

*Storey Park Community
Development District*

Agenda

May 6, 2025

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 29, 2025

**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, May 6, 2025 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 1, 2025 Meeting
4. Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
5. Discussion of Parking & Towing Rules
6. Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Real Property Conveyances
 - ii. Status of Pending Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 2,773
 - D. Field Manager's Report
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – June 3, 2025
12. Adjournment

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

Sincerely,

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

Jason M. Showe
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, April 1, 2025 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
Travis Smith	Assistant Secretary
Matthew Antolovich	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Christina Baxter (<i>via phone</i>)	District Engineer
Alan Scheerer	Field Manager
Rebecca Black	HOA Community Association Manager
Brandon Radanovich	HOA Safety & Operations Committee Chair

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. All Supervisors were present with the exception of Mr. Garcia.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will open it up for any members of the audience who would like to make comments? We would ask that you state your name and address and keep your comments to three minutes.

Ms. Black: I am Ms. Rebecca Black, Storey Park HOA General Manager. I am here to observe.

Mr. Showe: Okay. Are there any other audience comments at this time? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 17, 2024 Meeting

Mr. Showe: We have the approval of the minutes of the December 17, 2024 meeting. Those minutes are included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

Mr. La Rosa: On Page 3, there were two references to Mr. La Rosa, but it was another Supervisor. I'm not sure which one, regarding the dumpsters and Easement Agreement.

Mr. Showe: Okay. We'll just revise that. Are there any other comments or changes? Hearing none, we can take a motion to approve as amended.

On MOTION by Mr. La Rosa seconded by Mr. Boermans with all in favor the Minutes of the December 17, 2024 Meeting were approved, as amended.

FOURTH ORDER OF BUSINESS

Discussion Items

A. HOA Events

Mr. Showe: We have some items that were requested from folks in the community, who wanted to bring that to the Board. The first one is from Rebecca. They're looking at maybe doing some events throughout the community. Obviously, some of these might require some agreement, specifically with the HOA I think, because your current Amenity Rules don't allow any sales of any merchandise or items. So, if you wanted to do something like that, we would probably need to have a separate agreement with the HOA, to allow that. The same with blocking the road. Typically, we don't handle that.

Mr. Lazarovich: We are not blocking any roads in the CDD and recommend not doing that.

Mr. Showe: It would be the same kind of agreement. If they wanted to use Epic Park for movies or some event for Christmas, we typically just look to enter into a kind of an agreement with the HOA, individually.

Mr. La Rosa: Is there an application?

Mr. Showe: Yes. We can do an application or just do an agreement. We've seen it done either way. It's up to the preference of the Board and the HOA. We'll just open it up for any discussion with you guys on how you would like to do that.

Ms. Black: Can I ask a question about the road being closed? If it's not impeding any houses, does that make any difference?

Mr. Radanovich: We typically try to avoid it, because of the liability that can come with that.

Ms. Black: Okay.

Mr. Antolovich: Other than it's being against the Amenity Policy, is there any liability with having vendors selling their own things or secondly, a petting zoo?

Mr. Showe: There are liabilities for all of that.

Ms. Black: If we had vendors, they are not allowed to be there without us being listed as the certificate holder. They must have insurance and then the HOA would have to have special events insurance through our insurance company. Regarding having a petting zoo, I talked to my insurance lady at the trade show and she says it's typically not a good idea. Typically, I would agree with her. I don't think it's a good idea and I will voice that to the committee that I don't think it's a good idea to have a petting zoo. Because there is a ton of liability. There's just a lot of things to go with a petting zoo and I think that's a bad idea. As far as vendors, there would be food trucks and stuff like that. They would obviously have to have insurance and then we purchase special insurance if we're allowed to do that.

Mr. Showe: So, I think what we would do, if the Board was amenable to something like that, we would have District Counsel draft up a special agreement. What we would ask is, when you get that special insurance, you need to list the CDD as an additional insurer on your insurance. Then our agreement will list out whatever insurance requirements the CDD would like to have.

Ms. Black: Would you like any of the food trucks to be listed?

Mr. Showe: Yes.

Ms. Black: Both of us?

Mr. Showe: Yes.

Ms. Black: Okay.

Mr. Boermans: The only question I have, would there be an agreement for each event or for a series of events? How would this work?

Mr. Showe: I think you can do it either way. If they have a schedule of events, we could include that schedule with the agreement or the Board can just have a standard agreement and when the HOA wants to do an event, we will bring it to the CDD. If you guys are okay, we have an agreement in place.

Ms. Black: I think that I prefer it that way, just because they don't have a list of things that they're doing yet. They're not going to be consistent.

Mr. Showe: Yeah.

Ms. Black: They are a new group and I don't know how long they are going to last. Usually, Social Committees don't last.

Mr. Boermans: Do we need to approve each of the events as they come? I'm just trying to think about how the approval works.

Mr. Showe: Typically, we would probably at least want some kind of concept from the HOA of, *"Hey, we want an event in April."* You might not need the exact dates, but if we have some range, something that we could give you guys as a Board to approve, that would be preferable. Again, it's kind of outside the scope of your normal Amenity Rules. We want to make sure you have an opportunity to have some discussion on that as Board Members.

Mr. La Rosa: If each event has some different component, we want to make sure that its coming back to the Board and not just a blanket approval.

Ms. Black: So, I certainly would not do that. You guys need to know details. So, I think any event that we would have, would have to come to you, you know, just up front.

Mr. Showe: Certainly, if you send me just an email with a general description and general time frame, we can get that to the Board in advance of any meeting. It sounds like the Board is amenable with at least us exploring those items going forward.

Mr. Boermans: It is a good thing to tell the HOA, *"We need to have at least a minimum amount of time beforehand to be able to prove it,"* because you at least need to come to the Board meeting.

Mr. Showe: You're probably going to need approximately 60 days. Depending on timing, we could probably do it earlier than that.

Ms. Black: How it should be set up, is we should know what we're doing in 2026 by September/October of 2025. So, we can come to the table with a plan and not just go, *"Hey, we want to do this."* They need to understand. You just can't go do something. That's not the way it works.

Mr. Boermans: It makes sense.

Ms. Black: So, I'll relay that to the committee again.

Mr. Showe: Okay, perfect. It sounds like we are amenable and we will look for Board for direction in the future.

B. HOA Request for Cameras

Mr. Showe: The next item is, we've got Brandon here. He actually put in a request to put six metal poles up on CDD property. That would help the HOA with some camera systems. I think he just wanted to give a brief update.

Mr. Radanovich: Yeah, we are working with Flock Safety, for some cameras that we want to put up. They would install and maintain the cameras. There is an option for them to do the installation, but because it's on CDD property, it might be easier for the CDD to consider installing the post and then drafting an agreement with the HOA for the vendor to maintain and install the equipment on the post.

Mr. Lazarovich: Yeah, so that would require a License and Maintenance Agreement. Just to note, if the CDD is getting involved, those records could be considered public records and any footage that's on it, could be required to be disclosed to the public, if there was a records request.

Mr. Radanovich: Okay. As far as insurance, the city has maintained several locations that are Flock locations. Is that the same public records request for them?

Mr. Lazarovich: As part of the State of Florida, you have to do that.

Mr. Showe: That would likely be a part of whatever the Board approved. If the Board was in favor of moving forward, we can have District Counsel draft that License Agreement. But as part of the License Agreement, you would have to abide by whatever Florida Laws are included.

Mr. La Rosa: Would the CDD maintain it or the HOA?

Mr. Showe: The License Agreement would say that the HOA has to maintain it. We're just allowing it.

Mr. La Rosa: If there was a records request, would we then forward it to the HOA to comply, if it's not ours?

Mr. Lazarovich: Well, we would be disclosing it, because we're the governmental entity.

Mr. Showe: Correct.

Mr. Lazarovich: We're just letting them know in the agreement, that they have to comply with all Florida laws and if there's a request, they do have to abide by it.

Mr. Radanovich: Those records are maintained by Flock, in the Cloud, through their infrastructure. They work with government agencies across the country and HOAs as well. I'm sure that they have a system for that as well.

Mr. Lazarovich: We've worked with a few.

Mr. Radanovich: Okay.

Mr. Showe: So again, just like the events, is that something the Board would be amenable to District Counsel continue preparing the License Agreement? If so, I think the next step, would be to let the HOA see the License Agreement and if you concur with it, then we can proceed to move forward. That way we're taking it one step at a time.

Mr. Radanovich: Yeah, that sounds good. I will say that the Board approved the cameras, so that hurdle has been passed. We have entered into an agreement with Flock and that is based on the CDD's approval of the locations.

Mr. Showe: Okay. So, we'll have District Counsel work on the License and Maintenance Agreement, as long as there is no opposition from the Board on that.

Mr. Radanovich: I would love to explore locations with an Engineer or somebody just to make sure that where we're aiming them, is doable.

Mr. Showe: I think Alan's probably your best point of contact. So, if you want to get with Alan after the meeting and just find a good time, he's out there at least once a week.

Mr. Lazarovich: I will incorporate that into the agreement.

Mr. Radanovich: Okay.

Mr. Scheerer: Rebecca knows that I'm out there about 10:00 a.m. to 10:30 a.m. every Friday morning, at least.

Mr. Boermans: I saw you last week.

Mr. Scheerer: Did you see me taking a picture of the curb?

Mr. Boermans: Oh, yeah that curb. I saw you passing by with Chase.

Mr. Scheerer: We always drive by your house and wave. You're never out there.

Mr. Radanovich: I have one more question on that topic real quick. I have not seen this in other locations. Is there any requirement for signage to be posted at those poll locations, saying, *"You are being videotaped?"* There is a video and there will be a video camera live feed and there will also be a reading camera in the same location.

Mr. Lazarovich: I will have to confirm that.

Mr. Radanovich: Let me know, because they do have signage that they can add to that. But where I've ever seen it at, in public locations like public roadways, there has not been signage. A camera was just installed right off of 528, but there was no sign.

C. Street Parking Issue

Mr. Showe: The next item that we have is from a resident. We did forward this to the Board. They had some parking concerns Parcel K. They've sent a picture and we forwarded it to the Engineer. I know Christie is on the phone. If the Board was inclined to do anything, we would have to redo the parking rules to edit the map. The Engineer attached a map right behind that email, which is on Page 20 of your agenda. The area in yellow is what they would call a no parking zone. It is expanded from your current rules. Currently, the two corner lots right there already have no parking but this expands that no parking, so you lose a few spaces.

Mr. Scheerer: There are about six spaces.

Mr. Showe: About six spaces. So, if the Board was inclined to make a change here, we would have to rewrite the parking rules to include that change. Are there any other comments on that, Christy?

Ms. Baxter: No, I think that's a pretty good summary. I think it's pretty easily done with some signage, but if it continues to be a problem, we could include some striping. But that area isn't striped out parking today. The first pass at it, would be signage. That would be our recommendation.

Mr. Showe: So, for now, we just had the one resident. Again, it's really up to the Board if you want to go through the rulemaking process again or if this is something you want to flag for a future rulemaking process, we can hold it.

Mr. Smith: Well, I have family that lives over there and I've driven that area and I've had this similar issue. I live on Imaginary Way and you have some blind corners, but generally people follow along and don't park. There are usually Do Not Park signs, but over there, they don't have them. I've experienced it myself. So, for me, I would at least want to consider moving forward, but I want to hear from others.

Mr. La Rosa: I'll just make a statement. I would probably ask the Engineer to look through the entire site plan for Parcel K, any place that you have a radius like this, where you're on a corner and you have how many linear feet you're willing to go out off of that radius. Clearly you already have no parking right at the apex of it and based on the three cars that I see here, I'm

going to assume there are three cars on the other side. In this picture, you're probably talking about roughly 75 feet in each direction off of that radius.

Mr. Scheerer: Correct.

Mr. La Rosa: I would just want to know how many other radiuses are like this and whether you have any similar situations in Parcel K. Because the moment you do this, everybody else who has one of these radiuses, is going to come and say, *"Well you changed it for them and you're going to lose all of your street parking."* Then the next complaint is going to be, *"Where are we supposed to park?"* That would be my general statement to the group. I would probably have our Engineer do a little investigation on that, pull out a plan and ruler and take some measurements. I don't disagree that it's a problem, but there would be unintended consequences.

Mr. Smith: Yeah, but I'm just reflecting back when I moved in on Imaginary Way, we were surprised that there was no parking. I live right in front of a fire hydrant, so we don't have parking anyway. People complain, but then they get over it. They either park in their driveways or park in the streets. Some people still park in front occasionally, but it resolves itself over time.

Mr. Boermans: I do agree with you, but I think it's very important for the Engineer to look at everything because you cannot pinpoint anything. I think it's better to do the whole approach.

Mr. Smith: Also, that in that photo, it looks like people are parked right around that apex.

Mr. Showe: Yeah, it very well could be.

Mr. Smith: So, if they were getting towed...

Mr. La Rosa: There are only two homes that you can't park in front of. I can't really tell from this picture how close they are. There's definitely a gap in there.

Mr. Scheerer: There's a gap.

Mr. La Rosa: I don't know how wide it is.

Mr. Smith: You can't really tell, because the No Parking doesn't extend far enough out or people are parking where they aren't supposed to.

Mr. Scheerer: There was probably just a sign there that just says, *"No Parking Anytime on the Apex"*. Whereas if we convert this into No Parking, there's going to be an arrow in and maybe a double arrow at the apex, indicating no parking. But I think Daniel's suggestion of reviewing the entire track, is probably the easiest way to go. This way, the District Manager only has to do one rulemaking here and we do them all at the same time.

Mr. Showe: Based on direction of the Board, if you're amenable, we'll task the Engineer to look at that and come up with another plan. Also, if you have any specific areas that you're concerned about, this would be anywhere. This is the time to put them in.

Ms. Black: I have a couple of requests.

Mr. Boermans: On History Avenue, in the newer side, there's a 90-degree corner and there have been accidents before.

Mr. Scheerer: Again, probably another suggestion is, the parking plans are on the website. If you don't have them, we can send them. If you tick mark some of these areas and concerns, then we can go ahead and forward that information over to the Engineer. I think it would probably be the easiest way to do it, than to sit here and go, "*Oh, the apex is here, the corner is there, the side street is there.*" Just kind of piggybacking off of Daniel's suggestion, we'll just take that plan and mark them up.

Mr. La Rosa: We'll wrap it into one rulemaking hearing, because it's a 29-to-30-day process. Right?

Mr. Showe: It is about a 60-day process, because you have to authorize it and then wait another 30 days. So, you're looking at about 60 days.

Mr. Scheerer: It will take 60 to 90 days to do the whole thing.

Ms. Black: That's perfect.

Mr. Showe: So, we'll make a note of that. I'll send an email out to the Board as a reminder. So, those are the items that we have.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Showe: We have the Engineer's Report. Are there any updates on your end, Christy?

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

- i. Discussion of Pending Real Property Conveyances**
- ii. Status of Pending Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Mr. Showe: Okay. I think we are mostly done with the pending real property conveyances, for Storey Park. There are some construction funds left in 2021 and 2022. So, we'll

review those to see if we need to close those projects out as we get closer. There's about \$20,000 and \$10,000. There's no property left to convey though, is there?

Mr. Scheerer: Not that I know of. I think we are done. We'll just put it in our reserve account.

Mr. Showe: Well, we'll close those accounts out and take care of those.

Mr. Scheerer: We still have those asphalt issues over in Parcel K.

Mr. Showe: That little trail?

Mr. Scheerer: Yeah. That haven't been remediated yet. So that might be a good opportunity for that money to be allocated towards those. Can they do that?

Mr. Showe: It should be applied to Parcel K. We have to look at it.

Mr. Scheerer: Yeah.

Mr. Radanovich: When is the last time you talked to Zach?

Mr. Scheerer: Which project?

Mr. Radanovich: On this project.

Mr. Scheerer: It's been a while.

Mr. Radanovich: He was working on that and we had actually gotten a proposal from two vendors to do that.

Mr. Scheerer: Yeah, well, Zach hasn't said anything.

