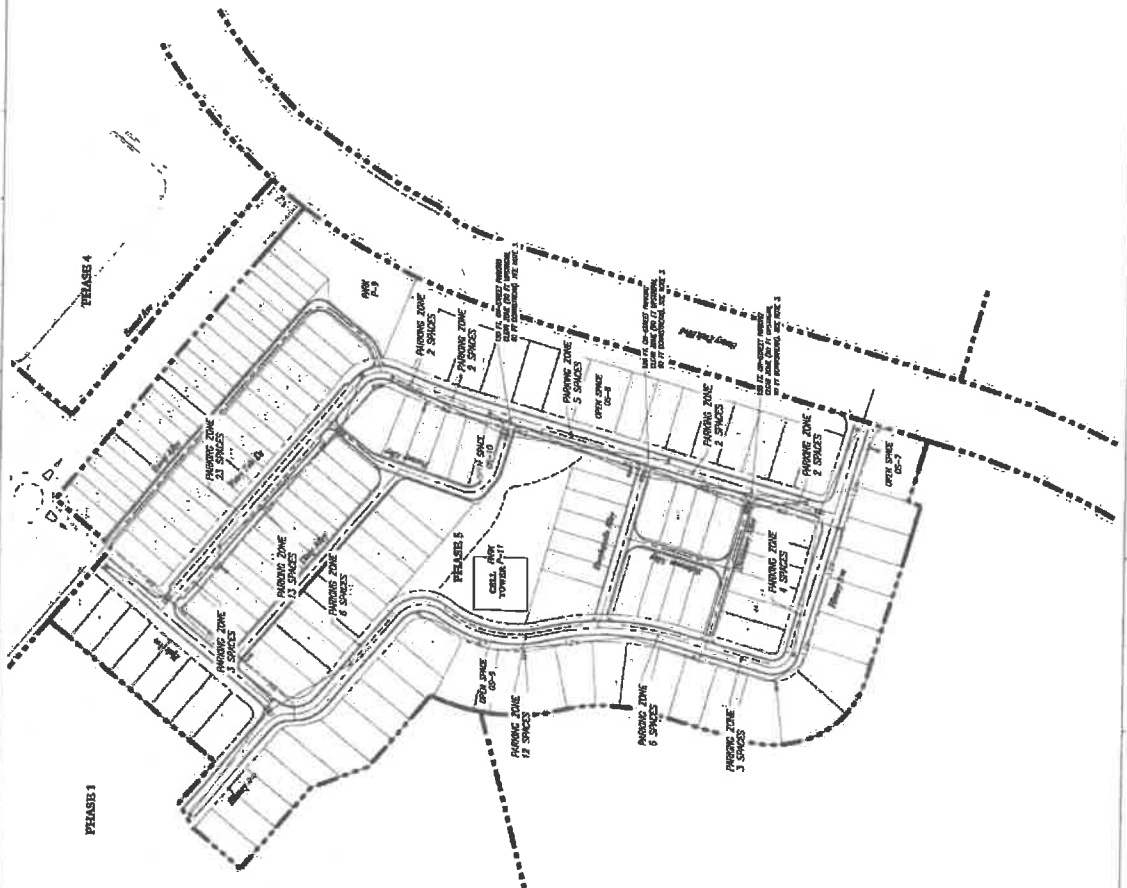


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Institute for Heat...
Collectors with FL...
Runner's Florida...
Registration #433...
Oblique Extracur...
Services - Govern...
LSC Summer Nite...



NOTES:

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NO.	DESCRIPTION	AMOUNT
1	PHASE 1	100
2	PHASE 4	100
3	PHASE 5	100
4	TOTAL	300

NO.	DESCRIPTION	AMOUNT
1	PHASE 1	100
2	PHASE 4	100
3	PHASE 5	100
4	TOTAL	300

CONDITIONS:

NO.	DESCRIPTION	AMOUNT
1	PHASE 1	100
2	PHASE 4	100
3	PHASE 5	100
4	TOTAL	300

PROJECT NAME:
STOREY PARK -
PARCEL 1 PHASE 5
(WEWAHOOTE RD)

PREPARED BY:
CITY OF ORLANDO, FL

DATE:
PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN

PROJECT NO.:
C3.10



DESIGNED BY:
PREPARED BY:
CHECKED BY:
DATE:

DATE:
SCALE:

REVIEWED FOR CODE COMPLIANCE
 DATE: 04/15/2014
 BY: [Signature]
 PROJECT NO. C-110
 DRAWING NO. C-110-01
 CITY OF ORLANDO
 PERMITTING SERVICES DIVISION

90' 0" 100' 200'
 SCALE IN FEET

NOTES:
 1. SEE PLANS FOR EXISTING CONDITIONS.
 2. SEE PLANS FOR PROPOSED CONDITIONS.
 3. SEE PLANS FOR EXISTING AND PROPOSED DRIVEWAY LOCATIONS.
 4. SEE PLANS FOR EXISTING AND PROPOSED DRIVEWAY WIDTHS.
 5. SEE PLANS FOR EXISTING AND PROPOSED DRIVEWAY SPACING.



