

*Storey Park Community
Development District*

Agenda

December 17, 2024

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

December 10, 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, December 17, 2024 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Member
 - B. Consideration of Resolution 2025-02 Declaring Vacancies in Certain Seats
 - C. Appointment of Individual to Fulfill the Vacancy in Seat #2
 - D. Administration of Oath of Office to Newly Appointed Board Member
 - E. Election of Officers
 - F. Consideration of Resolution 2025-03 Electing Officers
4. Approval of Minutes of the November 5, 2024 Meeting
5. Ratification of Temporary Access Easement Agreement
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Real Property Conveyances
 - ii. Status of Pending Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Series 2015 Arbitrage Rebate Calculation Report
 - D. Field Manager's Report
7. Public Comment Period
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – January 7, 2025
11. Adjournment

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

Sincerely,

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

Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION B

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (the “Board”) were to be elected by “Qualified Electors,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections and at the close of the qualifying period, no one qualified to run for Seat 2; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seat vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Storey Park Community Development District:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 190, *Florida Statutes*.

3. Declaration of Vacant Board Supervisor Seat. The Board hereby declared Seat #2 (currently held by Matthew Antolovich) vacant, effective as of November 5, 2024.

4. Reappointment of Board Supervisor. The incumbent Board Supervisor of Seat #2 is a Qualified Elector, and the Board hereby reappoints Matthew Antolovich to Seat #2.

5. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining provisions of this Resolution, or any part thereof.

6. Related Actions. The District’s staff is authorized and directed to proceed with any actions necessary or prudent to give effect to, and carry out the intent of, this Resolution.

7. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 17th day of December 2024.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2025-02

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: Jason Showe

Name: _____

Title: Secretary

Title: _____

SECTION F

RESOLUTION 2025-03

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

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

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

PASSED AND ADOPTED this 17th day of December, 2024.

ATTEST:

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, November 5, 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>by phone</i>	Assistant Secretary
Travis Smith	Assistant Secretary
Matthew Antolovich	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Nicole Van Valkenburg <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Rebecca Black	HOA
Teresa Diaz	HOA

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. Mr. La Rosa, Mr. Boermans, Mr. Smith and Mr. Antolovich were present in person and Mr. Garcia was present by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will move to the Public Comment Period. If there is anyone from the audience, who would like to make any public comments? This would be the time to do so and we'd ask that you state your name and address and keep your comments to three minutes. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 1, 2024 Meeting

Mr. Showe: We have the approval of minutes of the October 1, 2024 meeting, which were included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. La Rosa seconded by Mr. Boermans with all in favor the Minutes of the October 1, 2024 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Discussion and Consideration of Resident Request for ‘No Parking’ Sign Relocation on Apostrophe Alley

Mr. Showe: The first thing that we wanted to do, is to cover a request that we received from a resident, prior to us getting to the rules. We initially told him that we have no ability to move the ‘No Parking’ signs, but he lives on Apostrophe Alley and requested that the ‘No Parking’ signs be moved to the opposite side of the street. Again, it's always our recommendation just to follow that original parking plan, because I think it went through the City and it's been through some approvals. Obviously, the Board does have some flexibility to make changes to it; however, from staff's perspective, I think it's our recommendation to just leave it the way it is, at this time.

Mr. La Rosa: What was the reasoning?

Mr. Showe: He has cars parked near his bedroom and they're making too much noise.

Mr. La Rosa: Is it no parking on both sides, but the signs are only on one side?

Mr. Showe: The parking is allowed closest to his building on this particular street.

Mr. Scheerer: Yeah. The lot number is 142.

Mr. Showe: Yeah.

Mr. La Rosa: He's on the corner.

Mr. Scheerer: Yeah. They're parking on the side of his unit.

Mr. Showe: Parking is allowed where the blue line is.

Mr. La Rosa: I guess the master bedroom is on that back corner.

Mr. Showe: Yeah.

Mr. Scheerer: Yeah. He wants to move it back, I think, to the lot line behind his home in the park.

Mr. Showe: Or across the street. We would move the sign about 15 to 20 feet.

Mr. Scheerer: That's not going to work.

Mr. Showe: We could end it at the lot line, if that was the Board's preference.

Mr. Scheerer: We could change it to the lot line, I would think.

Mr. Showe: We wanted to have this discussion prior to the rules, because if you were inclined to make that change, we could just change it on the map and in the rules and it would be a done deal. It kind of makes some sense, but we typically don't want to get into the process of bringing all of these back every single time there's a request for a change too.

Mr. La Rosa: Yeah. I understand, but it's a simple enough question to ask though. You're right. Where the signs are located, is part of the design that goes through and gets approved, but it's not an exact science.

Mr. Showe: Correct.

Mr. La Rosa: If it's just moved back 30 or 40 feet or whatever, I don't know that, unless the Board disagrees.

Mr. Antolovich: I just wanted to just understand. Did you say its Lot 142?

Mr. Scheerer: Yeah.

Mr. Antolovich: So, we would just move it up to Exploration Avenue?

Mr. Scheerer: No, we would move it back. This area would be no parking now and from the backyard this way towards the dog park, would be parking.

Mr. Antolovich: Okay.

Mr. Showe: We're just moving it to along the side of his lot.

Mr. Scheerer: Move it 15 feet and put it on the side of the home.

Mr. Antolovich: Okay. That wouldn't impact anyone else, because that was the one question I had when he said it's an alley. I wasn't sure if someone else's home would be affected.

Mr. Showe: Yeah, I think that's just his address, which is on that alley.

Mr. Scheerer: Yeah, the name of the street is Apostrophe Alley.

Mr. Antolovich: Is it 60 feet?

Mr. Scheerer: If that.

Mr. La Rosa: Yeah. I think that's reasonable.

Mr. Showe: Perfect. Well, if we're inclined, when we approve the rules, we'll just approve it with this change.

Mr. Boermans: I see what he's saying, because it's a public park. It is a lot more than just a regular street next to a regular home, due to the traffic. It is slightly different.

Mr. Showe: Okay, got it.

Mr. Scheerer: There is minimal cost of moving the sign. We'll just pick up the existing sign and move it back. The arrow is still pointing the same way.

Mr. Showe: Okay. Perfect. Well, that makes sense. Like I said, we'll make that note when we approve the rules and then you can include that change with it.

Mr. Scheerer: Awesome.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Showe stated next is the public hearing on the rules. We would ask for a motion to open the public hearing.

On MOTION by Mr. Antolovich seconded by Mr. LaRue with all in favor the public hearing to adopt proposed revisions to the Parking and Towing Rules of the District was opened.

A. Consideration of Resolution 2025-01 Adopting Proposed Revisions to the Parking and Towing Rules of the District

Mr. Showe: With that, we can let Jay go through Resolution 2025-01. I know he's made some changes to your original rules. We will also note that this will include the change to the map, once it's fully approved.

Mr. Lazarovich: Yeah. So, in the agenda, is a blackline version of the revised rule. As you will see in Section 1.3, we deleted Subsection A, as there is no guardhouse to issue visitors passes in Storey Park. So, we wanted to delete from the rule. Also, we cleared up the towing language under Section 1.5. That was the biggest issue and the reason for the hearing. Lastly, I recommend adding Subsection 1.10 and 1.11, to the rule, if the Board is amenable. If there are any additional comments, we can take those now. I believe that the revised language to Section 1.5. is what the Board had discussed at the last meeting.

Mr. Antolovich: The section, *“While parking, guests and visitors shall follow all parking rules and regulations, including those of Orange County, the City of Orlando and the State of Florida.”* So, does that mean that guests don't have to follow the parking rules and regulations, as its not in rules?

Mr. Lazarovich: Yes. Anyone who is parking there, whether a resident or guest, is not delineated.

Mr. Showe: I think the practical reason for that, was we have no way of really knowing who a guest is and who a visitor is. So, it applies to everyone equally. That way we don't get into the argument, as we do in some of our Districts, where they can say, "*Well, I was a guest*" and we have no clue, unless we check the registration of the vehicle.

Mr. Antolovich: That makes perfect sense.

Mr. La Rosa: Regarding the wording, "*May receive a courtesy*," I would suggest that we tighten that up to something along the lines of, "*May, however, but not required to receive a courtesy*." Because you're undoubtedly going to get the person who's going to say, "*Well, you know, it says right here that I should have received a citation*." I just think from a legal standpoint, it should say, "*You may receive one, you may not receive one*," but you almost should put, "*May, however, not necessarily obligated to or required to*." What are your thoughts on that?

Mr. Lazarovich: Following that sentence, it says that they are all subject to tow, whether they receive it or not, but if that is the Board's direction, we can make that change.

Mr. Antolovich: Do we even need it in there, that they may receive a courtesy warning?

Mr. Lazarovich: That was if the Board wanted that language.

Mr. Antolovich: Yeah, they could still be provided with one.

Mr. Scheerer: Yeah.

Mr. Boermans: But I think it's more that the HOA will be enforcing it. The biggest concern I had is depending on how we instruct the tow companies and how they follow it, because if the language is too tight, that leeway may not be there.

Mr. La Rosa: What we discussed at the last meeting, was whichever direction the towing company gets, is what they're going to follow and if it's, "*Boom, go*," that would create a lot of friction with homeowners. We thought that there should be some way for the HOA to be able to say, "*Okay, if it's a first event, fine*." That's why I think we introduced this language into it. I don't have a concern with it on its face, as long as you feel like it's defensible, because if somebody comes back and says, "*I didn't get a warning*," it's like, "*Well, sorry*," but I think this would help. Does the Board agree that this would help create some leniency?

Mr. Boermans: I do. I just have a follow up question. Is there a separate rule for the HOA on how it applies and didn't need to be in place?

Ms. Black: Yeah, it's separate. Honestly, it just needs to be clear. I don't know what to do, because we can't tow, but I'm enforcing the CDD side. It doesn't matter to me. I will tell you, it's slowed down quite a bit, because we've towed quite a bit, but there just needs to be clear cut direction, honestly. Because if you want to send out a notice, then that's fine. The towing company will do whatever we want to do. If we want to tag them first for 48 hours, we can tag them. If you want them to do an automatic tow, we can do that. I just need some direction, because I really don't know what to do with commercial vehicles, as the HOA can't have commercial vehicles. So, do I tow commercial vehicles?

Mr. Lazarovich: You can under the Enforcement Agreement.

Ms. Black: Under the CDD?

Mr. Lazarovich: The HOA can call law enforcement.

Ms. Black: Okay.

Mr. Showe: If they're on the road, yeah.

Ms. Black: Do we want them to be tagged? What do you guys want to do? I'll enforce whatever you guys want. It makes it easier for me.

Mr. La Rosa: Ricardo, do you have something?

Mr. Garcia: Just a comment on the language? How about something like, "*A courtesy warning may be issued for a first offense, but it's not guaranteed.*" Then we can say, "*All violations are subject to towing at any time.*" That way, it implies some potential leniency, but it's certainly not guaranteed.