Mr. Radanovich: He got a bunch of other things put on his plate.

Mr. Scheerer: Yeah, I know.

Mr. Radanovich: Send me an email and I'll loop him in. Do you have any pictures of it? It's been so long.

Mr. Scheerer: I'll be there on Friday. I'll take some fresh photos and send you the fresh one.

Mr. Radanovich: Is it both sides where the trail goes around or is it just the one side? We fixed one side where we built the boardwalk.

Mr. Scheerer: The boardwalk one is good. It's the other two locations, especially the one that goes back to the big K1 pond, in between the homes.

Mr. Radanovich: Yes.

Mr. Scheerer: Where you put the crosswalk in right there, that's probably one of the worst ones.

Mr. Radanovich: Just send me those pictures.

Mr. Scheerer: I'll send you pictures and I'll pin it on a map for you. I'll do that on Friday morning.

Mr. Radanovich: We're working on it.

Mr. Scheerer: Yes sir.

Mr. Boermans: I don't know if I ever sent it to you, but there's also some damage in the overflow.

Mr. Scheerer: Yeah. The outfall?

Mr. Boermans: Yeah. I'm sorry.

Mr. Scheerer: We have that.

Mr. Boermans: Okay. Perfect.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: The first thing is the approval of the Check Register. In your General Fund. We've have Checks #1386 through #1448 for \$2,293,657.02. We also have December payroll for a grand total of \$2,294,106.50. I will point out on your General Fund, \$1.8 million of that is basically just transfers from your General Fund to other funds that the District has. For those Board Members that haven't been through the process before, we do get our assessments in one chunk from the Tax Collector. It gets deposited in your General Fund and we have to cut those checks back out for the individual debt service. We also made some transfers into the SBA account, so that you guys get some better interest on some funds that are available. So that's some of those larger checks. Alan and I can answer any questions on those summary of invoices or we can take a motion to approve.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the December 10, 2024 through March 24, 2024 Check Register in the amount of \$2,294,106.50 was approved.
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ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. No action is required by the Board. In your General Fund, we are performing better than budget to actuals. So, we're in great shape there. You're 94% collected on your assessments. So, we're in great shape on all of that. Just as kind of an advance warning, we would be looking at your May

meeting to do your budget. So, if there are any other specific items that you would like to see considered in the budget changes, let Alan and I know so we can make sure we get proper quotes.

Mr. Scheerer: To put some numbers together for you.

D. Field Manager's Report

i. Discussion of Sidewalk Repair

ii. Discussion of Stormwater Repair

Mr. Showe: We'll turn it over to Alan to go through his two items.

Mr. Scheerer: Yeah, I don't really have a lot. The sidewalk repair, I know that we had the issue with the pool contractor on History Avenue. It looks like he replaced the sidewalk over there, but there is a small stress crack in the curb. I have to go through my original photos to make sure it wasn't preexisting. I'm not sure that it was, but I don't know that it's also going to impede the functionality of the curb. But we'll take a look at that. We also have a few other sidewalks within the community that we've been looking at, especially in the History area, where we're starting to see some more sidewalk panels raising rather than grime. This time we're probably going to take them out and replace them and then cut the tree roots and try to remedy it that way for the next few years, so we're not continuously doing this. Also, Jason put in this quote for that stormwater that collapsed this outfall structure. I think we've discussed this before in the past. It's \$121,896 to make that repair. It's off of History Avenue. It's in really bad shape. I'm sure you've all seen the photos. I do not have a secondary quote for this, unfortunately, but it's something that we're going to have to consider and making sure we have the funding for it in the budget.

Mr. Showe: Yes, you've got over \$500,000 in your capital reserve. So, we were just going plug this in your budget for now. Given the cost of it, we are going to try to get some additional quotes, but we want to put the highest number, at least we can to the budget for those considerations. But again, we're just kind of giving the Board a heads up that we're looking at that. With the cost of the repair that extreme, we want to make sure.

Mr. Scheerer: Yeah, it would be nice if we had some different options other than concrete, because the concrete didn't work.

Mr. Radanovich: Ask the Engineer. She's on the phone.

Mr. Scheerer: Yeah, well, we will before we move forward with it, but because all the rest of them have concrete outfalls, we may end up with the same problem in the future.

Mr. Boermans: If anybody wants current pictures, I have them.

Ms. Baxter: In the past, we have utilized Fabriform for those structures. I have to confirm with the Water Management District in terms of a material change versus a permit. Just one note on the Fabriform. It's a little tougher to meet the construction tolerances across the weir to be in compliance with our permit, but it is an option that we can look at, if that's something we want to pursue.

Mr. Scheerer: Yeah, I think we need some help with that. We would also need some help with some additional qualified contractors.

Mr. Showe: Correct.

Ms. Baxter: Okay.

Mr. Scheerer: It's crazy.

Mr. Showe: Yeah. The one in Parcel K, the one I'm thinking of and Willem was already talking about, is starting to have the same kind of crack.

Mr. Scheerer: Yeah, it's brand new. It's not even a couple years old. Those are some of the concerns going forward. We don't have to spend \$100,000 per year to fix an outfall.

Mr. Radanovich: They're quoting 3,000 psi here. I would go to 6,000 psi. It's going to be a lot stronger.

Mr. Scheerer: It's going to be a lot more expensive. Double the number. No cameras for you. No poles for you. We need all of the stuff we can get and there's probably a 25% tariff on it.

Mr. Showe: I can get them from Home Depot.

Mr. Scheerer: You better get them now. There's a tariff coming.

Mr. Showe: Again, this is not really anything for the Board to take action on. I just wanted to let you know that we're working on that. This is part of your budget. Alan and I already started working on that.

Mr. Scheerer: Honestly, if there's anything that y'all think as a Board that you need, the sooner you can get us the information, the better. I try to go out and get real time pricing, even though this isn't going to take effect until October. Because believe it or not, here you are adopting the Proposed Budget for 2026, which even though it starts October 1st, is a long way out. Jason is really good about trying to put a little extra percentage in there for inflation, because

the price we get now may not be the price we get when we actually approve whatever that work is. Other than that, I got some nice pictures of our tree in Epic Park and our transformer. So, we'll get that fixed. We have done the pressure washing in the community where we did the tips of the islands approaching the traffic circle. We are still trying to figure out the best plan for that traffic circle. We wanted to replicate what they have in Meridian Park. They have a beautiful traffic circle, but the cost for all of the stone that they put in around that, was kind of crazy. But we also have some other landscape projects, that I've been working with Shane with OmegaScapes on. We'll see if we can fit it into the budget. I'm really concerned about these outfalls and where we're going financially with that. Some of those things may just have to be delayed, because these outfall structures are way more important.

Ms. Black: Can you just put some delineators around that corner? You're not a fan?

Mr. Scheerer: Come see me at Reunion and I'll show them to you. Come on out and spend a day with me.

Mr. Boermans: The overflow in Parcel J, looks very nice. In some areas, the water goes underneath and it erodes. It's kind of a tricky situation.

Mr. Scheerer: Yeah.

Mr. Radanovich: Like Christy said, you have to be in compliance with your permit.

Mr. Scheerer: Correct.

Mr. Radanovich: You can't just rip it out and put grass in a weir.

Mr. Boermans: It naturally made everything perfect, so it overflows very naturally. But whenever it goes wrong, the water goes underneath the concrete.

Mr. Scheerer: Well, that's when you have the problems. But in a real world, obviously we want that for every outfall structure. We want it to flow under the skimmer or through the bleed down pipe and in and over and out into the wetland. That's what we all want. But for whatever reason, it didn't happen. So, we'll have to address the elephant in the room with that.

Mr. Smith: I just have one question. Sometimes they walk around the sidewalks and there are yellow paddings that are for the ADA.

Mr. Scheerer: Yeah. They're called truncated domes.

Mr. Smith: One was up, but it's down. I don't know if you did any repairs already on them.

Mr. Scheerer: This is an ongoing maintenance item with these truncated domes, because they're pinned to the concrete. But the Engineer every year does an Engineer's Report on the entire community and one of the areas that we focus on, as soon as we get the report, are any areas that deal with ADA compliance. So, we may have a chipped curb or cracked concrete, but if it's not a trip in fall, we do those all the time. If you ever see anything like that, just shoot me an email or a text.

Mr. Smith: I saw one, but it seemed to be taken care of.

Mr. Scheerer: It might have been. My guy Chet was out there and he's doing some work. But those are areas that we have to maintain, like I said, we don't want any of those truncated dome mats, because if they come up or the pin comes up and somebody catches their foot with their high heels...

Mr. Showe: If you see any of those, just shoot us an email and we'll take care of that.

Mr. Scheerer: Any safety issues, guys, any concerns with the transformer box, a tree, you know, whatever, I got a guy. You know my guy.

Ms. Black: I know your guy.

Mr. Boermans: He's a good guy.

Mr. Showe: He gets it done.

Mr. Scheerer: We'll handle it. You guys are there every day. I'm not there. You see way more than we do.

Mr. Showe: Anything else on you end?

Mr. Scheerer: I don't think so, unless the Board or the HOA has any questions for me. I'll see you Friday morning.

SIXTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We can take any other comments.

Mr. Radanovich: I'd like to address something as a resident. I live on Fiction Avenue. One of my things that I look at with the horseshoe on Biography Way, with the apartments that are coming in there, is the traffic that is entering that divided highway of Dowden Road and Biography Way. You have a divided highway on Dowden Road on the Innovation gate side, but you only have a single two lane going from Biography Way into this intersection. We know that once the apartments come online, traffic is going to probably double during commute times. As

it is right now, that is a very dangerous intersection, trying to approach Dowden Road from Biography Way, because it's only two lanes and it's not divided. I don't know why it wasn't divided, because Story Time is divided. But I just want the CDD to hopefully look at this down the road. I don't need to do some traffic studies or whatnot, but I think that intersection is going to become extremely dangerous, once the apartment traffic is piled onto this. You already have a blind entry going up to the sidewalk, because there are trees there. There's a new piece of equipment that Spectra put in, on the west side of that, but this is going to become an issue. So, I hope that the CDD is aware of this and at least we'll start to be aware of this and can do some studies on how we can make that safer. The parking along that roadway, those spaces are very narrow. If you put a truck there, you're already in the roadway. So, it's just something that as a resident, is a concern.

Mr. Scheerer: You do know that Dowden Road and Story Time Drive are actually owned by the city. They're not CDD roads. We own Biography Way.

Mr. Radanovich: Biography Way is the concern.

Mr. Scheerer: Any improvements at Biography Way and Dowden Road, I would think would have to be a cooperative effort with the District and the city and I'm not sure what options we have on Biography Way, to be honest with you. I know the parking spaces kind of juts out in bottlenecks so you can come in and out, but I don't know, maybe the city will do something.

Mr. Radanovich: We could widen it out and put a median in there to divide it and make it a little bit safer that way. I don't know if that's possible, but the way it is being two laned and there is no division there, it's not a safe intersection. We've already had accidents there in the past, but it's just going to get worse with the apartment traffic.

Mr. Scheerer: It can be scary.

Mr. Radanovich: Yeah.

Mr. Boermans: If I'm correct, it's the plan to have a traffic light.

Mr. Scheerer: Are you talking about putting a traffic light at Story Time Drive and Dowden Road?

Mr. Boermans: No, at Biography Way and Dowden Road. There was a time when we had the city come over.

Ms. Black: It would make more sense to put one at Story Time Drive and Dowden Road.

Mr. Scheerer: You're not going to put one on a side street. I take that back. You could put one on the side street, but I think the bigger question is, the elementary school going in too and now you have the high school down in Meridian. They're going to end up having to put a traffic light on the north side of Story Time Drive, just like they have on the south side where the middle school is at.

Ms. Black: Right.

Mr. Scheerer: Who knows what's going to happen after that.

Mr. Antolovich: So, to his point, driving, turning into their Biography Way, can be very harrowing. Is there anything that feasibly can be done of removing those parking spaces and widening that put a little medium?

Mr. Scheerer: That would be something that the Engineers would have to advise us on. I'm not sure what is required with the apartments, but I also know that that probably wasn't originally planned as apartments either. We'll definitely ask and see if there's anything that can be done. Just remember stormwater outfall repair. That's all I got to say, sir.

Mr. Radanovich: Thank you guys. We appreciate that.

Mr. Showe: Are there any other items or concerns? Hearing none,

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date – May 6, 2025

Mr. Showe: The next meeting that we have is on May 6th. Again, we are targeting your proposed budget for that meeting. So obviously, the sooner you get us any numbers or any ideas that you have, any comments or concerns, the sooner we can make sure that those get incorporated. Obviously, Alan and I take a lot of time to go through that, so we're probably going to be starting on that relatively shortly.

Mr. Scheerer: Real quick.

Mr. Showe: But that doesn't mean we can't accommodate things that come in later. So that's no problem. Other than that, we can take a motion to adjourn.

Mr. La Rosa: Before we do, is there a listing of the capital projects that we're going to be considering or will we get that with the budget?

Mr. Showe: So right now, the big capital project is the stormwater one. We're going to plug that capital.

Mr. Scheerer: Not only that, but I'm going to have a shocker coming for all of the alleyway striping, arrows and pedestrian markings.

Mr. Showe: Yeah, redoing the markings. Those are the two things that we've been looking at.

Mr. Scheerer: Those are the two things. I would like to continue to paint split rail fences, but look at paying for that out of the General Fund. Right now, in the original phases up front, I'm looking at curb markings, alleyways, pedestrian crosswalks and arrows.

Ms. Black: There's a stop sign missing right across from the Clubhouse?

Mr. Scheerer: I'll see you on Friday.

Ms. Black: I appreciate it.

Mr. Scheerer: This elephant with the outfall structure, that's savings to you guys as the Board and the owners, but the striping and the pedestrian markings are in desperate need of some help. So, we like to get that in the budget and if we can make it work, then we can bring it to you in September with an approval for October, and we can try to get all that stuff done right before Thanksgiving, to make it look good.

Ms. Black: So now we're talking about Thanksgiving and Christmas. What about the Christmas lights that we put on our walls, which are not our walls?

Mr. Scheerer: The CDD does not provide holiday decorations.

Ms. Black: I always thought those were the HOA's and I had to maintain them.

Mr. Scheerer: The HOA does the decorations. We maintain the entry monuments.

Ms. Black: So, you have all of the monuments. Right?

Mr. Scheerer: We don't have Parcel J.

Ms. Black: Well, not Parcel J.

Mr. Scheerer: We only have three.

Ms. Black: So, the one down in Parcel K where you go into Parcel K, there's no power there.

Mr. Scheerer: That's correct.

Ms. Black: I'm going to submit a ticket to Duke to see if we can get power there.

Mr. Scheerer: That's ours.

Ms. Black: Can I ask you to submit it? There's no light on the entryway.

Mr. Scheerer: You can put solar lights at the entrance.

Ms. Black: There are solar lights there now.

Mr. Scheerer: What I would do is, if that's the direction, I'll just get my electrician to come out and say, "*Hey, we need to put some lights in. Can you find the nearest transformer?*"

Mr. La Rosa: There's one right next to it.

Mr. Scheerer: That doesn't mean you can use that transformer. You have large transformers that feed sub-transformers. The utility has to tell you which one you can use. So, if that's something y'all are looking for, I'll be happy to do. It doesn't really cost me a whole lot to see if it's feasible. I'm sure it is. If we have to use one internally or across the street, there's directional boring and you know all of the fun stuff that's involved with that.

Ms. Black: There's no monument sign for the second entrance. Is there a reason?

Mr. Scheerer: That's a school bus drop off entrance. There are going to be some challenges between that road going into Parcel K and the other entrance or exit from the school. Because I think the buses come in through the neighborhood and exit onto Dowden Road.

Ms. Black: It's a pretty big bus loop. I've never seen such a long bus loop, but they need it because they can't be parking on Dowden Road.

Mr. Scheerer: Yeah. We don't want them in the streets anyway.

Ms. Black: Those are city roads. Right?

Mr. Scheerer: Dowden Road is a City of Orlando road. Yes ma'am.