Construction

DATE	DESCRIPTION
04/15/2014	REVIEWED FOR CODE COMPLIANCE
04/15/2014	ISSUED FOR PERMITTING
04/15/2014	ISSUED FOR CONSTRUCTION
04/15/2014	ISSUED FOR AS-BUILT
04/15/2014	ISSUED FOR RECORD
04/15/2014	ISSUED FOR FINAL

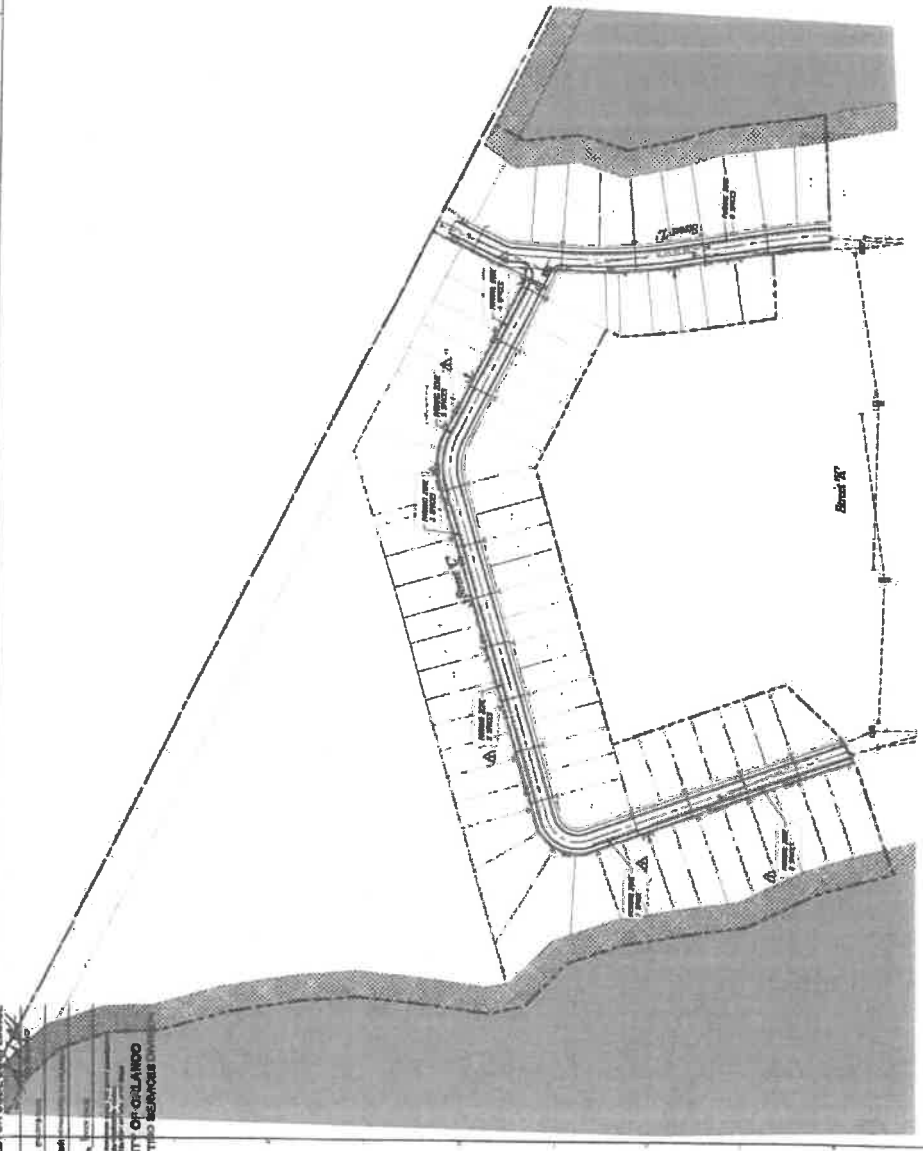
PROJECT NAME:
**STOREY PARK -
 PARCEL L
 PHASE 4
 (WEWAHOOTEE RD)**

APPLICANT:
 CITY OF ORLANDO, FL
 PROJECT NO.
**FARMING
 DESIGNATION &
 SIGHT DISTANCE
 PLAN**

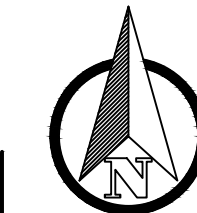
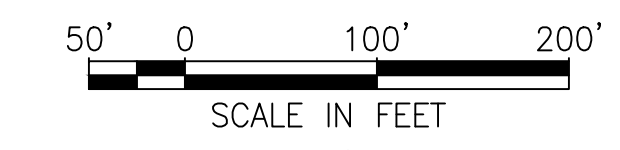
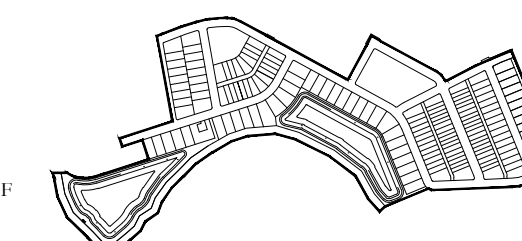
SHEET NO.
C3.10



Prepared by: [Signature]
 Date: 04/15/2014
 Checked by: [Signature]
 Date: 04/15/2014
 Drawn by: [Signature]
 Date: 04/15/2014
 Project No.: C-110-01
 Drawing No.: C-110-01-01
 City of Orlando, Florida
 2000 E. Lake Nona Blvd., Suite 100
 Lake Nona, FL 32827



Key Map:



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

- NOTES:
1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
 2. ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.
 3. 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Consultant:

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

Project Name:

**STOREY PARK -
PARCEL K
PHASE 1
(WEWAHOOTEE PD)**

Submitted To:
CITY OF ORLANDO, FL

Sheet Title:
**PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN**

Sheet No.:
C3.10

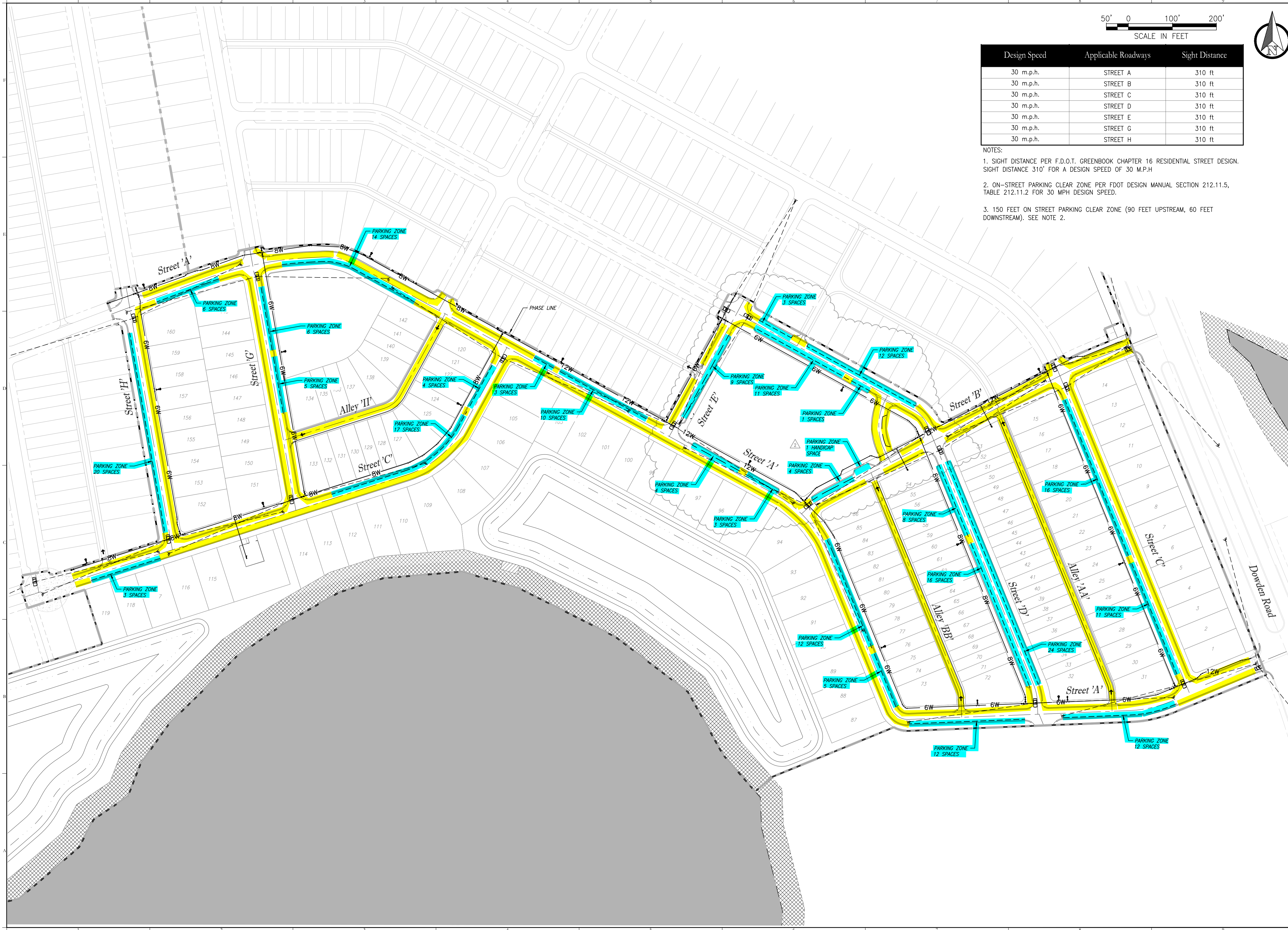
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 NICOLE VAN VALKENBURG
 P.E. No. 66616
 DATE: February 12, 2021

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

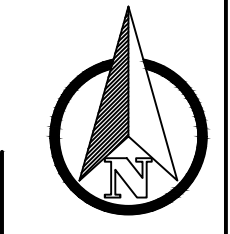
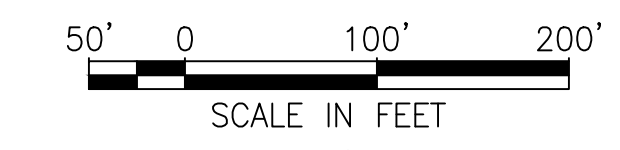


Poulos & Bennett, LLC
 2602 E. Livingston St., Orlando, FL 32803
 Tel. 407.487.2594 www.poulosandbennett.com
 Eng. Bus. No. 28567



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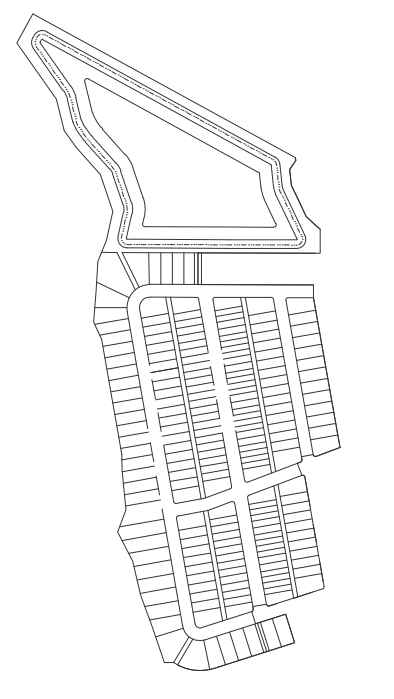
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Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	STREET A	310 ft
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET H	310 ft
30 m.p.h.	STREET I	310 ft

NOTES:
 1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
 2. ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.
 3. 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Key Map:



Consultant:

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

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

Project Name:
**STOREY PARK -
 PARCEL K
 PHASE 2
 (WEWAHOOTEE PD)**

Submittal To:
CITY OF ORLANDO, FL

Sheet Title:
**PARKING
 DESIGNATION &
 SIGHT DISTANCE
 PLAN**

Sheet No.:
C3.10

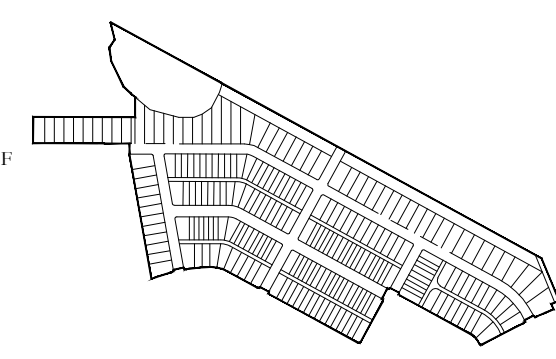
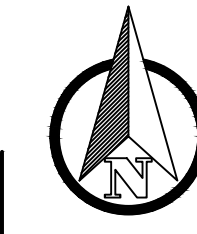
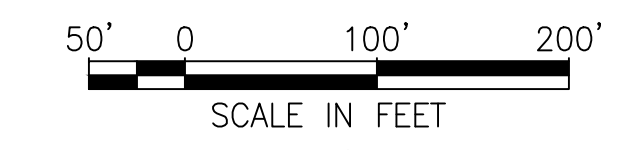
Seal:

 NICOLLE VAN VALKENBURG
 P.E. NO. 66616
 DATE: March 30, 2021

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

Key Map:



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

- NOTES:
- SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H
 - ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.
 - 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Consultant:

3	06/30/2021	RESUBMIT TO CITY
2	05/14/2021	RESUBMIT TO CITY/DUKE ENERGY
1	03/24/2021	RESUBMIT TO OCU
	1/22/2021	SUBMIT TO CITY/OCU
NO.	DATE:	DESCRIPTIONS:
		SUBMISSIONS/REVISIONS
	VERTICAL DATUM:	NAVD 88
	JOB NO.:	12-080 K
	DESIGNED BY:	ME
	DRAWN BY:	CSL/ME
	CHECKED BY:	CMB/NNV
	APPROVED BY:	CMB
	SCALE IN FEET:	1" = 100'

Project Name:
**STOREY PARK -
 PARCEL K
 PHASE 3
 (WEWAHOOTEE PD)**

Submitted To:
CITY OF ORLANDO, FL

Sheet Title:
**PARKING
 DESIGNATION &
 SIGHT DISTANCE
 PLAN**

Sheet No.:
C3.10

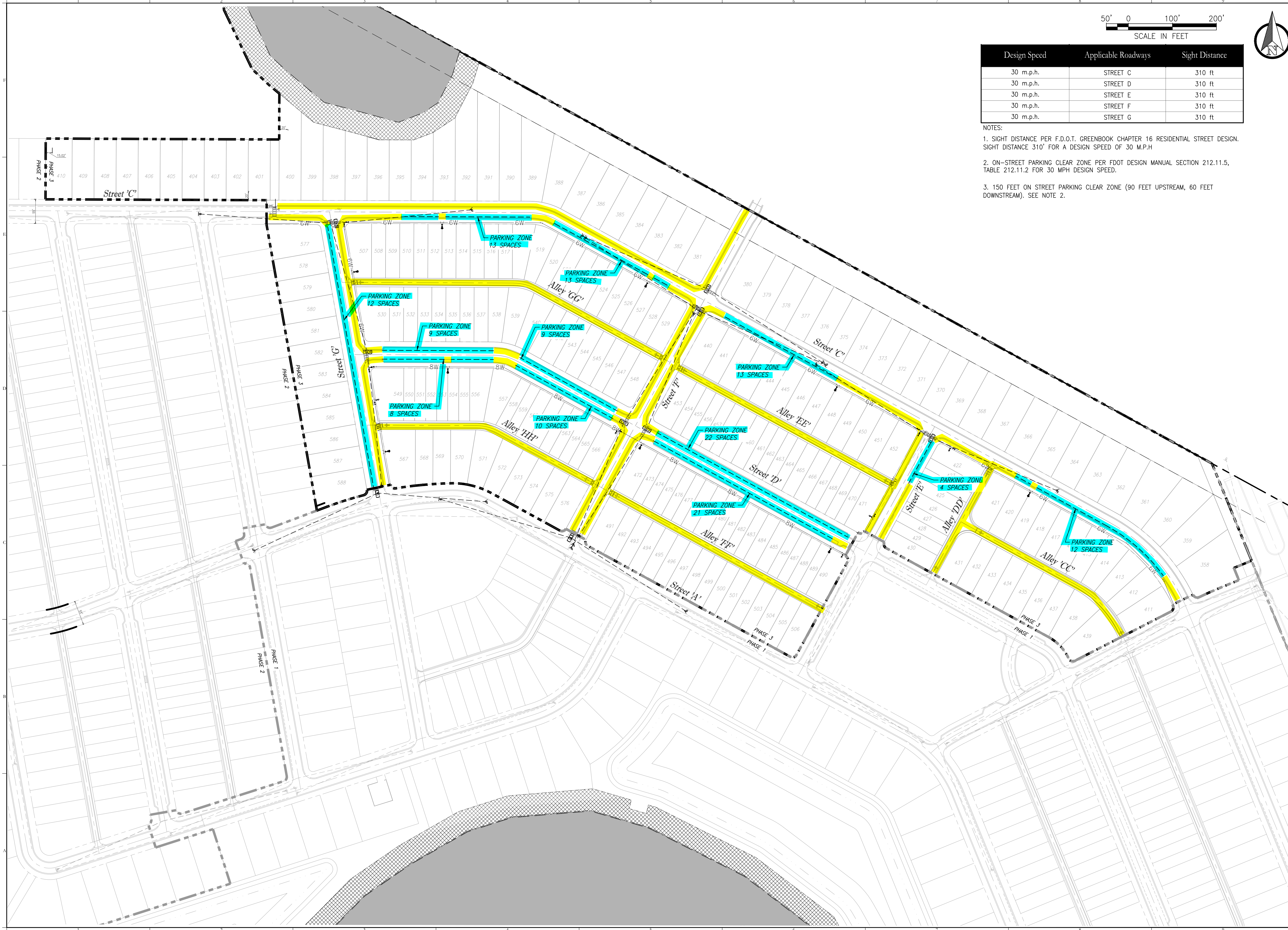
Seal:

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Poulos & Bennett, LLC
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 Eng. Bus. No. 28567

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SECTION VI

**FUNDING AGREEMENT BETWEEN
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
AND LENNAR HOMES, LLC**

THIS FUNDING AGREEMENT (this “Agreement”) is made and effective this _____ day of _____, 2024, by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Orange County, Florida, (the “District”) and **LENNAR HOMES, LLC**, a Florida limited liability company (the “Lennar”), whose address is 6675 Westwood Boulevard, 5th Floor, Orlando, Florida 32821 (hereinafter “Lennar” and, together with the District, the “Parties”).