Mr. Scheerer: Right.

Mr. Garcia: It could be towing at first without warning.

Mr. Antolovich: I'm fine with that, because further down, it talks about if it's impeding traffic, we can tow.

Mr. La Rosa: So let me ask a question. This was brought up, because there were a lot of angry homeowners. So, we said, "*Okay, we should look at some language to try to fix that.*" You're saying that the offenses have gone down, because they've been towing so much that people have been following the parking rules, essentially?

Ms. Black: Yeah.

Mr. La Rosa: So, it's working.

Ms. Black: The only things we automatically tow right now are cars parked under a 'No Parking' sign, fire lane or parking one way in an alley, on grass or blocking the sidewalk. Right now, I have that as an automatic tow. The other ones get tagged. So, if there are expired tags or whatever else the case may be, they tag them for 48 hours. But those are six things that I automatically have Airport Towing tow right now.

Mr. La Rosa: I think that's fair, the way you just laid it out. If that's how you're currently enforcing it, then I think the language, as it's written here, just backs that up, essentially, because it gives you the option, to do what you're doing currently. So, I think it's fine on its face.

Mr. Lazarovich: I think the Board wanted the HOA to have that discretion.

Mr. La Rosa: Yeah. I would agree.

Ms. Black: We can write our policy according to them. We can match them and they can come to the office and we can say, "*Here you go.*"

Mr. La Rosa: Okay.

Mr. Lazarovich: Are we keeping the language as is?

Mr. La Rosa: I think so. I think it's all right. The suggested language was good, but like you said, essentially you're enforcing it this way currently. The notwithstanding in there, essentially, is what we were talking about. Essentially you're not required to, but you have the option to. It just kind of gives you sort of the backup that you need to, to continue doing what you're doing.

Ms. Black: We get hung up on the word, "*May.*"

Mr. Showe: Yeah. I think this makes it clear.

Ms. Black: They may get a warning.

Mr. Antolovich: One other question I have, is it says, "*May receive a courtesy warning upon the first offense.*" Do we need to say, "*Upon first offense.*"

Mr. La Rosa: That's a good point.

Mr. Antolovich: Because even if it's potentially the second offense, who knows what it is?

Mr. La Rosa: It would be on the HOA to keep track of the first offence.

Ms. Black: We could take that out. I haven't had a repeat offender.

Mr. Showe: Yeah, that makes sense.

Mr. Antolovich: I don't see the need, upon the first offence.

Mr. La Rosa: Yeah, I agree. Just strike that and say, *“May receive a courtesy warning, notwithstanding.”*

Mr. Boermans: Or something like that, because nowadays, whenever you put the sticker on, it's very hard to take them off, because if they have a sticker already and then after so many hours or whatever, if they already received the ticket, then they can tow it.

Mr. La Rosa: It sounds like that's what they're doing anyway.

Mr. Showe: Yeah.

Ms. Diaz: We're not towing certain ones, but certain ones we are. We're towing the obvious ones, I guess.

Mr. Antolovich: Tow them all.

Ms. Diaz: Such as cars parked under 'No Parking' signs.

Ms. Black: I get probably get six to seven pictures per towing.

Mr. Showe: Oh, yeah.

Ms. Black: I get a lot of pictures. So that's pretty good.

Mr. Showe: Yeah.

Mr. La Rosa: Okay.

Mr. Antolovich: Just one last clarification question for me. In Section 1.3.1.F, there was a reference to kind of overnight parking in certain areas. I was just trying to match up with the map, whether any of that is street parking or where would that apply? In Section 1.3.1.F, it says, *“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.”* It's all of the time.

Mr. Scheerer: I don't know that we have certain areas that are outlined, other than the parking map. I think that was just discretionary.

Mr. Showe: Yeah. It may make sense just to get rid of that. I don't know that you guys are enforcing specifically any overnight provisions.

Mr. Scheerer: Yeah.

Mr. Showe: We should just get rid of that.

Mr. Scheerer: You know, the HOA may have that, as they don't want cars parked in the parking lot for the pool.

Mr. Antolovich: That's why I was wondering if there was a map.

Ms. Black: There is technically a map.

Mr. Showe: But that's still not something that our rules can apply to.

Mr. Scheerer: Because it's private property.

Ms. Diaz: When it comes to the HOA, we can amend the rules and then say whatever we want it to say.

Mr. Lazarovich: Are there any other comments on the rule?

Mr. Antolovich: No.

Mr. Showe: Alright, so we would look for a motion to adopt Resolution 2025-01, the revised Parking and Towing Rules, subject to the deletion of Section 1 3.1.F and 1.5 as revised.

Mr. Showe: And the revised map.

Mr. Scheerer: The revised parking map for Apostrophe Alley and Introduction Way.

On MOTION by Mr. La Rosa seconded by Mr. Boermans with all in favor Resolution 2025-01 Adopting Proposed Revisions to the Parking and Towing Rules of the District, subject to the deletion of Sections 1.3.1.F and 1.5 and revising the parking map for Apostrophe Alley and Introduction Way was approved.

Mr. Showe: Can we have a motion to close the public hearing?

On MOTION by Mr. Boermans seconded by Mr. LaRue with all in favor the public hearing to adopt proposed revisions to the Parking and Towing Rules of the District was closed.

SIXTH ORDER OF BUSINESS

Ratification of Funding Agreement with Lennar Homes Related to Orange County Public Schools Project

Mr. Showe: The next item is just a follow up. We just wanted to have the Board ratify the Funding Agreement between Lennar and Storey Park and we'll let District Counsel run through it.

Mr. Lazarovich: Yeah. This was related to the Introduction Way Orange County Public Schools (OCPS) Project, that we discussed at previous meetings. Rather than having a Cost Share Agreement, Lennar agreed to enter into a Funding Agreement with the CDD, to cover the cost of that cost share portion, which was executed. So, we were just looking for ratification of this agreement.

Mr. Showe: Yeah.

Mr. Lazarovich: Just to clarify, does that take the place of the agreement we were seeking?

Mr. La Rosa: Yeah. So, at the last meeting, because of the time constraints that we had with the school, it was decided that I would have the authority to act on behalf of the Board. They were not willing to give us a Funding Agreement. They just flat out said no. So, rather than the potential of losing the deal, I went to Lennar and said, *“Okay, will you guys just fund this for 10 years and write a one-time check”* and they said, *“Sure.”* So, that is the agreement. Separately, they did agree to pay the legal fees for everything for this group here and Lennar is paying the check for the Introduction Way usage.

Mr. La Rosa: Yeah.

Mr. Lazarovich: Just as an update, the Temporary Construction Easement was finalized and recorded. We have the Funding Agreement with Moss Park Properties (MPP) and then this is the Funding Agreement in lieu of that Cost Share Agreement.

Mr. Showe: Yeah.

Mr. La Rosa: Right.

Mr. Boermans: How much is the Funding Agreement for?

Mr. Showe: \$30,000.

Mr. Boermans: What I recall from the last meeting, we were thinking of maybe \$3,000 per year, but we were very comfortable.

Mr. Lazarovich: The Board was willing to forego that, if we wouldn't release the TC.

Mr. Boermans: Oh.

Mr. Showe: I think it's our intent, when the funding comes in, to set it aside as a separate line item in your capital project, so that it's clear, it's identified and it will be for future use or however the Board would like, but we'll identify it separately. Okay. So, is there a motion to ratify?

Mr. Smith: I thought with the Cost Share Agreement, that was already something that was potentially in the works and it was more just a timing concern.

Mr. La Rosa: It was the Funding Agreement for the legal fees, is what was in the works.

Mr. Showe: Yeah.

Mr. La Rosa: At that point we met last time, they hadn't actually agreed to anything. They were agreeing in principle, verbally, to the Funding Agreement and ultimately, they would not agree to the Cost Share Agreement. They said no, but we had to get something for the CDD.

Mr. Showe: Okay, we would look for a motion of the Board to ratify, if there are no more questions.

On MOTION by Mr. Smith seconded by Mr. Boermans with all in favor approval of the Funding Agreement with Lennar Homes Related to Orange County Public Schools Project was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Mr. Lazarovich: I don't have much this month. I just discussed those agreements.

Mr. Showe: Yeah, we already covered your item.

Mr. Lazarovich: Otherwise, we were working on the contraction. We haven't received any information from that developer, so it's kind of on pause right now, until we get more information and then we'll submit the petition. That's all from us.

B. Engineer

i. Discussion of Pending Real Property Conveyances

ii. Status of Pending Permit Transfers

Mr. Showe: Are there any updates, on the engineering side?

Ms. Van Valkenburg: I don't have any updates for the Board today.

Mr. Showe: Okay.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: The first item is approval of the Check Register. For the General Fund, we have Checks #1350 through #1361 and October payroll for \$72,392.03. There is a summary of those invoices that follow. Alan and I can answer any questions that you might have or we can take a motion to approve.

Mr. Antolovich: The only question I have, are there any areas that are still pending to be turned over to the CDD.

Mr. La Rosa: I don't think so. Everything has been turned over.

Mr. Scheerer: I've been trying to get with Teresa on the pedestrian access walkway that goes into the K1 Pond. It was never fully re-asphalted, because they used that as a way to get in. I think it was Lot 401.

Mr. La Rosa: Yeah.

Mr. Scheerer: I think that's really the only one that we have left.

Mr. La Rosa: The K1 Pond?

Mr. Scheerer: The big K pond.

Mr. La Rosa: That's between K2 and K3. The one on the north side. The big one.

Mr. Scheerer: There is the big pond and then there's this little easement between the last two houses.

Mr. La Rosa: Yeah.

Mr. Scheerer: There's some asphalt work that was supposed to have been done.

Mr. La Rosa: Yeah. That has to get fixed.

Mr. Scheerer: There are just a couple of these access easements and then over by the lift station, there was a small area there. Then there is a small asphalt path in between.

Mr. La Rosa: Okay.

Mr. Scheerer: We took over all of the landscaping. We're maintaining everything in Parcel K, but we just have some...

Mr. Antolovich: I saw the weeding on Petition Way. That's what made me think about it.

Mr. Scheerer: So, the weeding on Petition Way, just so you know, we have a group of homeowners, as Becky knows, that butt up to this conservation area. When the conservation area is full of water, we can't get behind the fence and mow it, because the tractors will sink and then we don't have an ability to go in there and tow the mowers out. So, we've been waiting for the water to recede. We ended up having them go in and hand trim behind all of these homes, to try to knock it down. The resident emailed me after Hurricane Milton and said, "*Hey, they were out mowing, but they didn't maintain that area.*" We told them, that I walked it myself and its ankle deep. We're not going to be able to put a tractor in there. It was going to be part of my report, but Shane told me it looks like it's drying up, so we'll get back to regular Winter maintenance on that.

Mr. La Rosa: Okay, so back to some of the repairs that we need to complete, the CDD has taken over all of the landscaping as well as the paths themselves and the bridges.