Ms. Black: So, to get crosswalks, we would have to go through the city.

Mr. Scheerer: That will be up to the city. I'm sure that's something they will consider.

Mr. Showe: They already put one in.

Mr. Scheerer: Yeah. They already put the mid-block crosswalk over there by you.

Ms. Black: Where?

Mr. Scheerer: Between Story Time Drive and Biography Way. That's the one that Lizette was asking for and some other residents, from the beginning, were asking for that and got that installed through the city.

Ms. Black: I received a lot of complaints about a crosswalk down by Dowden Road Phase K, because kids cross that all the time. I will pursue the city for that.

Mr. Scheerer: I'm sure once the school goes in, there's probably going to be some modifications on Dowden Road to accommodate the school and foot traffic and bikes and stuff like that. We'll just have to wait and see what the School Board does with that.

Ms. Black: That will be a challenge.

Mr. Scheerer: It always is.

Mr. Showe: Are there any other questions or comments? Hearing none, the next meeting is scheduled for May 6th and we can take a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Storey Park Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 15, 2025

HOOR: 4:00 p.m.

LOCATION: Offices of GMS-CF, LLC
219 E. Livingston Street
Orlando, FL 32822

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and City of Orlando at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2025.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Storey Park
Community Development District

Proposed Budget
FY2026



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Storey Park
Community Development District
Proposed Budget
FY2026
General Fund

	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Special Assessments	\$ 1,191,240	\$ 1,121,431	\$ 70,014	\$ 1,191,445	\$ 1,191,240
Interest	24,000	8,784	12,700	21,484	18,000
Miscellaneous Revenue	-	35	-	35	-
Carry Forward Surplus*	186,047	214,916	-	214,916	144,255
Total Revenues	\$ 1,401,287	\$ 1,345,166	\$ 82,714	\$ 1,427,880	\$ 1,353,495
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 2,400	\$ 4,600	\$ 7,000	\$ 12,000
FICA Expense	918	184	352	536	918
Engineering Fees	12,000	1,288	6,212	7,500	12,000
Attorney	25,000	6,158	8,842	15,000	25,000
Arbitrage	1,800	600	1,200	1,800	1,800
Dissemination	18,375	9,188	9,188	18,375	18,926
Annual Audit	10,400	-	10,000	10,000	10,200
Trustee Fees	17,500	-	17,500	17,500	17,500
Assessment Administration	7,875	7,875	-	7,875	8,111
Management Fees	47,250	23,625	23,625	47,250	48,668
Information Technology	1,890	945	945	1,890	1,947
Website Maintenance	1,260	630	630	1,260	1,298
Telephone	150	-	50	50	100
Postage	750	361	139	500	750
Printing & Binding	750	37	263	300	750
Insurance	7,359	7,158	-	7,158	8,553
Legal Advertising	2,500	394	2,106	2,500	2,500
Other Current Charges	600	323	300	623	700
Office Supplies	100	10	40	50	100
Property Appraiser Fee	1,500	-	-	-	-
Property Taxes	-	3,778	-	3,778	-
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 170,152	\$ 65,127	\$ 85,992	\$ 151,119	\$ 171,996
Operations & Maintenance					
Field Services	\$ 18,900	\$ 9,450	\$ 9,450	\$ 18,900	\$ 19,467
Property Insurance	28,355	27,018	-	27,018	29,179
Electric	3,000	713	720	1,433	3,000
Streetlights	263,140	118,245	135,000	253,245	263,140
Water & Sewer	56,400	11,095	13,950	25,045	56,400
Landscape Maintenance	504,968	253,443	253,443	506,887	522,093
Landscape Contingency	20,000	4,526	10,474	15,000	20,000
Lake Maintenance	45,300	22,650	22,650	45,300	46,656
Mitigation Monitoring & Maintenance	13,750	-	-	-	13,750
Irrigation Repairs	20,000	10,998	9,002	20,000	25,000
Repairs & Maintenance	25,000	4,235	5,765	10,000	20,000
Roadways & Sidewalks	15,000	3,065	4,435	7,500	15,000
Trail & Boardwalk Maintenance	5,000	5,860	-	5,860	7,500
Dog Park Maintenance	3,500	3,330	1,500	4,830	5,000
Operating Supplies	1,500	-	750	750	1,500
Pressure Washing	7,500	7,500	-	7,500	7,500
Signage	8,619	1,555	2,445	4,000	8,619
Enhanced Traffic Enforcement	39,500	12,876	15,647	28,523	39,500
Contingency	1,977	-	989	989	1,977
Total Operations & Maintenance:	\$ 1,081,409	\$ 496,560	\$ 486,220	\$ 982,780	\$ 1,105,281
Reserves					
Capital Reserve Transfer	\$ 149,726	\$ 149,726	\$ -	\$ 149,726	\$ 76,218
Total Reserves	\$ 149,726	\$ 149,726	\$ -	\$ 149,726	\$ 76,218
Total Expenditures	\$ 1,401,287	\$ 711,413	\$ 572,212	\$ 1,283,625	\$ 1,353,495
Excess Revenues (Expenditures)	\$ -	\$ 633,753	\$ (489,498)	\$ 144,255	\$ (0)

*Less 1st Quarter Operating Funds

Net Assessment	\$ 1,191,240
Collection Cost (6%)	\$76,037
Gross Assessment	<u>\$1,267,277</u>

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 1

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Townhome - 20'	18	0.40	7	\$476	\$506	\$345	\$367
Townhome - 25'	117	0.50	59	\$595	\$633	\$432	\$459
Single Family 32'	171	0.64	109	\$761	\$810	\$552	\$588
Single Family 40'	160	0.80	128	\$952	\$1,013	\$690	\$735
Single Family 50'	161	1.00	161	\$1,190	\$1,266	\$863	\$918
Single Family 60'	46	1.20	55	\$1,428	\$1,519	\$1,036	\$1,102
	<u>673</u>		<u>519</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Townhome - 20'	18	0.40	7.20	0.52%	\$6,611	\$8,568	\$9,115
Townhome - 25'	117	0.50	58.50	4.24%	\$53,714	\$69,615	\$74,059
Single Family 32'	171	0.64	109.44	7.93%	\$100,486	\$130,131	\$138,437
Single Family 40'	160	0.80	128.00	9.27%	\$117,527	\$152,320	\$162,043
Single Family 50'	161	1.00	161.00	11.66%	\$147,828	\$191,590	\$203,819
Single Family 60'	46	1.20	55.20	4.00%	\$50,684	\$65,688	\$69,881
	<u>673.00</u>		<u>519.34</u>	<u>38%</u>	<u>\$ 476,849</u>	<u>\$ 617,912</u>	<u>\$657,353</u>

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 2

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	58	0.50	29	\$595	\$633	\$432	\$459
Single Family 32'	60	0.64	38	\$761	\$810	\$552	\$588
Single Family 40'	33	0.80	26	\$952	\$1,013	\$690	\$735
Single Family 50'	96	1.00	96	\$1,190	\$1,266	\$863	\$918
Single Family 60'	15	1.20	18	\$1,428	\$1,519	\$1,036	\$1,102
Single Family 70'	0	0.00	0	\$0	\$0	\$0	\$0
Total	<u>262</u>		<u>208</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	58	0.50	29.00	2.10%	\$26,627	\$33,911	\$36,076
Single Family 32'	60	0.64	38.40	2.78%	\$35,258	\$45,691	\$48,607
Single Family 40'	33	0.80	26.40	1.91%	\$24,240	\$33,316	\$35,443
Single Family 50'	96	1.00	96.00	6.96%	\$88,146	\$113,037	\$120,252
Single Family 60'	15	1.20	18.00	1.30%	\$16,527	\$22,845	\$24,303
	<u>262.00</u>		<u>207.80</u>	<u>15%</u>	<u>\$ 190,798</u>	<u>\$ 248,800</u>	<u>\$264,681</u>

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 3

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	0	0.50	0	\$0	\$0	\$0	\$0
Single Family 32'	0	0.64	0	\$0	\$0	\$0	\$0
Single Family 40'	72	0.80	57.60	\$952	\$1,013	\$690	\$735
Single Family 50'	82	1.00	82.00	\$1,190	\$1,266	\$863	\$918
Single Family 60'	51	1.20	61.20	\$1,428	\$1,519	\$1,036	\$1,102
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	<u>205</u>		<u>200.80</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	0	0.50	0.00	0.00%	\$0	\$0	\$0.00
Single Family 32'	0	0.64	0.00	0.00%	\$0	\$0	\$0.00
Single Family 40'	72	0.80	57.60	4.17%	\$52,887	\$68,544	\$72,919
Single Family 50'	82	1.00	82.00	5.94%	\$75,291	\$97,580	\$103,809
Single Family 60'	51	1.20	61.20	4.43%	\$56,193	\$72,821	\$77,469
	<u>205.00</u>		<u>200.80</u>	<u>15%</u>	<u>\$ 184,371</u>	<u>\$ 238,945</u>	<u>\$ 254,197</u>

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 1

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
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STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 4 (Parcel K - Phases 1 & 2)

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	86	0.50	43	\$595	\$633	\$432	\$459
Single Family 32'	76	0.64	49	\$761	\$810	\$552	\$588
Single Family 40'	77	0.80	61.60	\$952	\$1,013	\$690	\$735
Single Family 50'	69	1.00	69.00	\$1,190	\$1,266	\$863	\$918
Single Family 60'	49	1.20	58.80	\$1,428	\$1,519	\$1,036	\$1,102
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	357		281.04				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	86	0.50	43.00	3.12%	\$39,482	\$51,170	\$54,436
Single Family 32'	76	0.64	48.64	3.52%	\$44,660	\$57,836	\$61,528
Single Family 40'	77	0.80	61.60	4.46%	\$56,560	\$73,304	\$77,983
Single Family 50'	69	1.00	69.00	5.00%	\$63,355	\$82,110	\$87,351
Single Family 60'	49	1.20	58.80	4.26%	\$53,989	\$69,965	\$74,431
Total	357.00		281.04	20%	\$ 258,046	\$ 334,385	\$ 355,729

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 5 (Parcel K - Phase 3)

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	65	0.50	33	\$595	\$633	\$432	\$459
Single Family 32'	58	0.64	37	\$761	\$810	\$552	\$588
Single Family 40'	43	0.80	34.40	\$952	\$1,013	\$690	\$735
Single Family 50'	54	1.00	54.00	\$1,190	\$1,266	\$863	\$918
Single Family 60'	11	1.20	13.20	\$1,428	\$1,519	\$1,036	\$1,102
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	231		171.22				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	65	0.50	32.50	2.35%	\$29,841	\$38,675	\$41,144
Single Family 32'	58	0.64	37.12	2.69%	\$34,083	\$44,138	\$46,955
Single Family 40'	43	0.80	34.40	2.49%	\$31,586	\$40,936	\$43,549
Single Family 50'	54	1.00	54.00	3.91%	\$49,582	\$64,260	\$68,362
Single Family 60'	11	1.20	13.20	0.96%	\$12,120	\$15,708	\$16,711
Total	231.00		171.22	12%	\$ 157,211	\$ 203,717	\$ 216,720

1728.00	1380.20	100%	\$ 1,267,277
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Storey Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem assessment on all the assessable property (AA1 – AA5) within the District in order to pay for the operating expenditures during the fiscal year.

Interest

The District generates funds from invested funds.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's Engineer, Poulos & Bennett, LLC, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's Attorney, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly Board meetings, preparation and review of agreements and resolutions, and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015 Special Assessment Revenue Bonds, Series 2021 Special Assessment Revenue Bonds & Series 2022 Special Assessment Bonds. The District has contracted with Grau & Associates for this service.

Storey Park
Community Development District
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15C2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on Series 2015, 2018, 2019, 2021 & 2022 Special Assessment Bonds.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by and Independent Certified Public Accounting Firm. The District's current auditing firm is Grau & Associates.

Trustee Fees

The District will pay annual trustee fees for the Series 2015 Special Assessment Bonds, the Series 2018 Special Assessment Bonds, the Series 2019 Special Assessments Bonds, Series 2021 Special Assessments Bonds and the Series 2022 Special Assessment Bonds held at Regions Bank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to administer the collection of a Non-Ad Valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Storey Park
Community Development District
GENERAL FUND BUDGET

Postage

Mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, envelopes, photocopies and other printed material.

Insurance

The District's general liability, public officials liability and property insurance coverages. The coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Property Appraiser

Represents any fee the District may be charged by Orange County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operation & Maintenance:

Field Management

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Storey Park

Community Development District

GENERAL FUND BUDGET

Electric

Represents cost of electric for items such as irrigation controllers, monument lighting, etc. and reclaimed water for irrigation of common areas. District currently has three accounts with Duke Energy.

Description	Monthly	Annual
11647 Epic Avenue	\$35	\$420
11868 Dowden Road	\$35	\$420
13903 Storey Park Blvd Sign	\$55	\$660
Contingency (Approx. 8 Future Meters)		\$1,500
Total		\$3,000

Streetlights

Represents cost of electric for streetlights currently billed to the District and small contingency. District currently has thirteen accounts with Duke Energy.

Description	Monthly	Annual
000 Dowden Rd. Lite, SL (42)	\$1,525	\$18,300
000 Dowden Rd. Ph 2 SL	\$225	\$2,700
000 Dowden Rd Ph3 & 4 SL	\$1,300	\$15,600
000 Innovation Way S Ph 1 SL	\$600	\$7,200
000 Storey Time Dr. Lite SL L PH1&2 (77)	\$3,000	\$36,000
000 Wewahootee Rd. Connector Rd SL (22)	\$825	\$9,900
000 Wewahootee Rd. Lite PH4 SL (33)	\$1,300	\$15,600
000 Wewahootee Rd. Lite PH3 SL (50)	\$1,800	\$21,600
000 Wewahootee Rd. Lite PH1B SL (33)	\$1,300	\$15,600
00 State Road 528 Lite	\$1,450	\$17,400
0000 State Road 528 Lite	\$1,000	\$12,000
0000 State Road 528 Lite SP L PH3	\$1,300	\$15,600
0 Dowden Rd. Lite Parcel K Ph1 SL (58)	\$2,050	\$24,600
00 Dowden Rd. Lite Parcel K Ph2 SL (44)	\$1,650	\$19,800
0000 Dowden Road SL (47)	\$1,750	\$21,000
Contingency		\$10,240
Total		\$263,140

Storey Park

Community Development District

GENERAL FUND BUDGET

Water & Sewer

Represents cost of reclaimed water within the common areas of the District. District currently has one master account with Orange County Utilities that covers four service locations.

Description	Monthly	Annual
Orange County Utilities Acct#4516746301	\$2,200	\$26,400
11002 History Avenue		
11354 Dowden Road		
11548 Thriller Lane		
11801 Imaginary Way		
11810 Sonnet Avenue		
11836 Prologue Avenue		
11883 Prologue Avenue		
11943 Hometown Place		
12069 Satire Street		
12094 Ballad Place		
12181 Philosophy Way		
12281 Satire Street		
12330 Folklore Lane		
Future Areas		\$30,000
Total		\$56,400

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. Amount budgeted represents current areas being maintained and a contingency for areas due to come online during fiscal year. District has contracted with OmegaScapes for this service.

Description	Monthly	Annual
Landscape Maintenance	\$43,508	\$522,093
Total		\$522,093

Landscape Contingency

Represents estimated costs for any additional services not included in the landscape contract.

Lake Maintenance

Represents cost for maintaining 17 stormwater retention ponds within the District boundaries. The District has contracted with Applied Aquatic Management Inc. for these services.

Description	Monthly	Annual
Lake Maintenance:		
17 Stormwater Retention Ponds	\$3,888	\$46,656
Total		\$46,656

Storey Park
Community Development District
GENERAL FUND BUDGET

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries.

Irrigation Repairs

Represents estimated costs for repairs to the irrigation system.

Repairs & Maintenance

Represents any miscellaneous repairs throughout the fiscal year to the common areas maintained by the District that are not covered under any other expense line item.