RECITALS

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

WHEREAS, the District owns and maintains Tract K-1, according to the STOREY PARK – PARCEL K PHASE 1 plat, as recorded in Plat Book 104, Page 118, Public Records of Orange County, Florida, and more commonly referred to as Introduction Way (the “District’s Property”); and

WHEREAS, Lennar is the master developer within the District boundary; and

WHEREAS, another landowner within the District has informed the District of a proposed sale of a portion of the land to the School Board of Orange County, Florida for the future construction of an elementary school (the “OCPS Project”); and

WHEREAS, Lennar has agreed to enter into a funding agreement to pay for certain engineering, legal, administrative and other costs related to the OCPS Project; and

WHEREAS, Lennar and the District desire to enter into this Agreement to provide the District such funding relating to the OCPS Project; and

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

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

2. **Funding Terms**. Lennar agrees to make a one-time lump sum payment to the District of \$30,000.00 (the “Funding Amount”) for work related to the OCPS Project, in lieu of a

Cost Sharing Agreement for the continued use of the District Property. Lennar agrees to provide the funds to the District within ten (10) days of the execution of this Agreement. In the event the Lennar fails to provide the Funding Amount pursuant to this Agreement, Lennar and the District agree the work may be halted until such time as the Funding Amount is provided by Lennar to ensure payment of certain costs, fees or expenses which may be incurred in the performance of such work.

3. **Termination**. Any of the Parties hereto may terminate this Agreement without cause by providing ten (10) days' written notice of termination. Any such termination by Lennar is contingent upon Lennar's provision of sufficient funds to cover any and all reasonable fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement, not to exceed the Funding Amount, as of the date by when notice of termination is received.

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

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

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

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

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

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

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

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

Attention: Jan Albanese Carpenter, Esq.

If to Lennar: Lennar Homes, LLC
6675 Westwood Boulevard, 5th Floor
Orlando, Florida 32821
Attention: Mark McDonald

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

10. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

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

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

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

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

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

[COUNTERPART SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE FOR
FUNDING AGREEMENT BETWEEN
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
AND LENNAR HOMES, LLC**

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

DISTRICT:

Attest:

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Asst. Secretary

By:  _____

Name: DAN LA ROSA
Chairman of the Board of Supervisors

**COUNTERPART SIGNATURE PAGE FOR
FUNDING AGREEMENT BETWEEN
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
AND LENNAR HOMES, LLC**

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

WITNESS:

LENNAR:

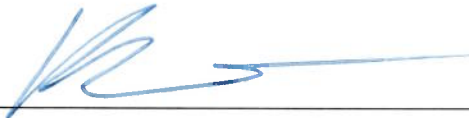
LENNAR HOMES, LLC, a Florida limited liability company



Print Name: LINDA CHAMBERS

By: 

Name: MARK McDONALD



Print Name: KARLY CHAMBERS

Title: VICE PRESIDENT

SECTION VII

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

September 24, 2024 - October 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	9/24/24	1350-1351	\$ 3,843.50
	10/9/24	1352	\$ 8,235.00
	10/17/24	1353-1356	\$ 49,061.90
	10/24/24	1357-1361	\$ 10,432.75
			\$ 71,573.15
Payroll			
<u>October 2024</u>			
	Matthew Antolovich	50075*	\$ 369.40
	Ricardo Garcia	50076	\$ 184.70
	Travis Smith	50077	\$ 80.08
	Willem Boermans	50078	\$ 184.70
			\$ 818.88
TOTAL			\$ 72,392.03

*Includes reimbursement for September meeting.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/24/24	00035	9/23/24	I-092324	202409	320	53800	48100			*	343.50		
			SCRTY 09/21/24 - 09/22/24						CITY OF ORLANDO - POLICE DEPARTMENT			343.50	001350
9/24/24	00013	9/24/24	118263	202409	310	51300	32300			*	3,500.00		
			FY24 SER.2022 BOND FEES						REGIONS BANK			3,500.00	001351
10/09/24	00028	9/25/24	7819	202409	320	53800	46300			*	1,120.00		
			RMV WEEDS BEHIND PETITION										
		9/25/24	7820	202409	320	53800	46300			*	5,265.00		
			LAND CLR W/ MULCHER PH-K										
		9/25/24	7821	202409	320	53800	46300			*	1,850.00		
			RMV SCHILLING CNTR ISLAND						OMEGASCAPES INC			8,235.00	001352
10/17/24	00002	10/01/24	254	202410	310	51300	34000			*	3,937.50		
			MANAGEMENT FEES OCT24										
		10/01/24	254	202410	310	51300	35200			*	105.00		
			WEBSITE ADMIN OCT24										
		10/01/24	254	202410	310	51300	35100			*	157.50		
			INFORMATION TECH OCT24										
		10/01/24	254	202410	310	51300	31300			*	1,531.25		
			DISSEMINATION FEE OCT24										
		10/01/24	254	202410	310	51300	51000			*	.27		
			OFFICE SUPPLIES										
		10/01/24	254	202410	310	51300	42000			*	27.63		
			POSTAGE										
		10/01/24	254	202410	310	51300	42500			*	4.50		
			COPIES										
		10/01/24	255	202410	320	53800	12000			*	1,575.00		
			FIELD MANAGEMENT OCT24						GOVERNMENTAL MANAGEMENT SERVICES			7,338.65	001353
10/17/24	00009	10/15/24	26436	202410	310	51300	31200			*	600.00		
			ARBITRAGE RPT SERIES2015						GRAU & ASSOCIATES			600.00	001354
10/17/24	00001	9/23/24	10112428	202409	310	51300	48000			*	268.25		
			NOT.OF FY25 MEETING DATES						ORLANDO SENTINEL			268.25	001355
10/17/24	00028	10/01/24	7831	202410	320	53800	46200			*	40,855.00		
			LANDSCAPE MAINT OCT24						OMEGASCAPES INC			40,855.00	001356