Mr. Scheerer: That's correct.

Mr. La Rosa: Okay. So, that answers your question. Yeah, they've actually been turned over. So, this is a punch list item.

Mr. Scheerer: These are punch list items from the original walk through.

Mr. La Rosa: That's fine. Do a screenshot of that. Highlight that little area there.

Mr. Scheerer: Okay.

Mr. La Rosa: I want you to highlight the one on the north side and then the one over to the left, because there's another access point.

Mr. Scheerer: Yeah. Right here where this guy is.

Mr. La Rosa: Yeah. That one right there. I've looked at that one and I think it needs...

Mr. Scheerer: A little asphalt.

Mr. La Rosa: Yeah. It needs some attention as well. So, highlight those four.

Mr. Scheerer: Yes, sir.

Mr. La Rosa: Send them to me.

Mr. Scheerer: Okay.

Mr. La Rosa: I'll get somebody out there to fix all four of those paths.

Mr. Showe: Perfect.

Mr. La Rosa: It was something that was always intended to be done. Teresa's out with...

Mr. Scheerer: Yeah. With the baby.

Mr. La Rosa: Just send it to me and I'll get one of my vendors to go out there and clean those four areas up.

Mr. Scheerer: Right. Okay.

Mr. Antolovich: I didn't have any more questions.

Mr. Showe: Okay. Well, is there a motion?

Mr. Smith: That's a conservation area, right?

Mr. La Rosa: Which side? Where the paths are?

Mr. Scheerer: On Petition Way.

Mr. Smith: Yeah.

Mr. Scheerer: Well, we maintain where we can, because it's actually an area where the guys can traverse the two ponds behind the homes. We don't have to maintain it, but we can maintain it. It's an upland buffer area, so it's something that we can maintain.

Mr. Showe: There's a buffer and then there's the conservation area. We can maintain some of the buffer.

Mr. Scheerer: This is the conservation area and the upland buffer area, is Track K1.

Mr. Smith: Okay.

Mr. Scheerer: They actually go from one pond to another, behind the homes when they can, to try to keep the fence lines clean. The CDD owns it. You can see what it's like when we don't maintain it and we're getting some complaints from residents, because, you know, God forbid, you built a house on the woods and you might have a snake. Okay? No disrespect, but if you live in the woods, you're going to get critters. I would love to have those critters, but anyway, that's what that is all about. We don't have to maintain it, but we do. It is just behind six homes.

Mr. Showe: Okay. Are there any other questions on the Check Register or do we have a motion to approve?

On MOTION by Mr. Antolovich seconded by Mr. LaRue with all in favor the September 24, 2024 through October 29, 2024 Check Register in the amount of \$72,392.03 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. This is for informational purposes. No action is required. I'll point out, that although these are through September 30th, these are not audited yet. We might have some more invoices that would come in, that would be attributable to Fiscal Year 2024. These aren't the final numbers, but they're probably pretty close. We are doing much better than budget to actuals. So, we're in great shape there and I think we're very much over our collection of assessments, not very much, but over 100%. Yeah, it is 103%. So, we're in good shape on our assessments. The only other thing that I wanted to touch on with the Board, is I know that some of us were talking about, prior to the meeting, that there was a request for an event that was held the prior weekend before Halloween. We did discuss that with them and allowed them to hold it. I made it clear that we didn't grant them permission. They were using it under the rules as first come, first serve. We asked them not to do bounce houses, because we didn't have the liability that we needed. But they have reached out to me. They want to plan future events. So, I've discussed this with District Counsel and answered some of their questions, based on your current set of rules. We still want them to go

through and fill out the application, pay the \$250 deposit, which will be returned and it'll just go through the normal rental process, like everybody else for now, as long as the Board is amenable with that approach.

Mr. La Rosa: Who is they?

Mr. Showe: It is a group of residents. I guess the HOA, likely starting at the beginning of the year, will be organizing the group. But right now, they said that there are no funds for the HOA to organize it. So, they're kind of just doing community events outside of the HOA.

Mr. Boermans: Even though for them it would have been easier to talk to the HOA, because we have a beautiful tower. Around the tower, there's everything available that they can use, because it's HOA property. But at that point, they decided to go to Epic Park.

Mr. Scheerer: Epic Park is a little bigger than the tower.

Mr. Showe: Again, we have no real opposition to it, as long as they go through the normal process of reserving it. We're going to answer some questions that they have regarding the activities that they can have. We'll treat them like any other resident. Obviously, if they want to have any kind of bounce house or inflatable, the vendor has to provide additional insurance for the District with our name on it, which is what we do for any resident who wants to have a birthday party and want a bounce house. We need something that provides protection for the District on that. So again, as long as there's no opposition from the Board, we'll just work with them on that.

Mr. Antolovich: I have no opposition, but I didn't know the back story, whether they had an issue or not. I don't want to create an issue that's not there.

Mr. Showe: Going forward, I've made it crystal clear, that the only reason we didn't put a stop to it, is because it was so late. It is a community event. So, I wanted to kind of be in favor of the residents of the community. Obviously, the District has insurance, so if something would have happened, we do have coverage. It's a use that the insurance knows that park is going to be used for events.

Mr. La Rosa: I question the enforceability of it. How do you know when you drive by and you see bounce houses, if they actually obtained permission?

Mr. Scheerer: I think William said that he was going to monitor it on the weekends.

Mr. Showe: Yeah.

Mr. Scheerer: Since he's not working right now.

Mr. Showe: Realistically, we kind of depend on residents to monitor it on their own. We don't have staff out there to watch all of the activities going on, but we definitely take it very seriously. If somebody emails and says, "*Hey, this event was going on,*" if we can identify the person, we talk to them and let them know.

Mr. Antolovich: I didn't check. Do we need any signage?

Mr. Showe: When they reserve it, we provide the HOA with a full list of things. They get a sign saying, "*This area is reserved.*"

Mr. La Rosa: It's a good idea, though, to put a sign at the opening that simply says, "*For reservation information, please contact _____.*"

Mr. Showe: We can do that.

Mr. La Rosa: That's a good idea. Because if you go anywhere, such as any public park, when there's a rental, there's always a sign. You also know when you see that sign, "*Hey, I can't just put a bounce house here,*" that means you must make a reservation. So, yeah I agree.

Mr. Scheerer: We can put a sign on either one of the pergolas, that says, "*Available for rent, call Becky.*"

Mr. Showe: We can do that. That's perfect. We just wanted to touch on that.

Mr. La Rosa: We don't want to make it seem like it's a money-making operation.

Mr. Showe: It's actually the opposite of a money-making operation.

Mr. La Rosa: You don't want to send the wrong message to the homeowner.

Mr. Scheerer: We have a couple of those signs.

Mr. Showe: It is a \$250 refundable deposit, so long as there's no damage. It really doesn't cost the residents anything to use the facility, which is very generous on behalf of the Board.

Mr. Scheerer: I'll work with Jason on some language.

iii. Field Manager's Report

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

Mr. Scheerer: Yeah, just a few things. You know, we fared pretty well in the hurricane. I think everybody can attest to that. We did have some minor damage to the pavilions in Epic Park, but they amounted to just a minimal amount of cost. Some of the roofing came loose. We had that fixed. We received a report that one of the capstones fell off one of the knee walls at Epic Park. We reinstalled that. I currently have a team of people out. I think yesterday, they repaired the broken split rail fence along Dowden Road and Story Park Boulevard. They should

be in the process of painting the CDD portions of that fence. So that's going on. The landscaper will be moving into a Winter mow schedule next month. So, mowing will be every other week and they will spend time detailing, if that's the case. As I meet with Shane on a regular basis, we will keep on top of everything that's going on out there. I believe it's not quite finished, but maybe it is. The new mulch has been installed.

Ms. Black: It's just about done.

Mr. Scheerer: Its almost done. As of last Friday, they were in the process of mulching those CDD areas. So that's going on. Irrigation repairs are ongoing and I'll have my pressure washer out probably at the end of the month or first of the month, hitting Epic Park, the traffic circle and some of the other CDD common areas. So, we'll be working on that. There's a utility easement, where OUC has the big transmission lines that run through. We're working on cleaning that up as well.

Mr. Boermans: The mulch looks good. I like the way he's using the big truck.

Mr. Scheerer: To blow it in?

Mr. Boermans: Yeah. It looks so much nicer.

Mr. Scheerer: We have a section of Dowden Road that has pine straw. For some reason, we kept the pine straw in there. Next year, we're going to remove it and just put mini pine bark down. I don't see any reason to have it, because your neighbors to the east of you, the Meridian Park Dowden West CDD, has no pine straw. So, it will look uniform all the way from Publix 417, all the way down. It will be an easy transition. But we were already too late into the process, as we ordered that mulch months and months in advance to try to get it done before Thanksgiving. That's all I have.

Mr. Boermans: One quick question about trash cans, like at Epic Park and all of the parks, who empties them? Is it the CDD?

Mr. Scheerer: Well, the HOA was emptying them until their golf cart caught on fire. I don't know where their porter is right now, but I asked that OmegaScapes empty them, as they replenished the bags at the doggy stations. But the trash cans were being emptied by the porter.

Mr. Showe: I think typically for events, we ask that folks take the garbage with them from the event. But other than that, we'll just have to keep an eye on it.

Mr. Boermans: Awesome.

Mr. Antolovich: Is that part of OmegaScapes contract to empty it?

Mr. Scheerer: It's part of their contract to empty the dog stations.

Mr. Antolovich: Is that weekly?

Mr. Scheerer: It's as needed. But it's only the CDD dog stations.

Mr. Boermans: Because we have HOA dog stations.

Mr. Scheerer: We don't do the HOA dog stations. I know when the fire happened, Shane stepped up to the plate with OmegaScapes and helped out.

Mr. Antolovich: On the wall outside of Innovation Way and Dowden Road, there is black fencing.

Mr. Scheerer: The private gated community?

Mr. Antolovich: Yeah.

Mr. Scheerer: That is HOA property.

Mr. Antolovich: Is the fencing there?

Mr. Scheerer: The little, short top fence?

Mr. Antolovich: Yeah.

Mr. Scheerer: That's theirs too, as well as the gates going in, the exit only gate and the entry gate. I don't know the name of the road, but yeah.

Mr. Antolovich: Okay.

Mr. Scheerer: Typically, right in front of that property, where that wall ends as you're heading east and it's just fence, that is all CDD property. So, we're painting all of our stuff. Hopefully the HOA over there will be helpful.

Ms. Black: We are always helpful. I'm being serious.

Mr. Scheerer: That's all I'm going to say.

Mr. Antolovich: Also, on the curves that are painted yellow for the No Parking areas, those are fading. Do we have plans to repaint those?

Mr. Scheerer: I think that came up a couple months back. The answer at that time was no. There wasn't any striping funding that was allocated. But as I indicated, that's something we can look at and check the pricing on.