Roadways & Sidewalks

Represented estimated costs for any maintenance of roadways and sidewalks.

Trail & Boardwalk Maintenance

Represents estimated costs for any maintenance to the trail and boardwalk.

Dog Park Maintenance

Represents estimated costs for any maintenance to the dog park.

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining the District.

Pressure Washing

Represents estimated cost to pressure wash areas within the District's boundaries.

Signage

Represents estimated cost to maintain all signs.

Enhanced Traffic Enforcement

Represents proposed costs from Orlando Police Department to provide traffic enforcement 3 days a week by an officer for 4 hours each day.

Contingency

Represents estimated costs for any maintenance expenses not properly classified in any of the other accounts.

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

Storey Park
Community Development District
Proposed Budget
FY2026
Capital Reserve Fund

	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Transfer In	\$ 149,726	\$ 149,726	\$ -	\$ 149,726	\$ 76,218
Interest	12,000	8,395	7,500	15,895	12,000
Misc. Revenue - OCPS	-	30,000	-	30,000	-
Total Revenues	\$ 161,726	\$ 188,121	\$ 7,500	\$ 195,621	\$ 88,218
Expenditures:					
Contingency	\$ 600	\$ 234	\$ 270	\$ 504	\$ 600
Capital Outlay	-	12,900	-	12,900	161,796
Total Expenditures	\$ 600	\$ 13,134	\$ 270	\$ 13,404	\$ 162,396
Excess Revenues (Expenditures)	\$ 161,126	\$ 174,986	\$ 7,230	\$ 182,216	\$ (74,178)
Fund Balance - Beginning	\$ 362,713	\$ 362,875	\$ -	\$ 362,875	\$ 545,091
Fund Balance - Ending	\$ 523,839	\$ 537,861	\$ 7,230	\$ 545,091	\$ 470,913

FY2026 Capital Outlay Expenses	
Description	Amount
All Terrain Tractor Service, Inc.	
Retention Pond Concrete Weir Replacement	\$ 121,896
Fausnight Stripe & Line, Inc.	
Section 1 - West of Storey Time Drive - Stop Bars, Crosswalks & Painted Curbs	\$ 39,900
Total	\$ 161,796

Storey Park
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2015

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	616,298	\$	580,238	\$	36,226	\$	616,464	\$	616,298
Interest		30,000		16,305		10,500		26,805		24,000
Carry Forward Surplus		593,045		592,364		-		592,364		638,687

Total Revenues	\$	1,239,343	\$	1,188,908	\$	46,726	\$	1,235,634	\$	1,278,985
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Expenditures:

Series 2015

Interest - 11/01	\$	198,281	\$	198,278	\$	-	\$	198,278	\$	193,669
Principal - 11/01		205,000		205,000		-		205,000		215,000
Interest - 05/01		193,669		-		193,669		193,669		188,831

Total Expenditures	\$	596,950	\$	403,278	\$	193,669	\$	596,947	\$	597,500
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Excess Revenues (Expenditures)	\$	642,393	\$	785,630	\$	(146,943)	\$	638,687	\$	681,485
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Principal - 11/1/2026	\$225,000
Interest - 11/1/2026	<u>\$188,831</u>
Total	<u>\$413,831</u>
 Net Assessment	 \$616,298
Collection Cost (6%)	<u>\$39,338</u>
Gross Assessment	<u>\$655,636</u>

Property Type	Units	Gross Per Unit	Gross Total
Apartments	0	\$0	\$0
Townhome - 20'	18	\$506	\$9,108
Townhome - 25'	117	\$633	\$74,061
Single Family - 32'	170	\$810	\$137,700
Single Family - 40'	159	\$1,013	\$161,067
Single Family - 50'	161	\$1,266	\$203,826
Single Family - 60'	46	\$1,519	\$69,874
Total	671		\$655,636
Commercial	82	\$0	\$0

Storey Park Community Development District
Series 2015, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/25	\$ 7,675,000	\$ -	\$ 193,668.75	\$ -
11/1/25	\$ 7,675,000	\$ 215,000	\$ 193,668.75	\$ 602,337.50
5/1/26	\$ 7,235,000	\$ -	\$ 188,831.25	\$ -
11/1/26	\$ 7,235,000	\$ 225,000	\$ 188,831.25	\$ 602,662.50
5/1/27	\$ 7,235,000	\$ -	\$ 183,768.75	\$ -
11/1/27	\$ 7,235,000	\$ 235,000	\$ 183,768.75	\$ 602,537.50
5/1/28	\$ 7,000,000	\$ -	\$ 177,893.75	\$ -
11/1/28	\$ 7,000,000	\$ 250,000	\$ 177,893.75	\$ 605,787.50
5/1/29	\$ 6,750,000	\$ -	\$ 171,643.75	\$ -
11/1/29	\$ 6,750,000	\$ 260,000	\$ 171,643.75	\$ 603,287.50
5/1/30	\$ 6,490,000	\$ -	\$ 165,143.75	\$ -
11/1/30	\$ 6,490,000	\$ 275,000	\$ 165,143.75	\$ 605,287.50
5/1/31	\$ 6,215,000	\$ -	\$ 158,268.75	\$ -
11/1/31	\$ 6,215,000	\$ 285,000	\$ 158,268.75	\$ 601,537.50
5/1/32	\$ 5,930,000	\$ -	\$ 151,143.75	\$ -
11/1/32	\$ 5,930,000	\$ 300,000	\$ 151,143.75	\$ 602,287.50
5/1/33	\$ 5,630,000	\$ -	\$ 143,643.75	\$ -
11/1/33	\$ 5,630,000	\$ 315,000	\$ 143,643.75	\$ 602,287.50
5/1/34	\$ 5,315,000	\$ -	\$ 135,768.75	\$ -
11/1/34	\$ 5,315,000	\$ 335,000	\$ 135,768.75	\$ 606,537.50
5/1/35	\$ 4,980,000	\$ -	\$ 127,393.75	\$ -
11/1/35	\$ 4,980,000	\$ 350,000	\$ 127,393.75	\$ 604,787.50
5/1/36	\$ 4,630,000	\$ -	\$ 118,643.75	\$ -
11/1/36	\$ 4,630,000	\$ 365,000	\$ 118,643.75	\$ 602,287.50
5/1/37	\$ 4,265,000	\$ -	\$ 109,290.63	\$ -
11/1/37	\$ 4,265,000	\$ 385,000	\$ 109,290.63	\$ 603,581.25
5/1/38	\$ 3,880,000	\$ -	\$ 99,425.00	\$ -
11/1/38	\$ 3,880,000	\$ 405,000	\$ 99,425.00	\$ 603,850.00
5/1/39	\$ 3,475,000	\$ -	\$ 89,046.88	\$ -
11/1/39	\$ 3,475,000	\$ 425,000	\$ 89,046.88	\$ 603,093.75
5/1/40	\$ 3,050,000	\$ -	\$ 78,156.25	\$ -
11/1/40	\$ 3,050,000	\$ 445,000	\$ 78,156.25	\$ 601,312.50
5/1/41	\$ 2,605,000	\$ -	\$ 66,753.13	\$ -
11/1/41	\$ 2,605,000	\$ 470,000	\$ 66,753.13	\$ 603,506.25
5/1/42	\$ 2,135,000	\$ -	\$ 54,709.38	\$ -
11/1/42	\$ 2,135,000	\$ 495,000	\$ 54,709.38	\$ 604,418.75
5/1/43	\$ 1,640,000	\$ -	\$ 42,025.00	\$ -
11/1/43	\$ 1,640,000	\$ 520,000	\$ 42,025.00	\$ 604,050.00
5/1/44	\$ 1,120,000	\$ -	\$ 28,700.00	\$ -
11/1/44	\$ 1,120,000	\$ 545,000	\$ 28,700.00	\$ 602,400.00
5/1/45	\$ 575,000	\$ -	\$ 14,734.38	\$ -
11/1/45	\$ 575,000	\$ 575,000	\$ 14,734.38	\$ 604,468.75
Totals		\$7,675,000	\$ 4,997,306	\$ 12,672,306

Storey Park
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2018

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 248,827	\$ 233,645	\$ 14,587	\$ 248,232	\$ 248,827
Interest	8,000	4,708	3,600	8,308	6,000
Carry Forward Surplus	150,406	152,770	-	152,770	160,135
Total Revenues	\$ 407,233	\$ 391,123	\$ 18,187	\$ 409,310	\$ 414,962

Expenditures:

Series 2018

Interest - 12/15	\$ 84,588	\$ 84,588	\$ -	\$ 84,588	\$ 82,838
Principal - 06/15	80,000	-	80,000	80,000	80,000
Interest - 06/15	84,588	-	84,588	84,588	82,838
Total Expenditures	\$ 249,175	\$ 84,588	\$ 164,588	\$ 249,175	\$ 245,675
Excess Revenues (Expenditures)	\$ 158,058	\$ 306,535	\$ (146,400)	\$ 160,135	\$ 169,287

Interest - 12/15/2026	<u>\$81,088</u>
Total	<u>\$81,088</u>
 Net Assessment	 \$248,827
Collection Cost (6%)	<u>\$15,883</u>
Gross Assessment	<u>\$264,710</u>

Property Type	Units	Gross Per Unit	Gross Total
Townhome - 25'	57	\$633	\$36,081
Single Family - 32'	60	\$810	\$48,600
Single Family - 40'	35	\$1,013	\$35,455
Single Family - 50'	95	\$1,266	\$120,270
Single Family - 60'	16	\$1,519	\$24,304
Total	263		\$264,710

Storey Park Community Development District
Series 2018, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 3,455,000	\$ 80,000	\$ 84,587.50	\$ -
12/15/25	\$ 3,375,000	\$ -	\$ 82,837.50	\$ 247,425.00
6/15/26	\$ 3,375,000	\$ 80,000	\$ 82,837.50	\$ -
12/15/26	\$ 3,295,000	\$ -	\$ 81,087.50	\$ 243,925.00
6/15/27	\$ 3,295,000	\$ 85,000	\$ 81,087.50	\$ -
12/15/27	\$ 3,210,000	\$ -	\$ 79,228.13	\$ 245,315.63
6/15/28	\$ 3,210,000	\$ 90,000	\$ 79,228.13	\$ -
12/15/28	\$ 3,120,000	\$ -	\$ 77,259.38	\$ 246,487.50
6/15/29	\$ 3,120,000	\$ 95,000	\$ 77,259.38	\$ -
12/15/29	\$ 3,025,000	\$ -	\$ 74,943.75	\$ 247,203.13
6/15/30	\$ 3,025,000	\$ 100,000	\$ 74,943.75	\$ -
12/15/30	\$ 2,925,000	\$ -	\$ 72,506.25	\$ 247,450.00
6/15/31	\$ 2,925,000	\$ 105,000	\$ 72,506.25	\$ -
12/15/31	\$ 2,820,000	\$ -	\$ 69,946.88	\$ 247,453.13
6/15/32	\$ 2,820,000	\$ 110,000	\$ 69,946.88	\$ -
12/15/32	\$ 2,710,000	\$ -	\$ 67,265.63	\$ 247,212.50
6/15/33	\$ 2,710,000	\$ 115,000	\$ 67,265.63	\$ -
12/15/33	\$ 2,595,000	\$ -	\$ 64,462.50	\$ 246,728.13
6/15/34	\$ 2,595,000	\$ 120,000	\$ 64,462.50	\$ -
12/15/34	\$ 2,475,000	\$ -	\$ 61,537.50	\$ 246,000.00
6/15/35	\$ 2,475,000	\$ 125,000	\$ 61,537.50	\$ -
12/15/35	\$ 2,350,000	\$ -	\$ 58,490.63	\$ 245,028.13
6/15/36	\$ 2,350,000	\$ 130,000	\$ 58,490.63	\$ -
12/15/36	\$ 2,220,000	\$ -	\$ 55,321.88	\$ 243,812.50
6/15/37	\$ 2,220,000	\$ 140,000	\$ 55,321.88	\$ -
12/15/37	\$ 2,080,000	\$ -	\$ 51,909.38	\$ 247,231.25
6/15/38	\$ 2,080,000	\$ 145,000	\$ 51,909.38	\$ -
12/15/38	\$ 1,935,000	\$ -	\$ 48,375.00	\$ 245,284.38
6/15/39	\$ 1,935,000	\$ 155,000	\$ 48,375.00	\$ -
12/15/39	\$ 1,780,000	\$ -	\$ 44,500.00	\$ 247,875.00
6/15/40	\$ 1,780,000	\$ 160,000	\$ 44,500.00	\$ -
12/15/40	\$ 1,620,000	\$ -	\$ 40,500.00	\$ 245,000.00
6/15/41	\$ 1,620,000	\$ 170,000	\$ 40,500.00	\$ -
12/15/41	\$ 1,450,000	\$ -	\$ 36,250.00	\$ 246,750.00
6/15/42	\$ 1,450,000	\$ 180,000	\$ 36,250.00	\$ -
12/15/42	\$ 1,270,000	\$ -	\$ 31,750.00	\$ 248,000.00
6/15/43	\$ 1,270,000	\$ 185,000	\$ 31,750.00	\$ -
12/15/43	\$ 1,085,000	\$ -	\$ 27,125.00	\$ 243,875.00
6/15/44	\$ 1,085,000	\$ 195,000	\$ 27,125.00	\$ -
12/15/44	\$ 890,000	\$ -	\$ 22,250.00	\$ 244,375.00
6/15/45	\$ 890,000	\$ 205,000	\$ 22,250.00	\$ -
12/15/45	\$ 685,000	\$ -	\$ 17,125.00	\$ 244,375.00
6/15/46	\$ 685,000	\$ 215,000	\$ 17,125.00	\$ -
12/15/46	\$ 470,000	\$ -	\$ 11,750.00	\$ 243,875.00
6/15/47	\$ 470,000	\$ 230,000	\$ 11,750.00	\$ -
12/15/47	\$ 240,000	\$ -	\$ 6,000.00	\$ 247,750.00
6/15/48	\$ 240,000	\$ 240,000	\$ 6,000.00	\$ 246,000.00
Totals		\$ 3,455,000	\$ 2,449,431	\$ 5,904,431

Storey Park
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2019

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 238,964	\$ 224,921	\$ 14,042	\$ 238,964	\$ 238,964
Interest	10,000	6,004	3,300	9,304	8,000
Carry Forward Surplus	150,073	156,502	-	156,502	166,032
Total Revenues	\$ 399,037	\$ 387,427	\$ 17,342	\$ 404,770	\$ 412,996

Expenditures:

Series 2019

Interest - 12/15	\$ 76,869	\$ 76,869	\$ -	\$ 76,869	\$ 75,275
Principal - 06/15	85,000	-	85,000	85,000	90,000
Interest - 06/15	76,869	-	76,869	76,869	75,275
Total Expenditures	\$ 238,738	\$ 76,869	\$ 161,869	\$ 238,738	\$ 240,550
Excess Revenues (Expenditures)	\$ 160,299	\$ 310,559	\$ (144,526)	\$ 166,032	\$ 172,446

Interest - 12/15/2026	<u>\$73,588</u>
Total	<u>\$73,588</u>
 Net Assessment	 \$238,964
Collection Cost (6%)	<u>\$15,253</u>
Gross Assessment	<u>\$254,217</u>

Property Type	Units	Gross Per Unit	Gross Total
Single Family - 40'	72	\$1,013	\$72,936
Single Family - 50'	82	\$1,266	\$103,812
Single Family - 60'	51	\$1,519	\$77,469
Total	205		\$254,217