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
10/24/24	00012	10/15/24 223328	202410 320-53800-47000	AQUATIC PLANT MGMT OCT24	*	3,775.00		
							APPLIED AQUATIC MANAGEMENT, INC.	3,775.00 001357
10/24/24	00020	10/20/24 5658	202410 320-53800-48000	RPR WALL CAP/ROOF/BENCHES	*	1,630.00		
							BERRY CONSTRUCTION INC.	1,630.00 001358
10/24/24	00003	10/01/24 91197	202410 310-51300-54000	FY25 SPECIAL DISTRICT FEE	*	175.00		
							FLORIDACOMMERCE	175.00 001359
10/24/24	00005	10/15/24 131666	202409 310-51300-31500	MTG/PUB HEAR/RSRCH MAPS	*	3,377.25		
		10/15/24 131667	202409 310-51300-31500	REV.SERC/JAC FUND AGR/MPP	*	1,225.50		
							LATHAM,LUNA,EDEN & BEAUDINE,LLP	4,602.75 001360
10/24/24	00006	10/14/24 15-060(1	202409 310-51300-31100	BOARD MEETING 09/03/24	*	250.00		
							POULOS & BENNETT	250.00 001361
						TOTAL FOR BANK A	71,573.15	
						TOTAL FOR REGISTER	71,573.15	

STOR -STOREY PARK- TVISCARRA

SECTION 2

Storey Park

Community Development District

Unaudited Financial Reporting

September 30, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
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6	<u>Capital Reserve Income Statement</u>
7	<u>Debt Service Series 2015 Income Statement</u>
8	<u>Debt Service Series 2018 Income Statement</u>
9	<u>Debt Service Series 2019 Income Statement</u>
10	<u>Debt Service Series 2021 Income Statement</u>
11	<u>Debt Service Series 2022 Income Statement</u>
12	<u>Capital Projects Series 2021 Income Statement</u>
13	<u>Capital Projects Series 2022 Income Statement</u>
14	<u>Long Term Debt</u>
15	<u>FY24 Assessment Receipt Schedule</u>

Storey Park
Community Development District
Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 242,143	\$ 52,776	\$ -	\$ -	\$ 294,919
Investments:					
Series 2015					
Reserve	\$ -	\$ -	\$ 340,548	\$ -	\$ 340,548
Revenue	\$ -	\$ -	\$ 589,768	\$ -	\$ 589,768
Interest	\$ -	\$ -	\$ 464	\$ -	\$ 464
Sinking Fund	\$ -	\$ -	\$ 630	\$ -	\$ 630
General Redemption	\$ -	\$ -	\$ 1,503	\$ -	\$ 1,503
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Series 2018					
Reserve	\$ -	\$ -	\$ 71,146	\$ -	\$ 71,146
Revenue	\$ -	\$ -	\$ 152,548	\$ -	\$ 152,548
Interest	\$ -	\$ -	\$ 87	\$ -	\$ 87
Sinking Fund	\$ -	\$ -	\$ 65	\$ -	\$ 65
General Redemption	\$ -	\$ -	\$ 69	\$ -	\$ 69
Series 2019					
Reserve	\$ -	\$ -	\$ 121,826	\$ -	\$ 121,826
Revenue	\$ -	\$ -	\$ 156,272	\$ -	\$ 156,272
Interest	\$ -	\$ -	\$ 79	\$ -	\$ 79
Sinking Fund	\$ -	\$ -	\$ 70	\$ -	\$ 70
Prepayment	\$ -	\$ -	\$ 1	\$ -	\$ 1
Principal	\$ -	\$ -	\$ 80	\$ -	\$ 80
Series 2021					
Reserve	\$ -	\$ -	\$ 170,125	\$ -	\$ 170,125
Revenue	\$ -	\$ -	\$ 154,457	\$ -	\$ 154,457
Interest	\$ -	\$ -	\$ 103	\$ -	\$ 103
Sinking Fund	\$ -	\$ -	\$ 131	\$ -	\$ 131
Construction	\$ -	\$ -	\$ -	\$ 15,527	\$ 15,527
Series 2022					
Reserve	\$ -	\$ -	\$ 103,586	\$ -	\$ 103,586
Revenue	\$ -	\$ -	\$ 97,726	\$ -	\$ 97,726
Interest	\$ -	\$ -	\$ 77	\$ -	\$ 77
Sinking Fund	\$ -	\$ -	\$ 50	\$ -	\$ 50
Construction	\$ -	\$ -	\$ -	\$ 7,583	\$ 7,583
SBA - Operating	\$ 295,030	\$ 310,099	\$ -	\$ -	\$ 605,128
Prepaid Expenses	\$ 42,051	\$ -	\$ -	\$ -	\$ 42,051
Due from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 579,224	\$ 362,875	\$ 1,961,411	\$ 23,110	\$ 2,926,620
Liabilities:					
Accounts Payable	\$ 13,356	\$ -	\$ -	\$ -	\$ 13,356
Total Liabilities	\$ 13,356	\$ -	\$ -	\$ -	\$ 13,356
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 932,913	\$ -	\$ 932,913
Assigned For Debt Service 2018	\$ -	\$ -	\$ 223,916	\$ -	\$ 223,916
Assigned For Debt Service 2019	\$ -	\$ -	\$ 278,328	\$ -	\$ 278,328
Assigned For Debt Service 2021	\$ -	\$ -	\$ 324,816	\$ -	\$ 324,816
Assigned For Debt Service 2022	\$ -	\$ -	\$ 201,439	\$ -	\$ 201,439
Assigned For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 15,527	\$ 15,527
Assigned For Capital Projects 2022	\$ -	\$ -	\$ -	\$ 7,583	\$ 7,583
Unassigned	\$ 565,868	\$ 362,875	\$ -	\$ -	\$ 928,742
Total Fund Balances	\$ 565,868	\$ 362,875	\$ 1,961,411	\$ 23,110	\$ 2,913,264
Total Liabilities & Fund Equity	\$ 579,224	\$ 362,875	\$ 1,961,411	\$ 23,110	\$ 2,926,620