Mr. La Rosa: For sure.

Mr. Showe: Yeah, we can get some pricing on it and bring it back to the Board.

Mr. Scheerer: We'll get through the holidays and then we'll look at it the first of the year, but I believe we have some funding that we could use to do that. Because around the April or

May timeframe, we'll be adopting a Proposed Budget and are going to be looking at all striping, alleyway markings, roadway striping, pedestrian crosswalks. Because in that first phase, where Mr. Boermans lives, the older section, some of those pedestrian crosswalks are starting to fade. But if they get too bad, trust me, we will just call the vendor out and have the vendor handle it.

Mr. Boermans: It would be nice if we can do the regular striping and the yellow curb striping together.

Mr. Showe: It would save you a little bit in terms of mobilization.

Mr. Scheerer: Well, the curb striping is paint, but the roadway markings are thermoplastic, which is heated paint and is a lot more expensive. So, the painting is relatively inexpensive. I can look at that for you. If you have certain areas, let me know.

Mr. Antolovich: Yeah, I can get a little map.

Mr. Scheerer: Fine. Meet me on Friday, I'll drive you around with Shane and we'll take a look. I'll be there about 10:30 to 11:00 a.m. on Friday.

Mr. Showe: Alright. That's all that we have on our side.

EIGHTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Are there any other public comments? Hearing no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Antolovich: Just a question. I think we were looking at, a couple meetings ago, to repair an overflow area behind History. Where do we stand with that?

Mr. Scheerer: I believe the engineer was going to put together some documents for us, because we actually submitted a proposal and they wanted to look at it.

Mr. Showe: We will follow up.

Mr. Scheerer: We will follow up with the engineer and go from there.

Mr. Antolovich: Are there any other big capital projects that we have in the works for next year or think about? I'm just looking at budget.

Mr. Showe: Not that I'm aware of. I think we tackled everything else that was on the engineer list, because your engineer will come out once a year, assess all of the property and provide us a full list of things that need to be repaired. So, that's typically our list of projects.

Mr. Scheerer: There are some curbing and sidewalk areas that we haven't done yet, because we wait for the tax receipts to come in, which is typically the end of the year or first of the year. But as soon as we get into January or February, we will go right through that list. We've handled, I think, a lot of the safety issue ones first, but any of the cosmetic ones, we save for later. Yeah, like I said, your engineer does a great job photo documenting and highlighting all of the areas, in alphanumeric on the map. They do a really great job with that. The outfall structure, we're just waiting on their information.

Mr. Antolovich: Another question, can you provide information on off-duty officers with the Orange County Sheriff's Office (OCSO) that is paid by the CDD to patrol the areas?

Mr. Showe: We provide them with an open schedule and tell them that they can come out twice a week. They fill the shift and come out. We typically just receive a report and an invoice after they're on site.

Mr. Antolovich: Does the CDD pay for that?

Mr. Showe: Yes.

Mr. Antolovich: Okay. So, basically, they fill their own schedule.

Mr. Showe: Yes. It's a little tricky. OCPD is kind of different. Some of the sheriff offices that we deal with, we can send them a specific schedule and say, "*This time to this time.*" OCPD has a bidding system, where you have to give them a dollar amount and then somebody decides if it's worth it or not for them to come out and take it. So, we end up having to bid a little higher and they fill it a couple times a week. But the more flexible you are with time, the more likely that they will cover it.

Ms. Black: It's a bidding system.

Mr. Showe: Orlando moved to that. It's pretty similar, but as far as I know, they're coming out pretty regularly. We get invoices.

Mr. Antolovich: Do you get a report of enhanced traffic enforcement?

Mr. Scheerer: Yeah.

Mr. Antolovich: A report showing how many people they pull over or issue tickets?

Mr. Showe: Some of them do, some of them don't. You're kind of at the mercy of whoever fills the shift. Some of them do a better job than others, but it's more just the presence of having them there that hopefully helps. But we can follow up and ask him to try to provide that reporting again.

Mr. Antolovich: I was just thinking about it, because we had an HOA meeting yesterday and different topics came up. So, I was thinking if there a way to coordinate better with the timing.

Mr. Showe: Let me grab some more background information. We'll get with Becky and see what we can do.

Ms. Black: I just don't know when they would be out. There's pretty heavy police presence now in the morning for school.

Mr. Showe: Yeah.

Ms. Black: Because that was a big issue. I don't know how often they come out or when they come out. Somebody said Saturday and Sunday, but they just come out whenever.

Mr. Showe: Kind of. We kind of give them open hours that they should come out.

Mr. Antolovich: More in the evening?

Mr. Showe: I think we try to have them more in the evening. That's what we requested, but we try to be flexible so that they just cover it. But I'll get some more information and I'll work with Becky on providing that to me.

Ms. Black: It's a big thing.

Mr. Showe: Yep. Any other Supervisor's Requests or public comments?

Mr. Garcia: I just have a question. On History Avenue, there's a part of the street that has a cone. There was an issue that happened some time ago. I'm just curious if it was repaired.

Mr. Scheerer: That's the City of Orlando. I think that area was repaired once before, as Mr. Boermans indicated a few months back. The city made a repair there and I think it just kind of settled and failed a little bit. They refilled it and they'll typically leave it that way for several months, to make sure it holds before they come out and re-asphalt it. The depression has not increased or anything. It looks like it's still the same from when they put the fill in. So that's what that is all about. That was done by the City of Orlando.

Mr. Garcia: Okay. Thank you.

Mr. Scheerer: Yeah, it's kind of like what they did with the manholes and sanitary sewers throughout the community. They cut them out and had them dropping in the road and they fixed them and just left them that way for several months before they did the asphalt repair.

Mr. Garcia: That makes sense. Thank you.

Mr. Antolovich: Sometimes questions come up regarding the CDD and I was wondering if we could schedule a meeting in Storey Park, so the residents can understand the CDD a bit better.

Mr. Boermans: Like a CDD 101?

Mr. Antolovich: Yeah.

Mr. Showe: That's kind of where I would lean towards. We could certainly hold a meeting there, if that's the intent, but I do have a presentation that we typically do. It's a CDD 101, explaining what a CDD is and how we operate. Then we'll narrow in more on just providing Storey Park information and depending on when we can schedule it, Alan can be there, too, to help with the field side of it. But we can certainly look at a time to schedule that.

Ms. Black: There's a suggestion that somebody from the CDD come to one of the Board meetings, but I don't know if I would totally do that.

Mr. Showe: Depending on time, we can make it happen. We've done that before. I do cover a few night meetings already, so it really just depends on when it is.

Ms. Black: I think if you have a presentation that I can send out to the community.

Mr. Showe: I can certainly put one together and then we can send it out.

Ms. Black: Just something that I can send out to the community, on CDD business. They all wanting to know what's going on.

Mr. Scheerer: Give them my email and cell phone number. If they want to know what's going on, I'll tell them. If somebody emails me, any of you that know me that has received an email, my cell phone is plastered all over that signature page. I'd rather handle it with them, if I can and if I can't, I have a great team with Jason and our crew here at GMS and now you new Board Members are stepping up. So, whatever we can do, we'll help them. They can call me.

Mr. Showe: Email me as well. We'll get an answer.

Ms. Black: I think you guys are very responsive.

Mr. Showe: We try.

Ms. Black: Can I ask about Epic Park and bounce houses? Do you have a limit on insurance and stuff like that?

Mr. Showe: What they need to do, is provide us whatever insurance that vendor has, naming the CDD as an additional insurer. There are no limits that we look for specifically, but we want to make sure that the CDD has insurance coverage.

Ms. Black: Okay, because when the HOA has events, we will never have bounce houses. They're terrible.

Mr. Scheerer: Yeah.

Ms. Black: The insurance company will lose their minds. I didn't know what your rules were for that.

Mr. Showe: Yeah. So, there's a gentleman that rented it for another party and we have the insurance sheet. On the bottom, it just says, "*Additional insured - Storey Park CDD.*" So, we have the coverage and I think this one has \$1 million, which we're comfortable with.

Ms. Black: I was asking about the buffer thing and you answered that, because I don't think you guys should take care of that, but there's a buffer and I didn't understand why.

Mr. Scheerer: You know, it's one of those gray areas and this is just something that we can do, to keep the kids happy. It's not a big deal. I mean, we're not paying any more for Shane's guys to go behind the houses here. They just go from one pond and mow over to the other pond.

Ms. Black: I didn't realize that's what they were doing.

Mr. Scheerer: Yeah.

Ms. Black: Did you receive the letter from the homeowner, too.

Mr. Scheerer: I don't know if we received a letter. We received several emails with photos, that were very detailed and to the point, regarding the concern about that area. I know that Jason replied. I replied to Jason and we all said, "*Look, man, it's a conservation area. There's water in the conservation. If it's too high, it's going to come up and out.*"

Mr. Showe: Yeah.

Ms. Black: Well, now I understand why you guys do it. I didn't understand why.

Mr. Scheerer: There are other upland buffers in your neighborhood that we do not maintain, but they're basically all wooded. The woods are right up to it. Then there's a thing called air rights that the residents have the authority to cut right off of their property line and straight up.

Mr. Showe: Yeah.

Mr. Scheerer: They can't cut into the woods, but they can go straight up on their property line and remove the debris. Please don't throw it back in there. That's what they like to do and a lot of people are not used to that. They don't understand.

Ms. Black: The same with the HOA rules, if there is a tree in the neighbor's yard and there are branches on their property.

Mr. Showe: Yep.

Mr. Scheerer: Just go straight up on your property line. It's called air rights.

Mr. Showe: Okay. Are there any other questions or comments? Hearing none,

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – December 17, 2024

Mr. Showe: The next meeting is scheduled for December 17, 2024. We can take a motion to adjourn.

Mr. Antolovich: I'll likely to be out of town.

Mr. Showe: Okay.

Mr. Scheerer: Call in.

Mr. Antolovich: I just want to make sure from a quorum standpoint, that we are okay, because I won't be there.

Mr. Showe: I will say, typically that's probably a meeting we might look to cancel, just because of its proximity to Christmas and I think we've covered most of the business that we really need to get done today. So, unless something comes up that is pressing, that's one that we would look to cancel, just to save the District some money. But we'll keep in mind that you're not available to attend in person.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE STOREY PARK COMMUNITY DEVELOPMENT
DISTRICT AND ERNEST HARRISS III AND JENNIFER VASANI**

This **Temporary Access Easement Agreement** (“Easement Agreement”) is made and entered into this 19 day of November, 2024, by and between:

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

Ernest Harriss III and Jennifer Vasani, whose mailing address is 10998 History Ave., Orlando, Florida 32832 (the “Homeowner”).