Storey Park Community Development District
Series 2019, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 3,615,000	\$ 85,000	\$ 76,868.75	\$ -
12/15/25	\$ 3,530,000	\$ -	\$ 75,275.00	\$ 237,143.75
6/15/26	\$ 3,530,000	\$ 90,000	\$ 75,275.00	\$ -
12/15/26	\$ 3,440,000	\$ -	\$ 73,587.50	\$ 238,862.50
6/15/27	\$ 3,440,000	\$ 90,000	\$ 73,587.50	\$ -
12/15/27	\$ 3,350,000	\$ -	\$ 71,900.00	\$ 235,487.50
6/15/28	\$ 3,350,000	\$ 95,000	\$ 71,900.00	\$ -
12/15/28	\$ 3,255,000	\$ -	\$ 70,118.75	\$ 237,018.75
6/15/29	\$ 3,255,000	\$ 100,000	\$ 70,118.75	\$ -
12/15/29	\$ 3,155,000	\$ -	\$ 68,243.75	\$ 238,362.50
6/15/30	\$ 3,155,000	\$ 100,000	\$ 68,243.75	\$ -
12/15/30	\$ 3,055,000	\$ -	\$ 66,118.75	\$ 234,362.50
6/15/31	\$ 3,055,000	\$ 105,000	\$ 66,118.75	\$ -
12/15/31	\$ 2,950,000	\$ -	\$ 63,887.50	\$ 235,006.25
6/15/32	\$ 2,950,000	\$ 110,000	\$ 63,887.50	\$ -
12/15/32	\$ 2,840,000	\$ -	\$ 61,550.00	\$ 235,437.50
6/15/33	\$ 2,840,000	\$ 115,000	\$ 61,550.00	\$ -
12/15/33	\$ 2,725,000	\$ -	\$ 59,106.25	\$ 235,656.25
6/15/34	\$ 2,725,000	\$ 120,000	\$ 59,106.25	\$ -
12/15/34	\$ 2,605,000	\$ -	\$ 56,556.25	\$ 235,662.50
6/15/35	\$ 2,605,000	\$ 125,000	\$ 56,556.25	\$ -
12/15/35	\$ 2,480,000	\$ -	\$ 53,900.00	\$ 235,456.25
6/15/36	\$ 2,480,000	\$ 130,000	\$ 53,900.00	\$ -
12/15/36	\$ 2,350,000	\$ -	\$ 51,137.50	\$ 235,037.50
6/15/37	\$ 2,350,000	\$ 135,000	\$ 51,137.50	\$ -
12/15/37	\$ 2,215,000	\$ -	\$ 48,268.75	\$ 234,406.25
6/15/38	\$ 2,215,000	\$ 145,000	\$ 48,268.75	\$ -
12/15/38	\$ 2,070,000	\$ -	\$ 45,187.50	\$ 238,456.25
6/15/39	\$ 2,070,000	\$ 150,000	\$ 45,187.50	\$ -
12/15/39	\$ 1,920,000	\$ -	\$ 42,000.00	\$ 237,187.50
6/15/40	\$ 1,920,000	\$ 155,000	\$ 42,000.00	\$ -
12/15/40	\$ 1,765,000	\$ -	\$ 38,609.38	\$ 235,609.38
6/15/41	\$ 1,765,000	\$ 165,000	\$ 38,609.38	\$ -
12/15/41	\$ 1,600,000	\$ -	\$ 35,000.00	\$ 238,609.38
6/15/42	\$ 1,600,000	\$ 170,000	\$ 35,000.00	\$ -
12/15/42	\$ 1,430,000	\$ -	\$ 31,281.25	\$ 236,281.25
6/15/43	\$ 1,430,000	\$ 180,000	\$ 31,281.25	\$ -
12/15/43	\$ 1,250,000	\$ -	\$ 27,343.75	\$ 238,625.00
6/15/44	\$ 1,250,000	\$ 185,000	\$ 27,343.75	\$ -
12/15/44	\$ 1,065,000	\$ -	\$ 23,296.88	\$ 235,640.63
6/15/45	\$ 1,065,000	\$ 195,000	\$ 23,296.88	\$ -
12/15/45	\$ 870,000	\$ -	\$ 19,031.25	\$ 237,328.13
6/15/46	\$ 870,000	\$ 205,000	\$ 19,031.25	\$ -
12/15/46	\$ 665,000	\$ -	\$ 14,546.88	\$ 238,578.13
6/15/47	\$ 665,000	\$ 215,000	\$ 14,546.88	\$ -
12/15/47	\$ 450,000	\$ -	\$ 9,843.75	\$ 239,390.63
6/15/48	\$ 450,000	\$ 220,000	\$ 9,843.75	\$ -
12/15/48	\$ 230,000	\$ -	\$ 5,031.25	\$ 234,875.00
6/15/49	\$ 230,000	\$ 230,000	\$ 5,031.25	\$ 235,031.25
Totals		\$3,615,000	\$ 2,298,513	\$ 5,913,513

Storey Park
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2021

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 334,300	\$ 314,784	\$ 19,653	\$ 334,437	\$ 334,300
Interest	12,500	6,945	5,400	12,345	10,500
Carry Forward Surplus	144,638	154,690	-	154,690	157,818
Total Revenues	\$ 491,438	\$ 476,420	\$ 25,053	\$ 501,473	\$ 502,618

Expenditures:

Series 2021

Interest - 12/15	\$ 99,938	\$ 99,938	\$ -	\$ 99,938	\$ 98,334
Principal - 06/15	135,000	-	135,000	135,000	135,000
Interest - 06/15	99,938	-	99,938	99,938	98,334
Total Expenditures	\$ 334,875	\$ 99,938	\$ 234,938	\$ 334,875	\$ 331,669

Other Sources/(Uses)

Transfer In/(Out)	\$ (8,400)	\$ (4,379)	\$ (4,400)	\$ (8,779)	\$ (8,400)
Total Other Financing Sources (Uses)	\$ (8,400)	\$ (4,379)	\$ (4,400)	\$ (8,779)	\$ (8,400)

Excess Revenues (Expenditures)	\$ 148,163	\$ 372,103	\$ (214,285)	\$ 157,818	\$ 162,550
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Interest - 12/15/2026	<u>\$96,731</u>
Total	<u>\$96,731</u>
 Net Assessment	 \$334,437
Collection Cost (6%)	<u>\$21,347</u>
Gross Assessment	<u>\$355,784</u>

Property Type	Units	Gross Per Unit	Gross Total
Townhome - 25'	86	\$633	\$54,438
Single Family - 32'	76	\$810	\$61,560
Single Family - 40'	77	\$1,013	\$78,001
Single Family - 50'	69	\$1,266	\$87,354
Single Family - 60'	49	\$1,519	\$74,431
Total	357		\$355,784

Storey Park Community Development District
Series 2021, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 5,650,000	\$ 135,000	\$ 99,937.50	\$ -
12/15/25	\$ 5,515,000	\$ -	\$ 98,334.38	\$ 333,272
6/15/26	\$ 5,515,000	\$ 135,000	\$ 98,334.38	\$ -
12/15/26	\$ 5,380,000	\$ -	\$ 96,731.25	\$ 330,066
6/15/27	\$ 5,380,000	\$ 140,000	\$ 96,731.25	\$ -
12/15/27	\$ 5,240,000	\$ -	\$ 94,718.75	\$ 331,450
6/15/28	\$ 5,240,000	\$ 145,000	\$ 94,718.75	\$ -
12/15/28	\$ 5,095,000	\$ -	\$ 92,634.38	\$ 332,353
6/15/29	\$ 5,095,000	\$ 150,000	\$ 92,634.38	\$ -
12/15/29	\$ 4,945,000	\$ -	\$ 90,478.13	\$ 333,113
6/15/30	\$ 4,945,000	\$ 155,000	\$ 90,478.13	\$ -
12/15/30	\$ 4,790,000	\$ -	\$ 88,250.00	\$ 333,728
6/15/31	\$ 4,790,000	\$ 160,000	\$ 88,250.00	\$ -
12/15/31	\$ 4,630,000	\$ -	\$ 85,950.00	\$ 334,200
6/15/32	\$ 4,630,000	\$ 165,000	\$ 85,950.00	\$ -
12/15/32	\$ 4,465,000	\$ -	\$ 83,227.50	\$ 334,178
6/15/33	\$ 4,465,000	\$ 170,000	\$ 83,227.50	\$ -
12/15/33	\$ 4,295,000	\$ -	\$ 80,422.50	\$ 333,650
6/15/34	\$ 4,295,000	\$ 175,000	\$ 80,422.50	\$ -
12/15/34	\$ 4,120,000	\$ -	\$ 77,535.00	\$ 332,958
6/15/35	\$ 4,120,000	\$ 180,000	\$ 77,535.00	\$ -
12/15/35	\$ 3,940,000	\$ -	\$ 74,565.00	\$ 332,100
6/15/36	\$ 3,940,000	\$ 185,000	\$ 74,565.00	\$ -
12/15/36	\$ 3,755,000	\$ -	\$ 71,512.50	\$ 331,078
6/15/37	\$ 3,755,000	\$ 190,000	\$ 71,512.50	\$ -
12/15/37	\$ 3,565,000	\$ -	\$ 68,377.50	\$ 329,890
6/15/38	\$ 3,565,000	\$ 200,000	\$ 68,377.50	\$ -
12/15/38	\$ 3,365,000	\$ -	\$ 65,077.50	\$ 333,455
6/15/39	\$ 3,365,000	\$ 205,000	\$ 65,077.50	\$ -
12/15/39	\$ 3,160,000	\$ -	\$ 61,695.00	\$ 331,773
6/15/40	\$ 3,160,000	\$ 210,000	\$ 61,695.00	\$ -
12/15/40	\$ 2,950,000	\$ -	\$ 58,230.00	\$ 329,925
6/15/41	\$ 2,950,000	\$ 220,000	\$ 58,230.00	\$ -
12/15/41	\$ 2,730,000	\$ -	\$ 54,600.00	\$ 332,830
6/15/42	\$ 2,730,000	\$ 225,000	\$ 54,600.00	\$ -
12/15/42	\$ 2,505,000	\$ -	\$ 50,100.00	\$ 329,700
6/15/43	\$ 2,505,000	\$ 235,000	\$ 50,100.00	\$ -
12/15/43	\$ 2,270,000	\$ -	\$ 45,400.00	\$ 330,500
6/15/44	\$ 2,270,000	\$ 245,000	\$ 45,400.00	\$ -
12/15/44	\$ 2,025,000	\$ -	\$ 40,500.00	\$ 330,900
6/15/45	\$ 2,025,000	\$ 255,000	\$ 40,500.00	\$ -
12/15/45	\$ 1,770,000	\$ -	\$ 35,400.00	\$ 330,900
6/15/46	\$ 1,770,000	\$ 265,000	\$ 35,400.00	\$ -
12/15/46	\$ 1,505,000	\$ -	\$ 30,100.00	\$ 330,500
6/15/47	\$ 1,505,000	\$ 275,000	\$ 30,100.00	\$ -
12/15/47	\$ 1,230,000	\$ -	\$ 24,600.00	\$ 329,700
6/15/48	\$ 1,230,000	\$ 290,000	\$ 24,600.00	\$ -
12/15/48	\$ 940,000	\$ -	\$ 18,800.00	\$ 333,400
6/15/49	\$ 940,000	\$ 300,000	\$ 18,800.00	\$ -
12/15/49	\$ 640,000	\$ -	\$ 12,800.00	\$ 331,600
6/15/50	\$ 640,000	\$ 315,000	\$ 12,800.00	\$ -
12/15/50	\$ 325,000	\$ -	\$ 6,500.00	\$ 334,300
6/15/51	\$ 325,000	\$ 325,000	\$ 6,500.00	\$ 331,500
Totals		\$ 5,650,000	\$ 3,313,016	\$ 8,963,016

Storey Park
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2022

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 203,549	\$ 191,588	\$ 11,961	\$ 203,550	\$ 203,549
Interest	8,000	4,189	2,700	6,889	5,500
Carry Forward Surplus	91,862	97,854	-	97,854	98,263
Total Revenues	\$ 303,411	\$ 293,630	\$ 14,661	\$ 308,292	\$ 307,312

Expenditures:

Series 2022

Interest - 12/15	\$ 74,859	\$ 74,859	\$ -	\$ 74,859	\$ 73,690
Principal - 06/15	55,000	-	55,000	55,000	55,000
Interest - 06/15	74,859	-	74,859	74,859	73,690
Total Expenditures	\$ 204,718	\$ 74,859	\$ 129,859	\$ 204,718	\$ 202,380

Other Sources/(Uses)

Transfer In/(Out)	\$ (5,400)	\$ (2,661)	\$ (2,650)	\$ (5,311)	\$ (5,000)
Total Other Financing Sources (Uses)	\$ (5,400)	\$ (2,661)	\$ (2,650)	\$ (5,311)	\$ (5,000)

Excess Revenues (Expenditures)	\$ 93,294	\$ 216,111	\$ (117,847)	\$ 98,263	\$ 99,932
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Interest - 12/15/2026	<u>\$72,521</u>
Total	<u>\$72,521</u>
 Net Assessment	 \$203,714
Collection Cost (6%)	<u>\$13,003</u>
Gross Assessment	<u>\$216,717</u>

Property Type	Units	Gross Per Unit	Gross Total
Townhome - 25'	65	\$633	\$41,127
Single Family - 32'	58	\$810	\$46,973
Single Family - 40'	43	\$1,013	\$43,553
Single Family - 50'	54	\$1,266	\$68,361
Single Family - 60'	11	\$1,519	\$16,704
Total	231		\$216,717

Storey Park Community Development District
Series 2022, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/25	\$3,005,000	\$ 55,000	\$ 74,858.75	\$ -
12/15/25	\$2,950,000	\$ -	\$ 73,690.00	\$ 203,549
6/15/26	\$2,950,000	\$ 55,000	\$ 73,690.00	\$ -
12/15/26	\$2,895,000	\$ -	\$ 72,521.25	\$ 201,211
6/15/27	\$2,895,000	\$ 55,000	\$ 72,521.25	\$ -
12/15/27	\$2,840,000	\$ -	\$ 71,352.50	\$ 198,874
6/15/28	\$2,840,000	\$ 60,000	\$ 71,352.50	\$ -
12/15/28	\$2,780,000	\$ -	\$ 70,002.50	\$ 201,355
6/15/29	\$2,780,000	\$ 65,000	\$ 70,002.50	\$ -
12/15/29	\$2,715,000	\$ -	\$ 68,540.00	\$ 203,543
6/15/30	\$2,715,000	\$ 65,000	\$ 68,540.00	\$ -
12/15/30	\$2,650,000	\$ -	\$ 67,077.50	\$ 200,618
6/15/31	\$2,650,000	\$ 70,000	\$ 67,077.50	\$ -
12/15/31	\$2,580,000	\$ -	\$ 65,502.50	\$ 202,580
6/15/32	\$2,580,000	\$ 70,000	\$ 65,502.50	\$ -
12/15/32	\$2,510,000	\$ -	\$ 63,927.50	\$ 199,430
6/15/33	\$2,510,000	\$ 75,000	\$ 63,927.50	\$ -
12/15/33	\$2,435,000	\$ -	\$ 62,052.50	\$ 200,980
6/15/34	\$2,435,000	\$ 80,000	\$ 62,052.50	\$ -
12/15/34	\$2,355,000	\$ -	\$ 60,052.50	\$ 202,105
6/15/35	\$2,355,000	\$ 85,000	\$ 60,052.50	\$ -
12/15/35	\$2,270,000	\$ -	\$ 57,927.50	\$ 202,980
6/15/36	\$2,270,000	\$ 85,000	\$ 57,927.50	\$ -
12/15/36	\$2,185,000	\$ -	\$ 55,802.50	\$ 198,730
6/15/37	\$2,185,000	\$ 90,000	\$ 55,802.50	\$ -
12/15/37	\$2,095,000	\$ -	\$ 53,552.50	\$ 199,355
6/15/38	\$2,095,000	\$ 95,000	\$ 53,552.50	\$ -
12/15/38	\$2,000,000	\$ -	\$ 51,177.50	\$ 199,730
6/15/39	\$2,000,000	\$ 100,000	\$ 51,177.50	\$ -
12/15/39	\$1,900,000	\$ -	\$ 48,677.50	\$ 199,855
6/15/40	\$1,900,000	\$ 105,000	\$ 48,677.50	\$ -
12/15/40	\$1,795,000	\$ -	\$ 46,052.50	\$ 199,730
6/15/41	\$1,795,000	\$ 110,000	\$ 46,052.50	\$ -
12/15/41	\$1,685,000	\$ -	\$ 43,302.50	\$ 199,355
6/15/42	\$1,685,000	\$ 115,000	\$ 43,302.50	\$ -
12/15/42	\$1,570,000	\$ -	\$ 40,427.50	\$ 198,730
6/15/43	\$1,570,000	\$ 125,000	\$ 40,427.50	\$ -
12/15/43	\$1,445,000	\$ -	\$ 37,208.75	\$ 202,636
6/15/44	\$1,445,000	\$ 130,000	\$ 37,208.75	\$ -
12/15/44	\$1,315,000	\$ -	\$ 33,861.25	\$ 201,070
6/15/45	\$1,315,000	\$ 135,000	\$ 33,861.25	\$ -
12/15/45	\$1,180,000	\$ -	\$ 30,385.00	\$ 199,246
6/15/46	\$1,180,000	\$ 145,000	\$ 30,385.00	\$ -
12/15/46	\$1,035,000	\$ -	\$ 26,651.25	\$ 202,036
6/15/47	\$1,035,000	\$ 150,000	\$ 26,651.25	\$ -
12/15/47	\$ 885,000	\$ -	\$ 22,788.75	\$ 199,440
6/15/48	\$ 885,000	\$ 160,000	\$ 22,788.75	\$ -
12/15/48	\$ 725,000	\$ -	\$ 18,668.75	\$ 201,458
6/15/49	\$ 725,000	\$ 170,000	\$ 18,668.75	\$ -
12/15/49	\$ 555,000	\$ -	\$ 14,291.25	\$ 202,960
6/15/50	\$ 555,000	\$ 175,000	\$ 14,291.25	\$ -
12/15/50	\$ 380,000	\$ -	\$ 9,785.00	\$ 199,076
6/15/51	\$ 380,000	\$ 185,000	\$ 9,785.00	\$ -
12/15/51	\$ 195,000	\$ -	\$ 5,021.25	\$ 199,806
6/15/52	\$ 195,000	\$ 195,000	\$ 5,021.25	\$ -
12/15/52	\$ -	\$ -	\$ -	\$ 200,021
Totals	\$3,005,000	\$ 2,615,459	\$ 5,620,459	