Storey Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,191,240	\$ 1,191,240	\$ 1,232,533	\$ 41,293
Interest	\$ 5,000	\$ 5,000	\$ 28,893	\$ 23,893
Miscellaneous Revenues	\$ -	\$ -	\$ 1,831	\$ 1,831
Total Revenues	\$ 1,196,240	\$ 1,196,240	\$ 1,263,257	\$ 67,017
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 4,600	\$ 7,400
FICA Expense	\$ 918	\$ 918	\$ 352	\$ 566
Engineering Fees	\$ 12,000	\$ 12,000	\$ 7,140	\$ 4,860
District Counsel	\$ 25,000	\$ 25,000	\$ 20,500	\$ 4,500
Annual Audit	\$ 10,400	\$ 10,400	\$ 11,600	\$ (1,200)
Arbitrage	\$ 1,800	\$ 1,800	\$ 600	\$ 1,200
Trustee Fees	\$ 17,500	\$ 17,500	\$ 14,000	\$ 3,500
Dissemination Agent	\$ 17,500	\$ 17,500	\$ 17,500	\$ 0
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 150	\$ 150	\$ -	\$ 150
Postage	\$ 750	\$ 750	\$ 428	\$ 322
Insurance	\$ 7,500	\$ 7,500	\$ 6,690	\$ 810
Printing & Binding	\$ 750	\$ 750	\$ 192	\$ 558
Legal Advertising	\$ 2,500	\$ 2,500	\$ 1,060	\$ 1,440
Other Current Charges	\$ 600	\$ 600	\$ 563	\$ 37
Office Supplies	\$ 100	\$ 100	\$ 18	\$ 82
Property Appraiser Fee	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 166,643	\$ 166,643	\$ 140,917	\$ 25,726

Storey Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Operation & Maintenance</u>				
Contract Services				
Field Management	\$ 18,000	\$ 18,000	\$ 18,000	\$ -
Landscape Maintenance - Contract	\$ 467,986	\$ 467,986	\$ 490,260	\$ (22,274)
Lake Maintenance	\$ 42,425	\$ 42,425	\$ 25,644	\$ 16,781
Mitigation Monitoring & Maintenance	\$ 13,750	\$ 13,750	\$ -	\$ 13,750
Repairs & Maintenance				
Repairs - General	\$ 15,000	\$ 15,000	\$ 1,260	\$ 13,740
Operating Supplies	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Landscape - Contingency	\$ 20,000	\$ 20,000	\$ 14,685	\$ 5,315
Irrigation Repairs	\$ 20,000	\$ 20,000	\$ 12,644	\$ 7,356
Roadways & Sidewalks	\$ 15,000	\$ 15,000	\$ 3,145	\$ 11,855
Trail & Boardwalk Maintenance	\$ 5,000	\$ 5,000	\$ 1,700	\$ 3,300
Dog Park Maintenance	\$ 3,500	\$ 3,500	\$ 4,700	\$ (1,200)
Signage	\$ 8,619	\$ 8,619	\$ 5,045	\$ 3,574
Pressure Washing	\$ 7,500	\$ 7,500	\$ 5,200	\$ 2,300
Enhanced Traffic Enforcement	\$ 39,500	\$ 39,500	\$ 20,366	\$ 19,134
Utility				
Electric	\$ 3,000	\$ 3,000	\$ 1,377	\$ 1,623
Water & Sewer	\$ 30,000	\$ 30,000	\$ 24,274	\$ 5,726
Streetlights	\$ 294,340	\$ 294,340	\$ 240,323	\$ 54,017
Other				
Property Insurance	\$ 22,500	\$ 22,500	\$ 25,093	\$ (2,593)
Contingency	\$ 1,977	\$ 1,977	\$ -	\$ 1,977
Total Maintenance - Shared Expenses	\$ 1,029,597	\$ 1,029,597	\$ 893,717	\$ 135,881
<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	\$ 1,598,747	\$ 1,437,141	\$ 161,606
Excess Revenues (Expenditures)	\$ (402,507)		\$ (173,883)	
Fund Balance - Beginning	\$ 402,507		\$ 739,751	
Fund Balance - Ending	\$ -		\$ 565,868	

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	\$ 3,444	\$ 1,232,533
Interest	\$ 2,459	\$ 2,405	\$ 2,481	\$ 2,480	\$ 2,325	\$ 2,484	\$ 2,413	\$ 2,486	\$ 2,422	\$ 2,512	\$ 2,519	\$ 1,906	\$ 28,893
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	\$ 5,350	\$ 1,263,257
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ 800	\$ 4,600
FICA Expense	\$ 61	\$ 61	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ 61	\$ 61	\$ 352
Engineering Fees	\$ 368	\$ 391	\$ -	\$ 420	\$ 425	\$ -	\$ 63	\$ 650	\$ 4,161	\$ 63	\$ 350	\$ 250	\$ 7,140
District Counsel	\$ 1,789	\$ 538	\$ 35	\$ 27	\$ 583	\$ 298	\$ 724	\$ 2,061	\$ 239	\$ 1,557	\$ 8,048	\$ 4,603	\$ 20,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 9,600	\$ -	\$ -	\$ -	\$ 11,600
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500	\$ 3,500	\$ 14,000
Dissemination Agent	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 17,500
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	\$ 3,750	\$ 45,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 33	\$ 70	\$ 28	\$ 21	\$ 63	\$ 17	\$ 31	\$ 35	\$ 18	\$ 32	\$ 35	\$ 45	\$ 428
Insurance	\$ 6,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,690
Printing & Binding	\$ 5	\$ 7	\$ 17	\$ 0	\$ -	\$ 8	\$ -	\$ 2	\$ 31	\$ -	\$ -	\$ 121	\$ 192
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197	\$ 595	\$ -	\$ 268	\$ 1,060
Other Current Charges	\$ 40	\$ 75	\$ 39	\$ 40	\$ 42	\$ 41	\$ 41	\$ 79	\$ 41	\$ 42	\$ 41	\$ 42	\$ 563
Office Supplies	\$ 1	\$ 0	\$ 0	\$ 15	\$ 1	\$ 0	\$ 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	\$ 15,148	\$ 140,917