WITNESSETH

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

WHEREAS, the District is the owner of certain lands in Orange County, Florida more particularly described as TRACT K, according to the Plat thereof as recorded in Plat Book 86, Page 61 of the Public Records of Orange County, Florida (Orange County Parcel ID: 04-24-31-8980-11-000) (the “District’s Property”); and

WHEREAS, Homeowner is the owner of property within the District having the address of 10998 History Ave., Orlando, Florida 32832, with a legal description of Lot 13, of STOREY PARK - PHASE 1, according to the Plat thereof as recorded in Plat Book 86, Page 61 of the Public Records of Orange County, Florida (Orange County Parcel ID: 04-24-31-8980-00-130) (the “Homeowner’s Property”); and

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

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

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

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

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

3. TERM. Homeowner shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property or ninety (90) days from the date of this Easement Agreement, at which time the Easement shall automatically terminate.

4. INDEMNIFICATION.

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

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

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

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

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

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

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

To Homeowner:

Ernest Harriss III and
Jennifer Vasani,
10998 History Ave.
Orlando, Florida 32832

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

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

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

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

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

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

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

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

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

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

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

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

[Signatures Provided on Following Page.]

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

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT:



Jason Showe
District Manager

Date: November 19, , 2024

HOMEOWNER:

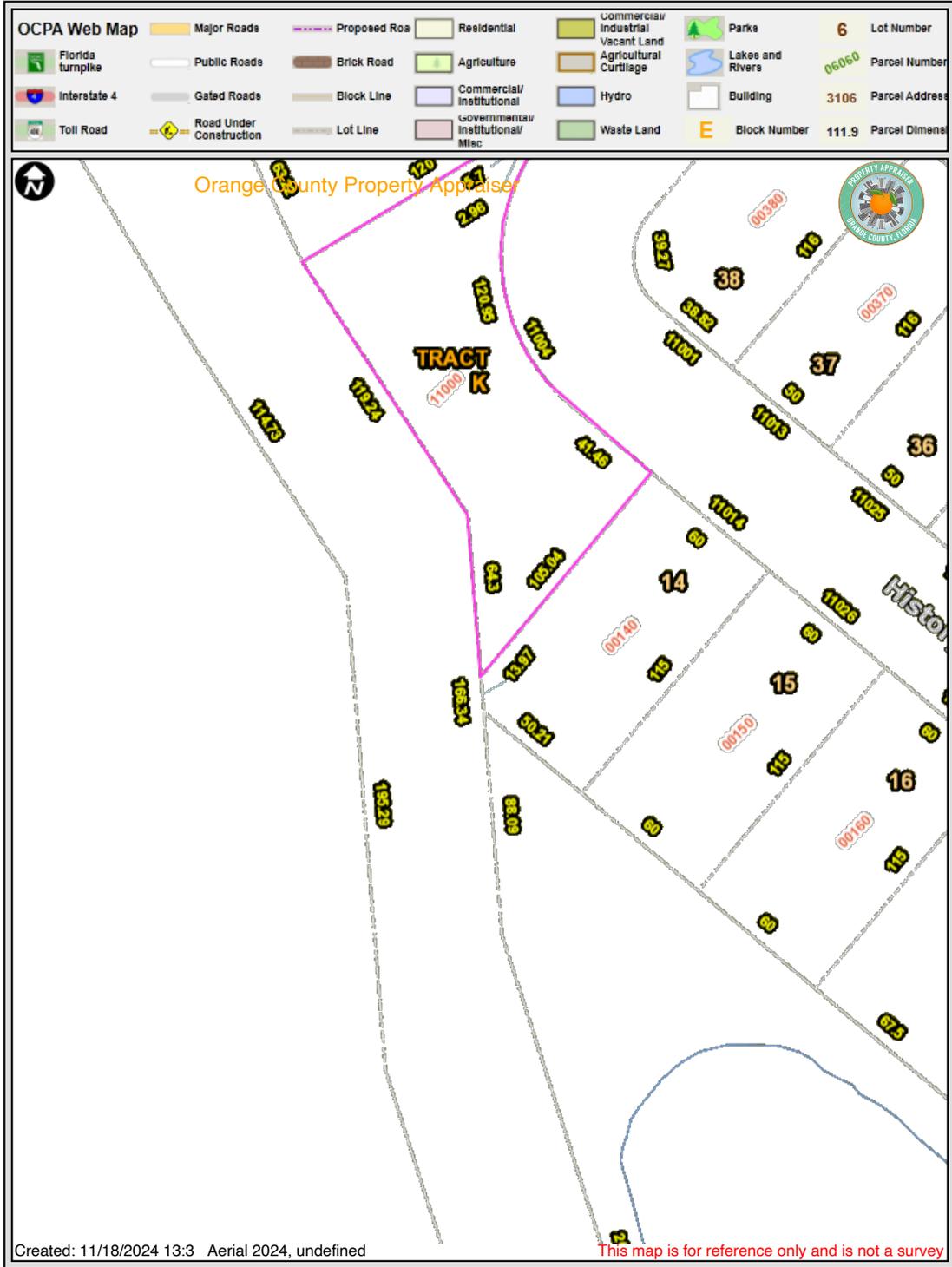


Ernest Harriss III
Date: 11-18-2024



Jennifer Vasani
Date: 11-18-2024

EXHIBIT "A"
Easement Property



SECTION VI

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

October 29, 2024 - December 10, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	10/30/24	1362-1364	\$ 1,582.50
	11/7/24	1365	\$ 40,855.00
	11/14/24	1366-1367	\$ 7,894.35
	11/21/24	1368-1372	\$ 18,442.50
	11/24/24	1373-1377	\$ 19,088.08
	12/5/24	1378-1385	\$ 91,298.08
			\$ 179,160.51
Capital Reserve			
	11/21/24	2	\$ 12,900.00
			\$ 12,900.00
Payroll			
	<u>November 2024</u>		
	Matthew Antolovich	50079	\$ 184.70
	Ricardo Garcia	50080	\$ 184.70
	Travis Smith	50081	\$ 80.08
	Willem Boermans	50082	\$ 184.70
			\$ 634.18
TOTAL			\$ 192,694.69

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/30/24	00035	10/24/24	I-102424 202410 320-53800-48100	SECURITY SERVICE 10/20/24	*	343.50		
							CITY OF ORLANDO - POLICE DEPARTMENT	343.50 001362
10/30/24	00001	10/08/24	10195778 202410 310-51300-48000	NOT.OF RULEMAKE 11/05/24	*	125.75		
		10/08/24	10195778 202410 310-51300-48000	NOT.OF RULEMAKE 11/05/24	*	268.25		
							ORLANDO SENTINEL	394.00 001363
10/30/24	00028	10/25/24	7889 202409 320-53800-47300	IRRIGATION REPAIRS SEP24	*	845.00		
							OMEGASCAPES INC	845.00 001364
11/07/24	00028	11/01/24	7905 202411 320-53800-46200	LANDSCAPE MAINT NOV24	*	40,855.00		
							OMEGASCAPES INC	40,855.00 001365
11/14/24	00002	11/01/24	256 202411 310-51300-34000	MANAGEMENT FEES NOV24	*	3,937.50		
		11/01/24	256 202411 310-51300-35200	WEBSITE ADMIN NOV24	*	105.00		
		11/01/24	256 202411 310-51300-35100	INFORMATION TECH NOV24	*	157.50		
		11/01/24	256 202411 310-51300-31300	DISSEMINATION FEE NOV24	*	1,531.25		
		11/01/24	256 202411 310-51300-51000	OFFICE SUPPLIES	*	.21		
		11/01/24	256 202411 310-51300-42000	POSTAGE	*	4.54		
		11/01/24	256 202411 310-51300-42500	COPIES	*	25.85		
		11/01/24	256A 202410 320-53800-47800	DOGIPOT-STATION/DISP/TRSH	*	470.00		
		11/01/24	257 202411 320-53800-12000	FIELD MANAGEMENT NOV24	*	1,575.00		
							GOVERNMENTAL MANAGEMENT SERVICES	7,806.85 001366
11/14/24	00006	11/11/24	15-060(1 202410 310-51300-31100	ATTEND BOARD MEETING	*	87.50		
							POULOS & BENNETT	87.50 001367
11/21/24	00012	11/15/24	224015 202411 320-53800-47000	AQUATIC PLANT MGMT NOV24	*	3,775.00		
							APPLIED AQUATIC MANAGEMENT, INC.	3,775.00 001368

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/21/24	00020	11/16/24	5686	202411	320	53800	47600		RPLC FENCE RAIL/FACE BRDS BERRY CONSTRUCTION INC.	*	5,860.00	5,860.00	001369
11/21/24	00005	11/14/24	132749	202410	310	51300	31500		MTG/AGRMNTS/OMEGASCAPE/CS 11/14/24 132751 202410 310-51300-31500 CS AGR/FUND AGR/TCE/MPP LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	1,346.75	2,252.50	3,599.25 001370
11/21/24	00028	11/14/24	7965	202411	320	53800	47300		RPR FITTING/PIPE/NODE/VLV OMEGASCAPES INC	*	1,430.18	1,430.18	001371
11/21/24	00038	11/01/24	0632570-	202411	310	51300	49200		11267 HISTORY AVE-PROP.TX SCOTT RANDOLPH	*	3,778.07	3,778.07	001372
11/24/24	00015	11/22/24	11222024	202411	300	20700	10000		FY25 DEBT SERVICE SER2015 STOREY PARK CDD C/O REGIONS BANK	*	7,167.88	7,167.88	001373
11/24/24	00015	11/22/24	11222024	202411	300	20700	10100		FY25 DEBT SERVICE SER2018 STOREY PARK CDD C/O REGIONS BANK	*	2,886.29	2,886.29	001374
11/24/24	00015	11/22/24	11222024	202411	300	20700	10200		FY25 DEBT SERVICE SER2019 STOREY PARK CDD C/O REGIONS BANK	*	2,778.53	2,778.53	001375
11/24/24	00015	11/22/24	11222024	202411	300	20700	10500		FY25 DEBT SERVICE SER2021 STOREY PARK CDD C/O REGIONS BANK	*	3,888.63	3,888.63	001376
11/24/24	00015	11/22/24	11222024	202411	300	20700	10600		FY25 DEBT SERVICE SER2022 STOREY PARK CDD C/O REGIONS BANK	*	2,366.75	2,366.75	001377
12/05/24	00020	11/24/24	5691	202411	320	53800	48000		RPLC BROKEN BENCHES-DAIRY BERRY CONSTRUCTION INC.	*	1,935.00	1,935.00	001378
12/05/24	00035	11/30/24	I-113024	202411	320	53800	48100		SCRTY 11/16/24 - 11/17/24 CITY OF ORLANDO - POLICE DEPARTMENT	*	274.75	274.75	001379