SECTION V

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

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

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Storey Park Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the revised parking and towing map shown in Appendix 1.0 (the "Revised District Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes Parking Areas throughout the community on District property. No trailers shall be parked in any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 Revised On-Street Parking.
 - 1.3.1 On-street parking in the District is prohibited in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:
 - (a) Reserved.
 - (b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used

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

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

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

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

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

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

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District

Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

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

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

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

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

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

1.5 Enforcement

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

1.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or

termination by the Board of Supervisors due to violations of these rules.

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

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

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

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

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

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

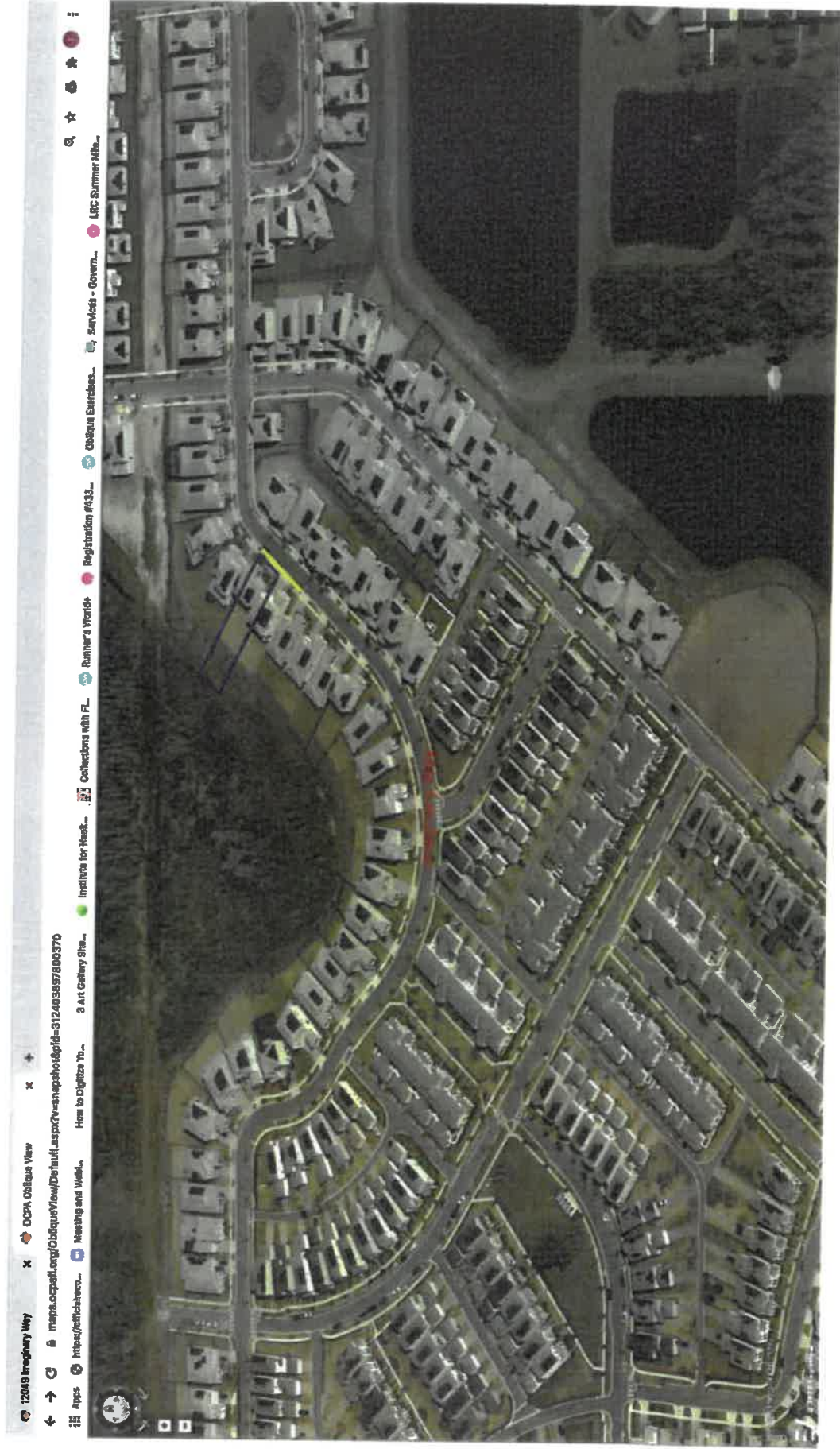
Appendix 1.0

Revised District Parking and Towing Map

[ATTACHED BELOW]







12049 Imperial Way

OCMA Oblique View

maps.oblique.org/ObliqueView/Default.aspx?v=snaphot&id=312403587600370

How to Digging Yo...

Meeting and Work...

3 Art Gallery Sit...

Institute for Healt...

Collectors with FL

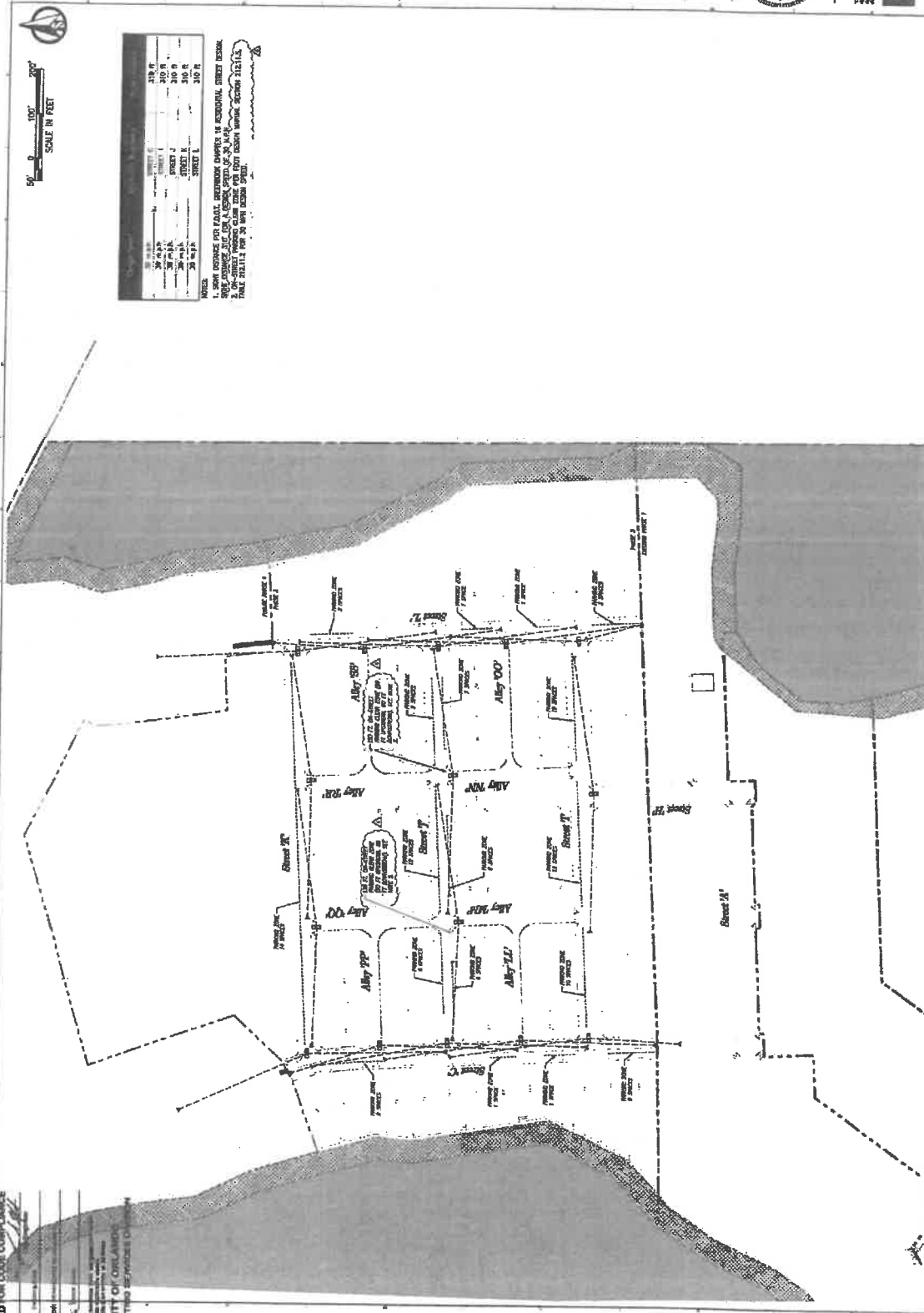
Runners World

Registration #433...

Oblique Extracur...

Services - Govern...

LSC Summer Nite...

[illegible]

1. SHORT DISTANCE FOR P.O.D. (REWORK) CARRIER 16 RESIDENTIAL STREET DESIGN.
SHORT DISTANCE NOT FOR A DESIGN SPEED OF 30 M.P.H.

2. ON-STREET PROPOSED CLAIM TIME FOR FOOT DESIGN WARM SECTION 212.11.2,
TABLE 212.11.2 FOR 30 MPH DESIGN SPEED

Key Message



0 100' 200'

SCALE IN FEET

Source: *Author's calculations*.

[illegible]

**STORY PARK -
PARCEL 1
PHASE 3
(WEWAHOOTEE PD)**

Behavioral Test

PARKING DESIGNATION & SIGHT DISTANCE PLAN

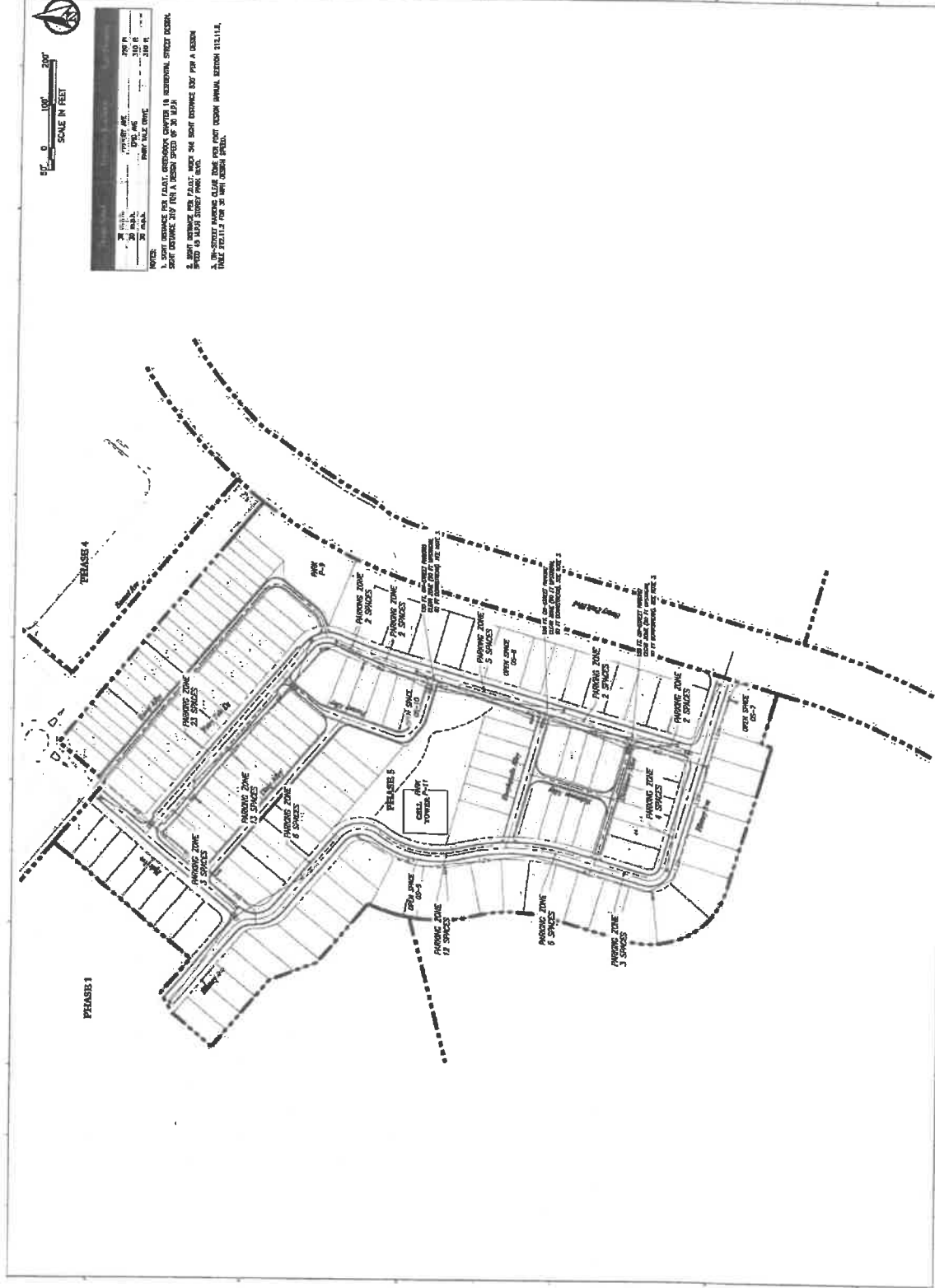
Order No.:

0150



Francis Kennedy — *Don't Ask, Don't Tell*
182000-0500

Fordos & Benetti, LLC
5001 N. Highway 5, Omaha, NE 68105
Tel: 479-477-2591 fordosbenetti.com
E-Mail: info@fordosbenetti.com



1. SHORT DISTANCE FOR TADOT. GREENBOOK CHAPTER 18 NATIONAL STREET DESIGN. SHORT DISTANCE 210' FOR A DESIGN SPEED OF 30 MPH
2. SHORT DISTANCE FOR TADOT. MAXIMUM 344' SHORT DISTANCE 330' FOR A DESIGN SPEED 45 MPH STREET CLASS. RURAL
3. ON-STREET PARKING ALONG ROAD FOR POST DESIGN ANNUAL VOLUME 212,112. TABLE 12.11.2 FOR 30 MPH DESIGN SPEED.