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	\$ 1,500	\$ 18,000
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	\$ 40,855	\$ 490,260
Lake Maintenance	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 2,137	\$ 25,644
Mitigation Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance													
Repairs - General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ 1,260
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape - Contingency	\$ -	\$ -	\$ 1,380	\$ 900	\$ 300	\$ -	\$ -	\$ -	\$ 3,870	\$ -	\$ -	\$ 8,235	\$ 14,685
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	\$ 687	\$ 20,366
Utility													
Electric	\$ 153	\$ 65	\$ 107	\$ 83	\$ 158	\$ 115	\$ 117	\$ 116	\$ 116	\$ 115	\$ 115	\$ 116	\$ 1,377
Water & Sewer	\$ 2,312	\$ 1,919	\$ 2,053	\$ 1,614	\$ 1,150	\$ 1,567	\$ 1,736	\$ 2,653	\$ 2,177	\$ 2,096	\$ 3,777	\$ 1,220	\$ 24,274
Streetlights	\$ 22,382	\$ 22,056	\$ 20,245	\$ 12,668	\$ 23,142	\$ 20,035	\$ 22,139	\$ 21,822	\$ 16,050	\$ 22,024	\$ 19,928	\$ 17,833	\$ 240,323
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	\$ 72,583	\$ 893,717
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	\$ 87,731	\$ 1,437,141
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)	\$ (82,380)	\$ (173,883)

Storey Park

Community Development District

Capital Reserve Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Transfer In	\$ 402,507	\$ 402,507	\$ 402,507	\$ -
Interest	\$ 1,200	\$ 1,200	\$ 7,596	\$ 6,396
Total Revenues	\$ 403,707	\$ 403,707	\$ 410,103	\$ 6,396
Expenditures:				
Contingency	\$ -	\$ -	\$ 228	\$ (228)
Capital Outlay	\$ -	\$ -	\$ 47,000	\$ (47,000)
Total Expenditures	\$ -	\$ -	\$ 47,228	\$ (47,228)
Excess Revenues (Expenditures)	\$ 403,707		\$ 362,875	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 403,707		\$ 362,875	

Storey Park

Community Development District

Debt Service Fund - Series 2015

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 616,298	\$ 637,723	\$ 21,425
Interest	\$ 12,500	\$ 12,500	\$ 42,116	\$ 29,616
Total Revenues	\$ 628,798	\$ 628,798	\$ 679,840	\$ 51,042
Expenditures:				
Series 2015				
Interest - 11/01	\$ 202,781	\$ 202,781	\$ 202,778	\$ 3
Principal - 11/01	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
Interest - 05/01	\$ 198,281	\$ 198,281	\$ 198,278	\$ 3
Total Expenditures	\$ 601,063	\$ 601,063	\$ 601,056	\$ 6
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 27,736		\$ 78,783	
Fund Balance - Beginning	\$ 517,933		\$ 854,129	
Fund Balance - Ending	\$ 545,669		\$ 932,913	

Storey Park

Community Development District

Debt Service Fund - Series 2018

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 248,827	\$ 256,793	\$ 7,966
Interest	\$ 4,500	\$ 4,500	\$ 12,919	\$ 8,419
Total Revenues	\$ 253,327	\$ 253,327	\$ 269,712	\$ 16,385
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		\$ 22,255	
Fund Balance - Beginning	\$ 128,252		\$ 201,660	
Fund Balance - Ending	\$ 134,123		\$ 223,916	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 238,964	\$ 247,205	\$ 8,241
Interest	\$ 5,500	\$ 5,500	\$ 15,690	\$ 10,190
Total Revenues	\$ 244,464	\$ 244,464	\$ 262,895	\$ 18,431
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		\$ 26,357	
Fund Balance - Beginning	\$ 123,195		\$ 251,970	
Fund Balance - Ending	\$ 131,122		\$ 278,328	

Storey Park

Community Development District

Debt Service Fund - Series 2021

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 334,300	\$ 345,970	\$ 11,670
Interest	\$ 6,750	\$ 6,750	\$ 19,188	\$ 12,438
Total Revenues	\$ 341,050	\$ 341,050	\$ 365,158	\$ 24,108
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		\$ 23,406	
Fund Balance - Beginning	\$ 126,768		\$ 301,410	
Fund Balance - Ending	\$ 134,856		\$ 324,816	

Storey Park

Community Development District

Debt Service Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 203,549	\$ 210,569	\$ 7,020
Interest	\$ 5,000	\$ 5,000	\$ 11,487	\$ 6,487
Total Revenues	\$ 208,549	\$ 208,549	\$ 222,056	\$ 13,507
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		\$ 14,867	

Storey Park

Community Development District Capital Projects Fund - Series 2021

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 556	\$ 556
Total Revenues	\$ -	\$ -	\$ 556	\$ 556
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)	\$ -		\$ 9,345	
Fund Balance - Beginning	\$ -		\$ 6,182	
Fund Balance - Ending	\$ -		\$ 15,527	

Storey Park

Community Development District Capital Projects Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,337	\$ 1,337
Total Revenues	\$ -	\$ -	\$ 1,337	\$ 1,337
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)	\$ -		\$ 5,693	
Fund Balance - Beginning	\$ -		\$ 1,890	
Fund Balance - Ending	\$ -		\$ 7,583	

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	\$340,548	
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	\$71,146	
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	\$121,826	
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	\$170,125	
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	\$103,586	
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