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/05/24	00028	11/22/24 7976	202411 320-53800-47300	IMC REPAIRS-DOWDEN STOREY	*	1,293.94		
		12/02/24 7985	202412 320-53800-46200	LANDSCAPE MAINT DEC24	*	42,240.56		
		12/02/24 7985A	202410 320-53800-46200	BACKBILL LANDSCAPE OCT24	*	1,385.56		
		12/02/24 7985B	202411 320-53800-46200	BACKBILL LANDSCAPE NOV24	*	1,385.56		
							OMEGASCAPES INC	46,305.62 001380
12/05/24	00015	12/01/24 12012024	202412 300-20700-10000	FY25 DEBT SRVC SER2015	*	16,065.58		
							STOREY PARK CDD C/O REGIONS BANK	16,065.58 001381
12/05/24	00015	12/01/24 12012024	202412 300-20700-10100	FY25 DEBT SRVC SER2018	*	6,469.15		
							STOREY PARK CDD C/O REGIONS BANK	6,469.15 001382
12/05/24	00015	12/01/24 12012024	202412 300-20700-10200	FY25 DEBT SRVC SER2019	*	6,227.60		
							STOREY PARK CDD C/O REGIONS BANK	6,227.60 001383
12/05/24	00015	12/01/24 12012024	202412 300-20700-10500	FY25 DEBT SRVC SER2021	*	8,715.71		
							STOREY PARK CDD C/O REGIONS BANK	8,715.71 001384
12/05/24	00015	12/01/24 12012024	202412 300-20700-10600	FY25 SPCL ASMNT SER2022	*	5,304.67		
							STOREY PARK CDD C/O REGIONS BANK	5,304.67 001385
						TOTAL FOR BANK A	179,160.51	
						TOTAL FOR REGISTER	179,160.51	

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/21/24	00002	11/16/24 5687	202411 320-53800-60000	REPAINT BLACK RANCH FENCE	*	12,900.00		
							BERRY CONSTRUCTION INC	12,900.00 000002
-----						TOTAL FOR BANK B	12,900.00	
						TOTAL FOR REGISTER	12,900.00	

STOR -STOREY PARK- TVISCARRA

SECTION 2

Storey Park
Community Development District

Unaudited Financial Reporting
November 30, 2024



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15	<u>FY25 Assessment Receipt Schedule</u>

Storey Park
Community Development District
Balance Sheet
November 30, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Trust	\$ 149,225	\$ 39,801	\$ -	\$ -	\$ 189,026
Investments:					
Series 2015					
Reserve	-	-	343,342	-	343,342
Revenue	-	-	199,206	-	199,206
Interest	-	-	106	-	106
Sinking Fund	-	-	277	-	277
General Redemption	-	-	1,515	-	1,515
Prepayment	-	-	0	-	0
Series 2018					
Reserve	-	-	71,730	-	71,730
Revenue	-	-	72,181	-	72,181
Interest	-	-	84,588	-	84,588
Sinking Fund	-	-	65	-	65
General Redemption	-	-	70	-	70
Series 2019					
Reserve	-	-	119,695	-	119,695
Revenue	-	-	86,668	-	86,668
Interest	-	-	76,869	-	76,869
Sinking Fund	-	-	70	-	70
Prepayment	-	-	1	-	1
Principal	-	-	81	-	81
Series 2021					
Reserve	-	-	167,141	-	167,141
Revenue	-	-	59,771	-	59,771
Interest	-	-	99,938	-	99,938
Sinking Fund	-	-	132	-	132
Construction	-	-	-	20,034	20,034
Series 2022					
Reserve	-	-	101,774	-	101,774
Revenue	-	-	26,109	-	26,109
Interest	-	-	74,859	-	74,859
Sinking Fund	-	-	51	-	51
Construction	-	-	-	10,306	10,306
SBA - Operating	297,478	312,672	-	-	610,150
Prepaid Expenses	-	-	-	-	-
Due from General Fund	-	-	42,783	-	42,783
Total Assets	\$ 446,703	\$ 352,473	\$ 1,629,020	\$ 30,340	\$ 2,458,536
Liabilities:					
Accounts Payable	\$ 6,275	\$ -	\$ -	\$ -	\$ 6,275
Due to Debt Service 2015	16,066	-	-	-	16,066
Due to Debt Service 2018	6,469	-	-	-	6,469
Due to Debt Service 2019	6,228	-	-	-	6,228
Due to Debt Service 2021	8,716	-	-	-	8,716
Due to Debt Service 2022	5,305	-	-	-	5,305
Facility Deposit	250	-	-	-	250
Total Liabilities	\$ 49,308	\$ -	\$ -	\$ -	\$ 49,308
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 560,511	\$ -	\$ 560,511
Assigned For Debt Service 2018	-	-	235,103	-	235,103
Assigned For Debt Service 2019	-	-	289,612	-	289,612
Assigned For Debt Service 2021	-	-	335,698	-	335,698
Assigned For Debt Service 2022	-	-	208,098	-	208,098
Assigned For Capital Projects 2021	-	-	-	20,034	20,034
Assigned For Capital Projects 2022	-	-	-	10,306	10,306
Unassigned	397,396	352,473	-	-	749,868
Total Fund Balances	\$ 397,396	\$ 352,473	\$ 1,629,020	\$ 30,340	\$ 2,409,229
Total Liabilities & Fund Equity	\$ 446,703	\$ 352,473	\$ 1,629,020	\$ 30,340	\$ 2,458,536

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments	\$ 1,191,240	\$ 44,903	\$ 44,903	\$ -
Interest	24,000	4,000	2,451	(1,549)
Total Revenues	\$ 1,215,240	\$ 48,903	\$ 47,355	\$ (1,549)
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,800	\$ 200
FICA Expense	918	153	138	15
Engineering Fees	12,000	2,000	88	1,913
Attorney	25,000	4,167	3,599	567
Arbitrage	1,800	600	600	-
Dissemination Agent	18,375	3,063	3,063	-
Annual Audit	10,400	-	-	-
Trustee Fees	17,500	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	47,250	7,875	7,875	-
Information Technology	1,890	315	315	-
Website Maintenance	1,260	210	210	-
Telephone	150	25	-	25
Postage	750	125	32	93
Printing & Binding	750	125	30	95
Insurance	7,359	7,359	7,158	201
Legal Advertising	2,500	417	394	23
Other Current Charges	600	100	97	3
Office Supplies	100	17	0	16
Property Appraiser Fee	1,500	-	-	-
Property Taxes	-	-	3,778	(3,778)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 170,152	\$ 36,600	\$ 37,227	\$ (628)

Storey Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<i>Operation & Maintenance</i>				
Field Management	\$ 18,900	\$ 3,150	\$ 3,150	\$ -
Property Insurance	28,355	28,355	27,018	1,337
Electric	3,000	500	228	272
Streetlights	263,140	43,857	39,859	3,998
Water & Sewer	56,400	9,400	2,230	7,170
Landscape Maintenance - Contract	504,968	84,161	84,481	(320)
Landscape - Contingency	20,000	3,333	-	3,333
Lake Maintenance	45,300	7,550	7,550	-
Mitigation Monitoring & Maintenance	13,750	2,292	-	2,292
Irrigation Repairs	20,000	3,333	2,724	609
Repairs & Maintenance	25,000	4,167	3,565	602
Roadways & Sidewalks	15,000	2,500	-	2,500
Trail & Boardwalk Maintenance	5,000	833	5,860	(5,027)
Dog Park Maintenance	3,500	583	470	113
Operating Supplies	1,500	250	-	250
Pressure Washing	7,500	1,250	-	1,250
Signage	8,619	1,437	-	1,437
Enhanced Traffic Enforcement	39,500	6,583	618	5,965
Contingency	1,977	330	-	330
Total Maintenance - Shared Expenses	\$ 1,081,409	\$ 203,864	\$ 177,754	\$ 26,110
<i>Reserves</i>				
Capital Reserve Transfer	\$ 149,726	\$ -	\$ -	\$ -
Total Reserves	\$ 149,726	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,401,287	\$ 240,464	\$ 214,982	\$ 25,482
Excess Revenues (Expenditures)	\$ (186,047)		\$ (167,627)	
Fund Balance - Beginning	\$ 186,047		\$ 565,023	
Fund Balance - Ending	\$ -		\$ 397,396	

Storey Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 44,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,903
Interest	1,264	1,187	-	-	-	-	-	-	-	-	-	-	2,451
Total Revenues	\$ 1,264	\$ 46,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,355
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
FICA Expense	77	61	-	-	-	-	-	-	-	-	-	-	138
Engineering Fees	88	-	-	-	-	-	-	-	-	-	-	-	88
Attorney	3,599	-	-	-	-	-	-	-	-	-	-	-	3,599
Arbitrage	600	-	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	1,531	1,531	-	-	-	-	-	-	-	-	-	-	3,063
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,938	3,938	-	-	-	-	-	-	-	-	-	-	7,875
Information Technology	158	158	-	-	-	-	-	-	-	-	-	-	315
Website Maintenance	105	105	-	-	-	-	-	-	-	-	-	-	210
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	28	5	-	-	-	-	-	-	-	-	-	-	32
Printing & Binding	5	26	-	-	-	-	-	-	-	-	-	-	30
Insurance	7,158	-	-	-	-	-	-	-	-	-	-	-	7,158
Legal Advertising	394	-	-	-	-	-	-	-	-	-	-	-	394
Other Current Charges	57	41	-	-	-	-	-	-	-	-	-	-	97
Office Supplies	0	0	-	-	-	-	-	-	-	-	-	-	0
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	3,778	-	-	-	-	-	-	-	-	-	-	3,778
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 26,786	\$ 10,442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,227

Storey Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<i>Operation & Maintenance</i>													
Field Management	\$ 1,575	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Property Insurance	27,018	-	-	-	-	-	-	-	-	-	-	-	27,018
Electric	113	115	-	-	-	-	-	-	-	-	-	-	228
Water & Sewer	901	1,330	-	-	-	-	-	-	-	-	-	-	2,230
Streetlights	23,804	16,055	-	-	-	-	-	-	-	-	-	-	39,859
Landscape Maintenance - Contract	42,241	42,241	-	-	-	-	-	-	-	-	-	-	84,481
Landscape - Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	3,775	3,775	-	-	-	-	-	-	-	-	-	-	7,550
Mitigation Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	2,724	-	-	-	-	-	-	-	-	-	-	2,724
Repairs & Maintenance	1,630	1,935	-	-	-	-	-	-	-	-	-	-	3,565
Roadways & Sidewalks	-	-	-	-	-	-	-	-	-	-	-	-	-
Trail & Boardwalk Maintenance	-	5,860	-	-	-	-	-	-	-	-	-	-	5,860
Dog Park Maintenance	470	-	-	-	-	-	-	-	-	-	-	-	470
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Traffic Enforcement	344	275	-	-	-	-	-	-	-	-	-	-	618
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 101,870	\$ 75,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177,754
<i>Reserves</i>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 128,655	\$ 86,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,982
Excess Revenues (Expenditures)	\$ (127,391)	\$ (40,236)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (167,627)