[illegible]

Key Message



Conclusion

DATE	10/27/2000	TIME	10:00
BY	SA/2000	SA/2000	SA/2000
NO.	1000	1000	1000
NAME	SA/2000	SA/2000	SA/2000
ADDRESS	SA/2000	SA/2000	SA/2000
CITY	SA/2000	SA/2000	SA/2000
STATE	SA/2000	SA/2000	SA/2000
ZIP	SA/2000	SA/2000	SA/2000
PHONE	SA/2000	SA/2000	SA/2000
FAX	SA/2000	SA/2000	SA/2000
E-MAIL	SA/2000	SA/2000	SA/2000
WEB	SA/2000	SA/2000	SA/2000
URL	SA/2000	SA/2000	SA/2000
IP	SA/2000	SA/2000	SA/2000
MAC	SA/2000	SA/2000	SA/2000
PORT	SA/2000	SA/2000	SA/2000
PROTOCOL	SA/2000	SA/2000	SA/2000
STATUS	SA/2000	SA/2000	SA/2000
REMARKS	SA/2000	SA/2000	SA/2000
DATE	10/27/2000	TIME	10:00
BY	SA/2000	SA/2000	SA/2000
NO.	1000	1000	1000
NAME	SA/2000	SA/2000	SA/2000
ADDRESS	SA/2000	SA/2000	SA/2000
CITY	SA/2000	SA/2000	SA/2000
STATE	SA/2000	SA/2000	SA/2000
ZIP	SA/2000	SA/2000	SA/2000
PHONE	SA/2000	SA/2000	SA/2000
FAX	SA/2000	SA/2000	SA/2000
E-MAIL	SA/2000	SA/2000	SA/2000
WEB	SA/2000	SA/2000	SA/2000
URL	SA/2000	SA/2000	SA/2000
IP	SA/2000	SA/2000	SA/2000
MAC	SA/2000	SA/2000	SA/2000
PORT	SA/2000	SA/2000	SA/2000
PROTOCOL	SA/2000	SA/2000	SA/2000
STATUS	SA/2000	SA/2000	SA/2000
REMARKS	SA/2000	SA/2000	SA/2000

**STOREY PARK -
PARCEL 1 PHASE 5
(WEWAHOOTEE PD)**

Business and You:
CITY OF ORLANDO, FL.

Chart Title

PARKING DESIGNATION & SIGHT DISTANCE PLAN

Robert H.

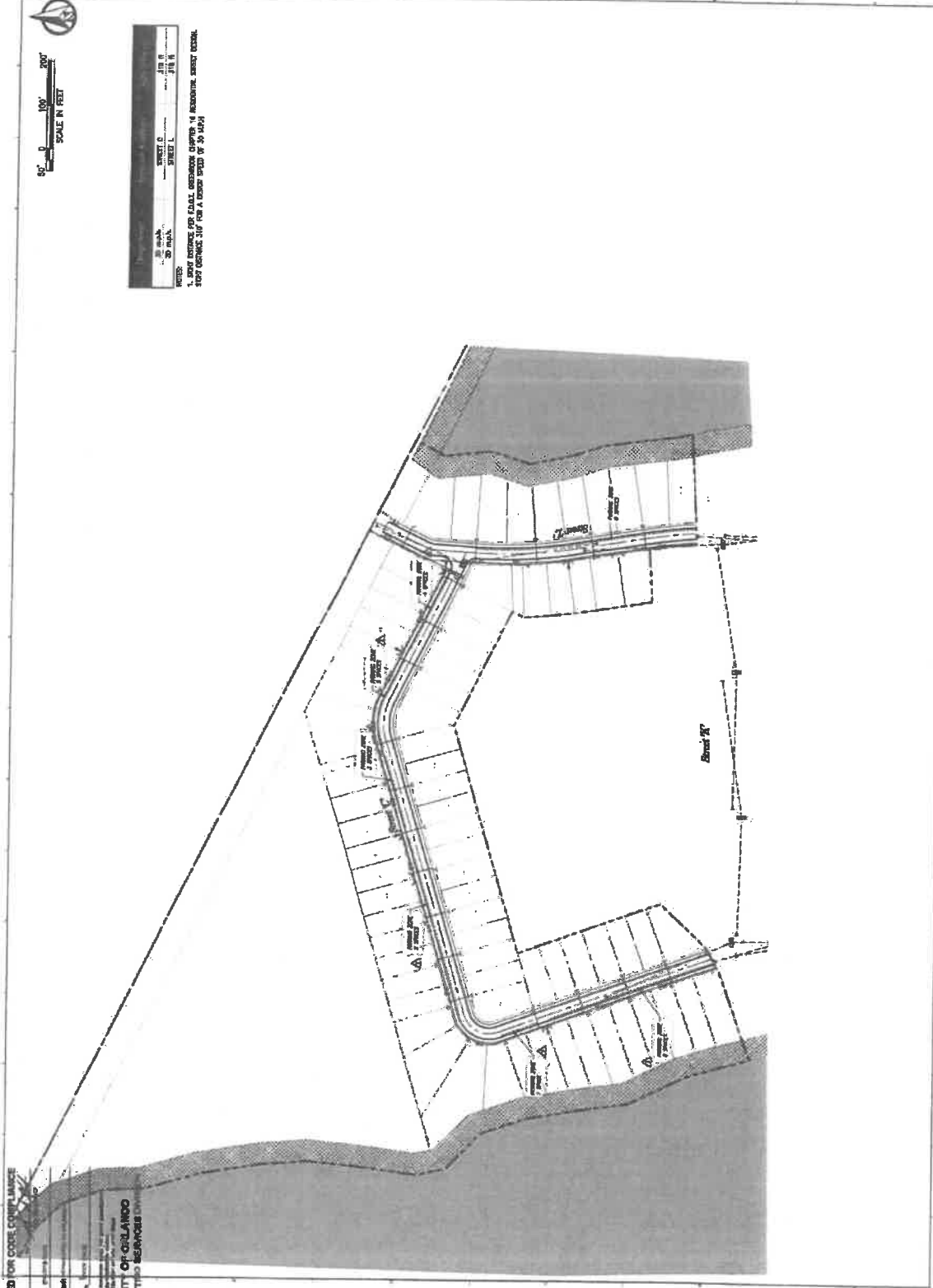
C3.10



order through the on-line service, or through the on-line purchase page, or by phone, or by mail. The on-line purchase page is the most convenient way to purchase the book. The on-line purchase page is located at <http://www.mhhe.com>. The on-line purchase page is also available in Spanish by going to <http://www.mhhe.com>.



Poulsen & Brønsgaard, LLC
2025 E Lindquist Dr, Columbia, SC 29204
Tel: 803.732.2594 www.poulsenbronsgaard.com
Eng. Div. No. 2947



0 100 200
SCALE IN FEET

NOTES:

DATE	NOV 1967
SHEET	1
DRAWN BY	J. C. SHERIDAN
CHECKED BY	J. C. SHERIDAN
APPROVED BY	J. C. SHERIDAN

Key Note



Conclusion:

DATE	10/10/78	TIME	10:00 AM
TO	10/10/78	FROM	10/10/78
BY	10/10/78	CLERK	10/10/78
REMARKS	10/10/78		
INITIALS	10/10/78		
SIGNATURE	10/10/78		
DATE	10/10/78	TIME	10:00 AM
TO	10/10/78	FROM	10/10/78
BY	10/10/78	CLERK	10/10/78
REMARKS	10/10/78		
INITIALS	10/10/78		
SIGNATURE	10/10/78		

**STOREY PARK -
PARCEL L
PHASE 4
(WEWAHOOTEE FD)**

Submittal To
CITY OF ORLANDO, FL

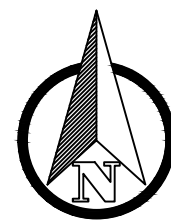
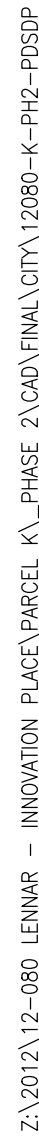
Sheet Title
**PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN**

C3.10



Phone 845-23-0000
Circle 29 on Reader Service Card

Foxton & Barnsett, LLC
2003 E. Highway 20, Okaloosa, FL 32568
Tel: 904.457.2547 www.foxtonandbarnsett.com
Fax: 904.457.2547

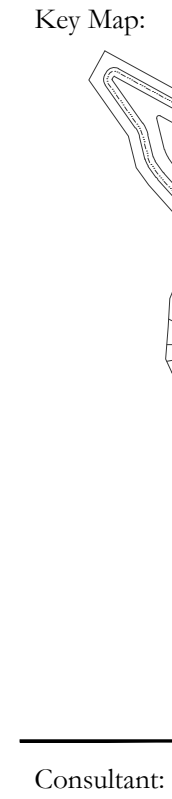


NOTES:

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

NOTES:

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




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

Sheet Title:

**PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN**

Seal:

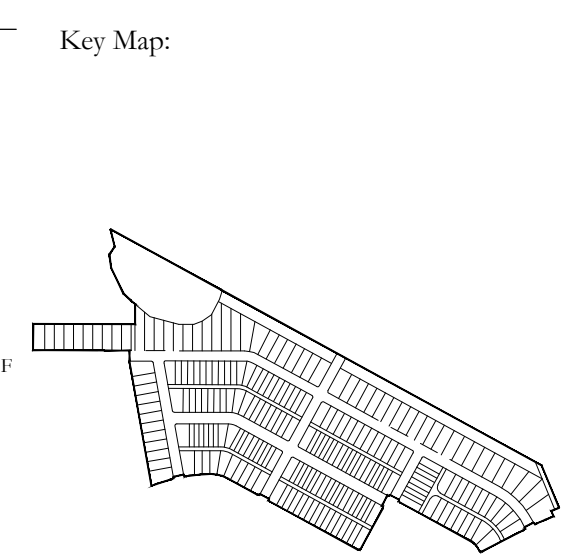


NICOLLE VAN VALKENBURG
P.E. NO. 0066616

DATE: March 30, 2021

POULOS & BENNETT

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



NOTES:

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

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

Sheet No.: **C3.10**

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

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

SECTION VI



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **April 17, 2024**

Name **Storey Park CDD**
c/o GMS
Address **6200 Lee Vista Blvd, Suite 300**
City **Orlando, FL 32822**
Phone **407-398-2890**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **signee** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **17 months** in accordance with the terms and conditions of this Agreement in the following sites:

Seventeen (17) Stormwater Retention Ponds
Associated with Storey Park CDD
Orlando, FL
(See Attached Map)

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Shoreline brush & grass control	Included
2. Emerged vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Submersed vegetation control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 05/01/2024 thru 09/30/2025.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	<u>NA</u>	Due at the start of work
Maintenance Fee	<u>\$3,775.00</u>	Due <u>monthly</u> as billed x 17.
Total Annual Cost	<u>\$64,175.00</u>	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **May 17, 2024**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **4/17/2024**

Accepted

Date:

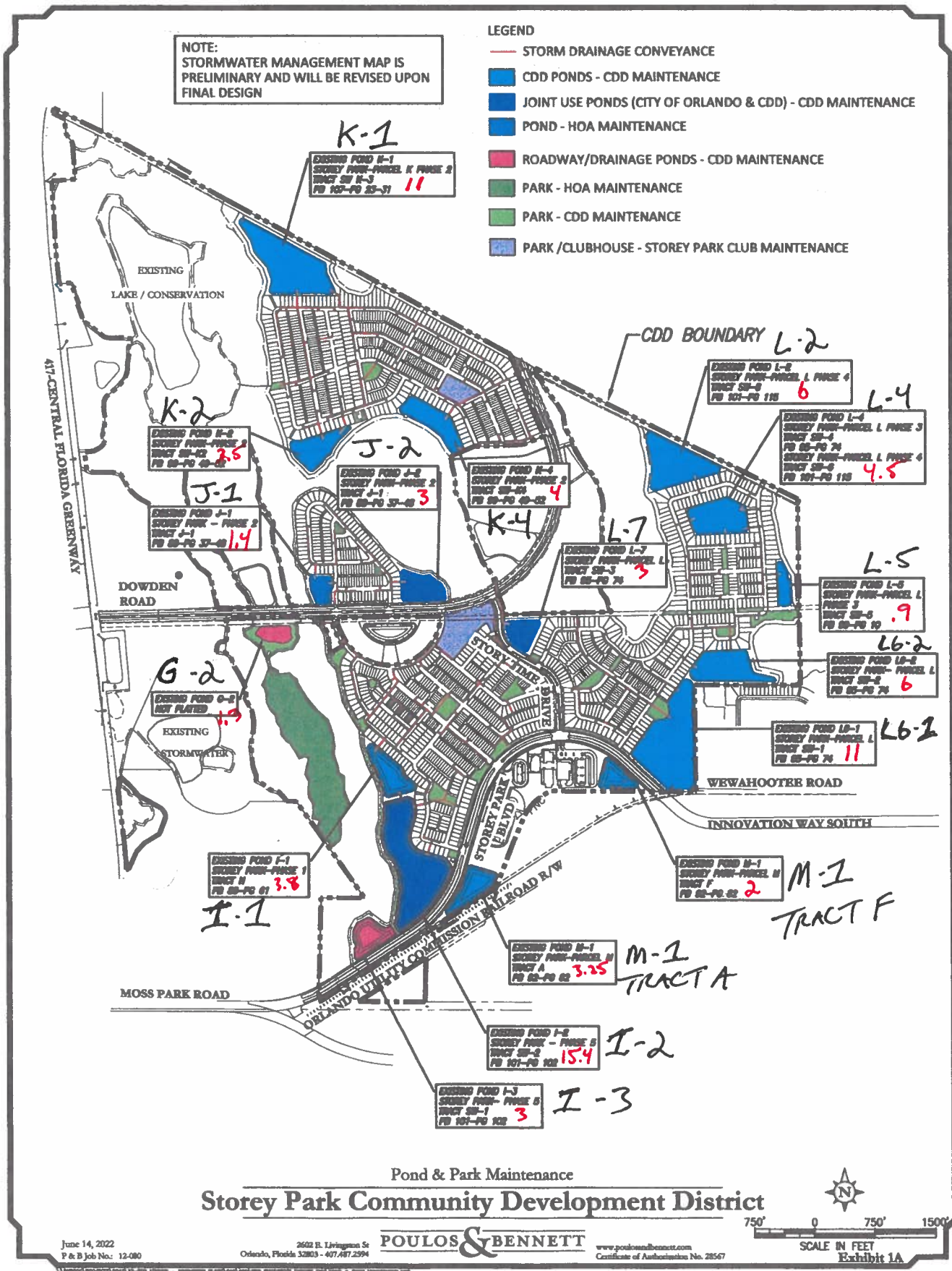
AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

17 POUNDS
83 ACRES TOTAL



SECTION VII

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

March 24,2025 - April 29, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/27/25	1449-1450	\$ 2,780.00
	4/3/25	1451-1452	1,718.92
	4/9/25	1453-1454	42,860.56
	4/17/25	1455-1465	27,060.48
	4/24/25	1466	620.00
			<hr/>
			\$ 75,039.96
Payroll			
	<u>April 2025</u>		
	Matthew Antolovich	50086	\$ 184.70
	Travis Smith	50087	80.08
	Willem Boermans	50088	184.70
			<hr/>
			\$ 449.48
TOTAL			\$ 75,489.44