Storey Park

Community Development District

Capital Reserve Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Transfer In	\$ 149,726	\$ -	\$ -	\$ -
Interest	12,000	2,000	2,574	574
Total Revenues	\$ 161,726	\$ 2,000	\$ 2,574	\$ 574
Expenditures:				
Contingency	\$ 600	\$ 100	\$ 76	\$ 24
Capital Outlay	-	-	12,900	(12,900)
Total Expenditures	\$ 600	\$ 100	\$ 12,976	\$ (12,876)
Excess Revenues (Expenditures)	\$ 161,126		\$ (10,402)	
Fund Balance - Beginning	\$ 362,713		\$ 362,875	
Fund Balance - Ending	\$ 523,839		\$ 352,473	

Storey Park

Community Development District

Debt Service Fund - Series 2015

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 23,233	\$ 23,233	\$ -
Interest	30,000	5,000	7,642	2,642
Total Revenues	\$ 646,298	\$ 28,233	\$ 30,876	\$ 2,642
Expenditures:				
Series 2015				
Interest - 11/01	\$ 198,281	\$ 198,281	\$ 198,278	\$ 3
Principal - 11/01	205,000	205,000	205,000	-
Interest - 05/01	193,669	-	-	-
Total Expenditures	\$ 596,950	\$ 403,281	\$ 403,278	\$ 3
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 49,348		\$ (372,402)	
Fund Balance - Beginning	\$ 593,045		\$ 932,913	
Fund Balance - Ending	\$ 642,393		\$ 560,511	

Storey Park

Community Development District

Debt Service Fund - Series 2018

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 9,355	\$ 9,355	\$ -
Interest	8,000	1,333	1,831	498
Total Revenues	\$ 256,827	\$ 10,689	\$ 11,187	\$ 498
Expenditures:				
Series 2018				
Interest - 12/15	\$ 84,588	\$ -	\$ -	\$ -
Principal - 06/15	80,000	-	-	-
Interest - 06/15	84,588	-	-	-
Total Expenditures	\$ 249,175	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 7,652		\$ 11,187	
Fund Balance - Beginning	\$ 150,406		\$ 223,916	
Fund Balance - Ending	\$ 158,058		\$ 235,103	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 9,006	\$ 9,006	\$ -
Interest	10,000	1,667	2,278	611
Total Revenues	\$ 248,964	\$ 10,673	\$ 11,284	\$ 611
Expenditures:				
Series 2019				
Interest - 12/15	\$ 76,869	\$ -	\$ -	\$ -
Principal - 06/15	85,000	-	-	-
Interest - 06/15	76,869	-	-	-
Total Expenditures	\$ 238,738	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 10,227		\$ 11,284	
Fund Balance - Beginning	\$ 150,073		\$ 278,328	
Fund Balance - Ending	\$ 160,300		\$ 289,612	

Storey Park

Community Development District

Debt Service Fund - Series 2021

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 12,604	\$ 12,604	\$ -
Interest	12,500	2,083	2,657	574
Total Revenues	\$ 346,800	\$ 14,688	\$ 15,262	\$ 574
Expenditures:				
Series 2021				
Interest - 12/15	\$ 99,938	\$ -	\$ -	\$ -
Principal - 06/15	135,000	-	-	-
Interest - 06/15	99,938	-	-	-
Total Expenditures	\$ 334,875	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (8,400)	\$ (1,400)	\$ (4,379)	\$ 2,979
Total Other Financing Sources (Uses)	\$ (8,400)	\$ (1,400)	\$ (4,379)	\$ 2,979
Excess Revenues (Expenditures)	\$ 3,525		\$ 10,882	
Fund Balance - Beginning	\$ 144,638		\$ 324,816	
Fund Balance - Ending	\$ 148,163		\$ 335,698	

Storey Park

Community Development District

Debt Service Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 7,671	\$ 7,671	\$ -
Interest	8,000	1,333	1,648	315
Total Revenues	\$ 211,549	\$ 9,005	\$ 9,319	\$ 315
Expenditures:				
Series 2022				
Interest - 12/15	\$ 74,859	\$ -	\$ -	\$ -
Principal - 06/15	55,000	-	-	-
Interest - 06/15	74,859	-	-	-
Total Expenditures	\$ 204,718	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (5,400)	\$ (900)	\$ (2,661)	\$ 1,761
Total Other Financing Sources (Uses)	\$ (5,400)	\$ (900)	\$ (2,661)	\$ 1,761
Excess Revenues (Expenditures)	\$ 1,432		\$ 6,658	

Storey Park

Community Development District Capital Projects Fund - Series 2021

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 127	\$ 127
Total Revenues	\$ -	\$ -	\$ 127	\$ 127
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,379	\$ (4,379)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,379	\$ (4,379)
Excess Revenues (Expenditures)	\$ -		\$ 4,507	
Fund Balance - Beginning	\$ -		\$ 15,527	
Fund Balance - Ending	\$ -		\$ 20,034	

Storey Park

Community Development District Capital Projects Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 62	\$ 62
Total Revenues	\$ -	\$ -	\$ 62	\$ 62
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 2,661	\$ (2,661)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,661	\$ (2,661)
Excess Revenues (Expenditures)	\$ -		\$ 2,723	
Fund Balance - Beginning	\$ -		\$ 7,583	
Fund Balance - Ending	\$ -		\$ 10,306	

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	\$343,342	
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)
LESS: PRINCIPAL PAYMENT 11/1/24		(\$205,000)
CURRENT BONDS OUTSTANDING		\$7,675,000

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	\$71,730	
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	\$119,695	
BONDS OUTSTANDING - 5/31/19		\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/22		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$80,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$80,000)
CURRENT BONDS OUTSTANDING		\$3,615,000

SERIES 2021, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FOUR PROJECT)		
INTEREST RATES:	2.375%, 2.875%, 3.300%, 4.400%	
MATURITY DATE:	6/15/2051	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$167,150	
RESERVE FUND BALANCE	\$167,141	
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	\$101,774	
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

SECTION 3

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
\$9,210,000
SPECIAL ASSESSMENT BONDS
SERIES 2015
ARBITRAGE REBATE REQUIREMENT
AUGUST 31, 2024**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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October 8, 2024

Storey Park Community Development District
City of Orlando, Florida

Re: \$9,210,000 Storey Park Community Development District
(City of Orlando, Florida),
Special Assessment Bonds, Series 2015 (the "Bonds")

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

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

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$507,262) for August 31, 2024. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

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

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

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

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

Storey Park Community Development District

Special Assessment Bonds, Series 2015

Summary of Rebate Calculations

\$ 9,210,000

Dated: 8/28/2015*Delivered:* 8/28/2015

<i>Anniversary Date</i>	.....	05/01/16
<i>Future-Value Date</i>	.....	08/31/24
<i>Arbitrage Yield Limit</i>	.....	5.1188657%
<i>Internal Rate of Return</i>	.....	116.7179620%
<i>90% of rebate liability</i>	.....	(456,535.96)
<i>Full rebate liability</i>	.....	(507,262.18)

Storey Park Community Development District

Special Assessment Bonds, Series 2015
 Purpose Expenditures Future Value Report
 \$ 9,210,000

Dated: 8/28/2015
 Delivered: 8/28/2015
 Future Valued To: 8/31/2024
 Arbitrage Yield Limit (AYL): 5.1188657%
 Internal Rate of Return (IRR): 116.7179620%
 Full Rebate Liability: (507,262.18)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
9/17/2005	2016	COI	Vendor payment	37.9111111	1,250.00	100.00	2.6067392	3,258.42
8/28/2015	-1	COI	Beg. Arbitrage Gross Proceeds	18.0166667	(9,100,563.60)	100.00	1.5766813	(14,348,688.45)
9/10/2015	2016	COI	Vendor payment	17.9500000	25,000.00	100.00	1.5740271	39,350.68
9/10/2015	2016	COI	Vendor payment	17.9500000	5,000.00	100.00	1.5740271	7,870.14
9/10/2015	2016	COI	Vendor payment	17.9500000	27,500.00	100.00	1.5740271	43,285.75
9/10/2015	2016	COI	Vendor payment	17.9500000	27,500.00	100.00	1.5740271	43,285.75
9/10/2015	2016	COI	Vendor payment	17.9500000	12,500.00	100.00	1.5740271	19,675.34
9/10/2015	2016	COI	Vendor payment	17.9500000	36,500.00	100.00	1.5740271	57,451.99
9/10/2015	2016	COI	Vendor payment	17.9500000	37,500.00	100.00	1.5740271	59,026.02
9/10/2015	2016	COI	Vendor payment	17.9500000	5,077.00	100.00	1.5740271	7,991.34
9/10/2015	2016	COI	Vendor payment	17.9500000	1,551.00	100.00	1.5740271	2,441.32
9/10/2015	2016	COI	Trustee reimbursement	17.9500000	(27,500.00)	100.00	1.5740271	(43,285.75)
9/10/2015	2016		Underwriter's Discount	17.9500000	197,278.00	100.00	1.5740271	310,520.92
9/10/2015	2016	COI	Vendor payment	17.9500000	2,608.00	100.00	1.5740271	4,105.06
9/10/2015	2016	COI	Vendor payment	17.9500000	51,000.00	100.00	1.5740271	80,275.38
9/10/2015	2016	COI	Vendor payment	17.9500000	2,093.00	100.00	1.5740271	3,294.44
9/10/2015	2016	COI	Vendor payment	17.9500000	1,954.00	100.00	1.5740271	3,075.65
9/25/2015	2016	CONSTR	Req payment	17.8666667	4,929,563.00	100.00	1.5707157	7,742,941.83
1/7/2016	2016	CONSTR	Req payment	17.3000000	1,371.00	100.00	1.5483818	2,122.83
3/18/2016	2016	RESERVI	Tranf	16.9055556	114.00	100.00	1.5330234	174.76
4/5/2016	2016	COI	Transf to close acct	16.8111111	8,223.00	100.00	1.5293687	12,576.00
4/13/2016	2016	CONSTR	Req payment	16.7666667	1,253,955.00	100.00	1.5276519	1,915,606.73
8/8/2016	2016	CONSTR	Req payment	16.1277778	1,464.00	100.00	1.5031842	2,200.66
6/30/2017	2017	CONSTR	Req payment	14.3333333	2,205,691.00	100.00	1.4365379	3,168,558.69
3/7/2019	2019	CONSTR	Disbursement	10.9666667	3,500.00	100.00	1.3193677	4,617.79
5/24/2019	2019	CONSTR	Disbursement	10.5388889	2,644.00	100.00	1.3051810	3,450.90
12/16/2020	2021	CONSTR	Disbursement	7.4166667	3,500.00	100.00	1.2061531	4,221.54
3/19/2021	2021	CONSTR	Disbursement	6.9000000	3,247.00	100.00	1.1905063	3,865.57
4/15/2021	2021	COI	Revenue	6.7555556	352.00	100.00	1.1861684	417.53
8/31/2024	-1		Unspent Proceeds as of 08/31/2024	-	339,049.00	100.00	1.0000000	339,049.00
Total					58,920.40			(507,262.18)

Storey Park CDD
Special Assessment Bonds, Series 2015
A.Y.L. Verification Report
9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015
FMS Bonds
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	05/01/2016			305,585.16	-	305,585.16	0.9664579	295,335.18
3	11/01/2016	90,000.00	4.000	226,359.36	-	316,359.36	0.9423393	298,117.87
4	05/01/2017			224,559.36	-	224,559.36	0.9188227	206,330.23
5	11/01/2017	155,000.00	4.000	224,559.36	-	379,559.36	0.8958929	340,044.54
6	05/01/2018			221,459.36	-	221,459.36	0.8735353	193,452.58
7	11/01/2018	160,000.00	4.000	221,459.36	-	381,459.36	0.8517357	324,902.57
8	05/01/2019			218,259.36	-	218,259.36	0.8304802	181,260.07
9	11/01/2019	170,000.00	4.000	218,259.36	-	388,259.36	0.8097550	314,394.97
10	05/01/2020			214,859.36	-	214,859.36	0.7895471	169,641.58
11	11/01/2020	175,000.00	4.000	214,859.36	-	389,859.36	0.7698435	300,130.68
12	05/01/2021			211,359.36	-	211,359.36	0.7506316	158,653.01
13	11/01/2021	180,000.00	4.500	211,359.36	-	391,359.36	0.7318991	286,435.56
14	05/01/2022			207,309.36	-	207,309.36	0.7136341	147,943.03
15	11/01/2022	190,000.00	4.500	207,309.36	-	397,309.36	0.6958249	276,457.76
16	05/01/2023			203,034.36	-	203,034.36	0.6784602	137,750.73
17	11/01/2023	200,000.00	4.500	203,034.36	-	403,034.36	0.6615288	266,618.84
18	05/01/2024			198,534.36	-	198,534.36	0.6450200	128,058.63
19	11/01/2024	205,000.00	4.500	198,534.36	-	403,534.36	0.6289231	253,792.08
20	05/01/2025			193,921.86	-	193,921.86	0.6132279	118,918.30
21	11/01/2025	215,000.00	4.500	193,921.86	-	408,921.86	0.5979245	244,504.39
22	05/01/2026			189,084.36	-	189,084.36	0.5830029	110,236.73
23	11/01/2026	225,000.00	4.500	189,084.36	-	414,084.36	0.5684537	235,387.79
24	05/01/2027			184,021.86	-	184,021.86	0.5542676	101,997.36
25	11/01/2027	235,000.00	5.000	184,021.86	-	419,021.86	0.5404355	226,454.30
26	05/01/2028			178,146.86	-	178,146.86	0.5269486	93,874.24
27	11/01/2028	250,000.00	5.000	178,146.86	-	428,146.86	0.5137983	219,981.13
28	05/01/2029			171,896.86	-	171,896.86	0.5009762	86,116.23
29	11/01/2029	260,000.00	5.000	171,896.86	-	431,896.86	0.4884740	210,970.38
30	05/01/2030			165,396.86	-	165,396.86	0.4762838	78,775.85
31	11/01/2030	275,000.00	5.000	165,396.86	-	440,396.86	0.4643979	204,519.37
32	05/01/2031			158,521.86	-	158,521.86	0.4528085	71,780.05
33	11/01/2031	290,000.00	5.000	158,521.86	-	448,521.86	0.4415084	198,026.18
34	05/01/2032			151,271.86	-	151,271.86	0.4304903	65,121.07
35	11/01/2032	300,000.00	5.000	151,271.86	-	451,271.86	0.4197472	189,420.09
36	05/01/2033			143,771.86	-	143,771.86	0.4092721	58,841.82
37	11/01/2033	315,000.00	5.000	143,771.86	-	458,771.86	0.3990585	183,076.81
38	05/01/2034			135,896.86	-	135,896.86	0.3890997	52,877.43
39	11/01/2034	335,000.00	5.000	135,896.86	-	470,896.86	0.3793895	178,653.34
40	05/01/2035			127,521.86	-	127,521.86	0.3699216	47,173.09
41	11/01/2035	350,000.00	5.000	127,521.86	-	477,521.86	0.3606900	172,237.37
42	05/01/2036			118,771.86	-	118,771.86	0.3516888	41,770.73

Storey Park CDD
Special Assessment Bonds, Series 2015
A.Y.L. Verification Report
9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015
FMS Bonds
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	11/01/2036	365,000.00	5.125	118,771.86	-	483,771.86	0.3429122	165,891.26
44	05/01/2037			109,418.74	-	109,418.74	0.3343546	36,584.66
45	11/01/2037	385,000.00	5.125	109,418.74	-	494,418.74	0.3260106	161,185.73
46	05/01/2038			99,553.12	-	99,553.12	0.3178748	31,645.43
47	11/01/2038	405,000.00	5.125	99,553.12	-	504,553.12	0.3099420	156,382.21
48	05/01/2039			89,175.00	-	89,175.00	0.3022072	26,949.33
49	11/01/2039	425,000.00	5.125	89,175.00	-	514,175.00	0.2946655	151,509.61
50	05/01/2040			78,284.38	-	78,284.38	0.2873119	22,492.03
51	11/01/2040	450,000.00	5.125	78,284.38	-	528,284.38	0.2801419	147,994.57
52	05/01/2041			66,753.13	-	66,753.13	0.2731508	18,233.67
53	11/01/2041	470,000.00	5.125	66,753.13	-	536,753.13	0.2663341	142,955.67
54	05/01/2042			54,709.38	-	54,709.38	0.2596876	14,207.35
55	11/01/2042	495,000.00	5.125	54,709.38	-	549,709.38	0.2532069	139,190.22
56	05/01/2043			42,025.00	-	42,025.00	0.2468880	10,375.47
57	11/01/2043	520,000.00	5.125	42,025.00	-	562,025.00	0.2407267	135,294.45
58	05/01/2044			28,700.00	-	28,700.00	0.2347193	6,736.44
59	11/01/2044	545,000.00	5.125	28,700.00	-	573,700.00	0.2288617	131,297.96
60	05/01/2045			14,734.38	-	14,734.38	0.2231503	3,287.98
61	11/01/2045	575,000.00	5.125	14,734.38	-	589,734.38	0.2175815	128,315.27
		9,210,000.00		8,933,850.18	0.00	18,143,850.18		9,100,563.26

<i>True Interest Cost (TIC)</i>	5.3098694
<i>Net Interest Cost (NIC)</i>	5.2136843
<i>Arbitrage Yield Limit (AYL)</i>	5.1188657
<i>Arbitrage Net Interest Cost (ANIC)</i>	5.1784599

<i>Face value of bond Issue</i>	\$9,210,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$109,436.40)
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$9,100,563.60

Storey Park CDD

Special Assessment Bonds, Series 2015

T.I.C. Verification Report (Regular)

9,210,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
2	5/1/2016			305,585.16	-	305,585.16	0.9652443	294,964.33
3	11/1/2016	90,000.00	4.000	226,359.36	-	316,359.36	0.9402804	297,466.52
4	5/1/2017			224,559.36	-	224,559.36	0.9159622	205,687.89
5	11/1/2017	155,000.00	4.000	224,559.36	-	379,559.36	0.8922730	338,670.56
6	5/1/2018			221,459.36	-	221,459.36	0.8691964	192,491.67
7	11/1/2018	160,000.00	4.000	221,459.36	-	381,459.36	0.8467166	322,987.97
8	5/1/2019			218,259.36	-	218,259.36	0.8248182	180,024.30
9	11/1/2019	170,000.00	4.000	218,259.36	-	388,259.36	0.8034862	311,961.03
10	5/1/2020			214,859.36	-	214,859.36	0.7827059	168,171.68
11	11/1/2020	175,000.00	4.000	214,859.36	-	389,859.36	0.7624630	297,253.32
12	5/1/2021			211,359.36	-	211,359.36	0.7427436	156,985.81
13	11/1/2021	180,000.00	4.500	211,359.36	-	391,359.36	0.7235342	283,161.90
14	5/1/2022			207,309.36	-	207,309.36	0.7048217	146,116.13
15	11/1/2022	190,000.00	4.500	207,309.36	-	397,309.36	0.6865931	272,789.86
16	5/1/2023			203,034.36	-	203,034.36	0.6688359	135,796.67
17	11/1/2023	200,000.00	4.500	203,034.36	-	403,034.36	0.6515380	262,592.21
18	5/1/2024			198,534.36	-	198,534.36	0.6346875	126,007.27
19	11/1/2024	205,000.00	4.500	198,534.36	-	403,534.36	0.6182727	249,494.30
20	5/1/2025			193,921.86	-	193,921.86	0.6022825	116,795.75
21	11/1/2025	215,000.00	4.500	193,921.86	-	408,921.86	0.5867059	239,916.86
22	5/1/2026			189,084.36	-	189,084.36	0.5715321	108,067.78
23	11/1/2026	225,000.00	4.500	189,084.36	-	414,084.36	0.5567507	230,541.76
24	5/1/2027			184,021.86	-	184,021.86	0.5423516	99,804.56
25	11/1/2027	235,000.00	5.000	184,021.86	-	419,021.86	0.5283249	221,379.70
26	5/1/2028			178,146.86	-	178,146.86	0.5146610	91,685.25
27	11/1/2028	250,000.00	5.000	178,146.86	-	428,146.86	0.5013505	214,651.64
28	5/1/2029			171,896.86	-	171,896.86	0.4883842	83,951.71
29	11/1/2029	260,000.00	5.000	171,896.86	-	431,896.86	0.4757533	205,476.35
30	5/1/2030			165,396.86	-	165,396.86	0.4634490	76,653.01
31	11/1/2030	275,000.00	5.000	165,396.86	-	440,396.86	0.4514630	198,822.87
32	5/1/2031			158,521.86	-	158,521.86	0.4397869	69,715.84
33	11/1/2031	290,000.00	5.000	158,521.86	-	448,521.86	0.4284128	192,152.52
34	5/1/2032			151,271.86	-	151,271.86	0.4173329	63,130.73
35	11/1/2032	300,000.00	5.000	151,271.86	-	451,271.86	0.4065396	183,459.86
36	5/1/2033			143,771.86	-	143,771.86	0.3960253	56,937.30
37	11/1/2033	315,000.00	5.000	143,771.86	-	458,771.86	0.3857831	176,986.41
38	5/1/2034			135,896.86	-	135,896.86	0.3758057	51,070.81
39	11/1/2034	335,000.00	5.000	135,896.86	-	470,896.86	0.3660863	172,388.89
40	5/1/2035			127,521.86	-	127,521.86	0.3566183	45,476.63
41	11/1/2035	350,000.00	5.000	127,521.86	-	477,521.86	0.3473952	165,888.80
42	5/1/2036			118,771.86	-	118,771.86	0.3384106	40,193.66