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/27/25	00020	3/22/25 5777	202503 320-53800-47800		*	385.00	
		RPLC DOG PRK GATE LOCKSET					
		3/22/25 5778	202503 320-53800-47800		*	960.00	
		INST.WIDE GATE/FENCE POST					
		3/22/25 5779	202503 320-53800-47700		*	235.00	
		RMV NO PARK SIGN-SATIRE					
				BERRY CONSTRUCTION INC.			1,580.00 001449
3/27/25	00028	3/24/25 8258	202503 320-53800-46300		*	1,200.00	
		RPLC OAK TREE-SATIRE/LANG					
				OMEGASCAPES INC			1,200.00 001450
4/03/25	00028	3/31/25 8281	202503 320-53800-47300		*	1,098.92	
		RPR RAINBIRD VLV/ROTOR/PU					
				OMEGASCAPES INC			1,098.92 001451
4/03/25	00043	3/27/25 INV19708	202503 320-53800-48100		*	620.00	
		SCRTY 03/16/25 - 03/21/25					
				OFF DUTY MANAGEMENT INC			620.00 001452
4/09/25	00028	4/01/25 8283	202504 320-53800-46200		*	42,240.56	
		LANDSCAPE MAINT APR25					
				OMEGASCAPES INC			42,240.56 001453
4/09/25	00043	4/03/25 INV#1998	202503 320-53800-48100		*	620.00	
		SCRTY 03/28/25 - 03/29/25					
				OFF DUTY MANAGEMENT INC			620.00 001454
4/17/25	00020	4/13/25 5803	202504 320-53800-47800		*	765.00	
		RPLC FENCE/RPR 5SECT/BRD					
				BERRY CONSTRUCTION INC.			765.00 001455
4/17/25	00002	4/01/25 266	202504 310-51300-34000		*	3,937.50	
		MANAGEMENT FEES APR25					
		4/01/25 266	202504 310-51300-35200		*	105.00	
		WEBSITE ADMIN APR25					
		4/01/25 266	202504 310-51300-35100		*	157.50	
		INFORMATION TECH APR25					
		4/01/25 266	202504 310-51300-31300		*	1,531.25	
		DISSEMINATION FEE APR25					
		4/01/25 266	202504 310-51300-51000		*	.33	
		OFFICE SUPPLIES					
		4/01/25 266	202504 310-51300-42000		*	5.13	
		POSTAGE					
		4/01/25 266	202504 310-51300-42500		*	74.85	
		COPIES					

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
		4/01/25	267	202504	320-53800-12000					*	1,575.00		
			FIELD MANAGEMENT	APR25					GOVERNMENTAL MANAGEMENT SERVICES			7,386.56	001456
4/17/25	00005	4/11/25	139768	202503	310-51300-31500					*	159.00		
			REV.AGDA/SECURITY POST						LATHAM LUNA EDEN & BEAUDINE LLP			159.00	001457
4/17/25	00028	4/10/25	8330	202504	320-53800-46300					*	1,200.00		
			GRND PRUNE PINE/PALM TREE						OMEGASCAPES INC			1,200.00	001458
4/17/25	00043	4/10/25	INV20221	202504	320-53800-48100					*	930.00		
			SCRTY 03/30/25 - 04/05/25						OFF DUTY MANAGEMENT INC			930.00	001459
4/17/25	00006	4/11/25	15-060(1	202503	310-51300-31100					*	675.00		
			POND REC/PARK REV/CONTROL						POULOS & BENNETT LLC			675.00	001460
4/17/25	00015	4/16/25	04162025	202504	300-20700-10000					*	5,987.57		
			FY25 DEBT SRVC SER2015						STOREY PARK CDD C/O REGIONS BANK			5,987.57	001461
4/17/25	00015	4/16/25	04162025	202504	300-20700-10100					*	2,411.02		
			FY25 DEBT SRVC SER2018						STOREY PARK CDD C/O REGIONS BANK			2,411.02	001462
4/17/25	00015	4/16/25	04162025	202504	300-20700-10200					*	2,321.00		
			FY25 DEBT SRVC SER2019						STOREY PARK CDD C/O REGIONS BANK			2,321.00	001463
4/17/25	00015	4/16/25	04162025	202504	300-20700-10500					*	3,248.30		
			FY25 DEBT SRVC SER2021						STOREY PARK CDD C/O REGIONS BANK			3,248.30	001464
4/17/25	00015	4/16/25	04162025	202504	300-20700-10600					*	1,977.03		
			FY25 SPCL ASMNT SER2022						STOREY PARK CDD C/O REGIONS BANK			1,977.03	001465
4/24/25	00043	4/18/25	INV20512	202504	320-53800-48100					*	620.00		
			SCRTY 04/06/25 - 04/11/25						OFF DUTY MANAGEMENT INC			620.00	001466
									TOTAL FOR BANK A		75,039.96		
									STOR -STOREY PARK- TVISCARRA				

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...				VENDOR NAME	STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										75,039.96	

SECTION 2

Storey Park
Community Development District

Unaudited Financial Reporting
March 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4-5	<u>Month to Month</u>
6	<u>Capital Reserve Income Statement</u>
7	<u>Debt Service Series 2015 Income Statement</u>
8	<u>Debt Service Series 2018 Income Statement</u>
9	<u>Debt Service Series 2019 Income Statement</u>
10	<u>Debt Service Series 2021 Income Statement</u>
11	<u>Debt Service Series 2022 Income Statement</u>
12	<u>Capital Projects Series 2021 Income Statement</u>
13	<u>Capital Projects Series 2022 Income Statement</u>
14	<u>Long Term Debt</u>
15	<u>FY25 Assessment Receipt Schedule</u>

Storey Park
Community Development District
Balance Sheet
March 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	\$ 233,419	\$ 39,644	\$ -	\$ -	\$ 273,063
Investments:					
Series 2015					
Reserve	-	-	348,316	-	348,316
Revenue	-	-	775,938	-	775,938
Interest	-	-	107	-	107
Sinking Fund	-	-	281	-	281
General Redemption	-	-	1,537	-	1,537
Prepayment	-	-	0	-	0
Series 2018					
Reserve	-	-	72,769	-	72,769
Revenue	-	-	304,576	-	304,576
Interest	-	-	200	-	200
Sinking Fund	-	-	66	-	66
General Redemption	-	-	71	-	71
Series 2019					
Reserve	-	-	43,891	-	43,891
Revenue	-	-	310,610	-	310,610
Interest	-	-	77,729	-	77,729
Sinking Fund	-	-	71	-	71
Prepayment	-	-	1	-	1
Principal	-	-	82	-	82
Series 2021					
Reserve	-	-	169,576	-	169,576
Revenue	-	-	372,282	-	372,282
Interest	-	-	236	-	236
Sinking Fund	-	-	134	-	134
Construction	-	-	-	20,310	20,310
Series 2022					
Reserve	-	-	103,257	-	103,257
Revenue	-	-	216,211	-	216,211
Interest	-	-	177	-	177
Sinking Fund	-	-	52	-	52
Construction	-	-	-	10,447	10,447
SBA - Operating	753,798	-	-	-	753,798
SBA - Capital Reserve	-	467,763	-	-	467,763
SBA - OCPS	-	30,454	-	-	30,454
Total Assets	\$ 987,217	\$ 537,861	\$ 2,798,169	\$ 30,756	\$ 4,354,003
Liabilities:					
Accounts Payable	\$ 3,142	\$ -	\$ -	\$ -	\$ 3,142
Total Liabilities	\$ 3,142	\$ -	\$ -	\$ -	\$ 3,142
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 1,126,178	\$ -	\$ 1,126,178
Assigned For Debt Service 2018	-	-	377,682	-	377,682
Assigned For Debt Service 2019	-	-	432,384	-	432,384
Assigned For Debt Service 2021	-	-	542,228	-	542,228
Assigned For Debt Service 2022	-	-	319,696	-	319,696
Assigned For Capital Projects 2021	-	-	-	20,310	20,310
Assigned For Capital Projects 2022	-	-	-	10,447	10,447
Unassigned	984,074	537,861	-	-	1,521,936
Total Fund Balances	\$ 984,074	\$ 537,861	\$ 2,798,169	\$ 30,756	\$ 4,350,861
Total Liabilities & Fund Equity	\$ 987,217	\$ 537,861	\$ 2,798,169	\$ 30,756	\$ 4,354,003

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments	\$ 1,191,240	\$ 1,121,431	\$ 1,121,431	\$ -
Interest	24,000	12,000	8,784	(3,216)
Miscellaneous Revenues	-	-	35	35
Total Revenues	\$ 1,215,240	\$ 1,133,431	\$ 1,130,250	\$ (3,182)
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,400	\$ 3,600
FICA Expense	918	459	184	275
Engineering Fees	12,000	6,000	1,288	4,713
Attorney	25,000	12,500	6,158	6,342
Arbitrage	1,800	600	600	-
Dissemination Agent	18,375	9,188	9,188	-
Annual Audit	10,400	-	-	-
Trustee Fees	17,500	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	47,250	23,625	23,625	-
Information Technology	1,890	945	945	-
Website Maintenance	1,260	630	630	-
Telephone	150	75	-	75
Postage	750	375	361	14
Printing & Binding	750	375	37	338
Insurance	7,359	7,359	7,158	201
Legal Advertising	2,500	1,250	394	856
Other Current Charges	600	300	323	(23)
Office Supplies	100	50	10	40
Property Appraiser Fee	1,500	-	-	-
Property Taxes	-	-	3,778	(3,778)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 170,152	\$ 77,781	\$ 65,127	\$ 12,653

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Operation & Maintenance</u>				
Field Management	\$ 18,900	\$ 9,450	\$ 9,450	\$ -
Property Insurance	28,355	28,355	27,018	1,337
Electric	3,000	1,500	713	787
Streetlights	263,140	131,570	118,245	13,325
Water & Sewer	56,400	28,200	11,095	17,105
Landscape Maintenance - Contract	504,968	252,484	253,443	(959)
Landscape - Contingency	20,000	10,000	4,526	5,474
Lake Maintenance	45,300	22,650	22,650	-
Mitigation Monitoring & Maintenance	13,750	6,875	-	6,875
Irrigation Repairs	20,000	10,000	10,998	(998)
Repairs & Maintenance	25,000	12,500	4,235	8,265
Roadways & Sidewalks	15,000	7,500	3,065	4,435
Trail & Boardwalk Maintenance	5,000	2,500	5,860	(3,360)
Dog Park Maintenance	3,500	1,750	3,330	(1,580)
Operating Supplies	1,500	750	-	750
Pressure Washing	7,500	3,750	7,500	(3,750)
Signage	8,619	4,310	1,555	2,755
Enhanced Traffic Enforcement	39,500	19,750	12,876	6,874
Contingency	1,977	989	-	989
Total Maintenance - Shared Expenses	\$ 1,081,409	\$ 554,882	\$ 496,560	\$ 58,322
<u>Reserves</u>				
Capital Reserve Transfer	\$ 149,726	\$ 149,726	\$ 149,726	\$ -
Total Reserves	\$ 149,726	\$ 149,726	\$ 149,726	\$ -
Total Expenditures	\$ 1,401,287	\$ 782,389	\$ 711,413	\$ 70,975
Excess Revenues (Expenditures)	\$ (186,047)		\$ 418,836	
Fund Balance - Beginning	\$ 186,047		\$ 565,238	
Fund Balance - Ending	\$ -		\$ 984,074	

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	\$ 121,817	\$ 37,899	\$ 835,438	\$ 81,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,121,431
Interest	1,264	1,187	1,190	1,161	1,106	2,877	-	-	-	-	-	-	8,784
Miscellaneous Revenues	-	-	-	-	-	35	-	-	-	-	-	-	35
Total Revenues	\$ 1,264	\$ 46,090	\$ 123,007	\$ 39,060	\$ 836,543	\$ 84,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130,250
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,400
FICA Expense	77	61	46	-	-	-	-	-	-	-	-	-	184
Engineering Fees	88	188	88	250	-	675	-	-	-	-	-	-	1,288
Attorney	3,599	2,108	212	-	80	159	-	-	-	-	-	-	6,158
Arbitrage	600	-	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	1,531	1,531	1,531	1,531	1,531	1,531	-	-	-	-	-	-	9,188
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,938	3,938	3,938	3,938	3,938	3,938	-	-	-	-	-	-	23,625
Information Technology	158	158	158	158	158	158	-	-	-	-	-	-	945
Website Maintenance	105	105	105	105	105	105	-	-	-	-	-	-	630
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	28	5	15	58	62	192	-	-	-	-	-	-	361
Printing & Binding	5	26	7	-	-	-	-	-	-	-	-	-	37
Insurance	7,158	-	-	-	-	-	-	-	-	-	-	-	7,158
Legal Advertising	394	-	-	-	-	-	-	-	-	-	-	-	394
Other Current Charges	57	41	60	77	45	44	-	-	-	-	-	-	323
Office Supplies	0	0	0	9	0	0	-	-	-	-	-	-	10
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	3,778	-	-	-	-	-	-	-	-	-	-	3,778
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 26,786	\$ 12,737	\$ 6,758	\$ 6,125	\$ 5,918	\$ 6,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,127

Storey Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Operation & Maintenance</u>													
Field Management	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,450
Property Insurance	27,018	-	-	-	-	-	-	-	-	-	-	-	27,018
Electric	113	115	112	136	121	116	-	-	-	-	-	-	713
Streetlights	23,804	16,055	22,025	14,750	21,263	20,348	-	-	-	-	-	-	118,245
Water & Sewer	901	1,330	1,324	2,978	2,255	2,308	-	-	-	-	-	-	11,095
Landscape Maintenance - Contract	42,241	42,241	42,241	42,241	42,241	42,241	-	-	-	-	-	-	253,443
Landscape - Contingency	-	-	-	-	2,426	2,100	-	-	-	-	-	-	4,526
Lake Maintenance	3,775	3,775	3,775	3,775	3,775	3,775	-	-	-	-	-	-	22,650
Mitigation Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	2,724	1,599	2,578	1,541	2,556	-	-	-	-	-	-	10,998
Repairs & Maintenance	1,630	1,935	-	285	-	385	-	-	-	-	-	-	4,235
Roadways & Sidewalks	-	-	-	1,165	-	1,900	-	-	-	-	-	-	3,065
Trail & Boardwalk Maintenance	-	5,860	-	-	-	-	-	-	-	-	-	-	5,860
Dog Park Maintenance	470	-	-	970	545	1,345	-	-	-	-	-	-	3,330
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Signage	-	375	285	660	-	235	-	-	-	-	-	-	1,555
Enhanced Traffic Enforcement	344	275	666	4,615	3,878	3,100	-	-	-	-	-	-	12,876
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 101,870	\$ 76,260	\$ 81,102	\$ 75,726	\$ 79,619	\$ 81,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	496,560
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 149,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	149,726
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 149,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	149,726
Total Expenditures	\$ 128,656	\$ 88,997	\$ 87,859	\$ 81,851	\$ 235,263	\$ 88,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	711,413
Excess Revenues (Expenditures)	\$ (127,392)	\$ (42,906)	\$ 35,147	\$ (42,791)	\$ 601,280	\$ (4,501)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	418,836

Storey Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Transfer In	\$ 149,726	\$ 149,726	\$ 149,726	\$ -
Interest	12,000	6,000	8,395	2,395
Misc. Income - OCPS	-	-	30,000	30,000
Total Revenues	\$ 161,726	\$ 155,726	\$ 188,121	\$ 32,395
Expenditures:				
Contingency	\$ 600	\$ 300	\$ 234	\$ 66
Capital Outlay	-	-	12,900	(12,900)
Total Expenditures	\$ 600	\$ 300	\$ 13,134	\$ (12,834)
Excess Revenues (Expenditures)	\$ 161,126		\$ 174,986	
Fund Balance - Beginning	\$ 362,713		\$ 362,875	
Fund Balance - Ending	\$ 523,839		\$ 537,861	

Storey Park

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 580,238	\$ 580,238	\$ -
Interest	30,000	15,000	16,305	1,305
Total Revenues	\$ 646,298	\$ 595,238	\$ 596,544	\$ 1,305
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		\$ 193,266	
Fund Balance - Beginning	\$ 593,045		\$ 932,913	
Fund Balance - Ending	\$ 642,393		\$ 1,126,178	

Storey Park

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 233,645	\$ 233,645	\$ -
Interest	8,000	4,000	4,708	708
Total Revenues	\$ 256,827	\$ 237,645	\$ 238,353	\$ 708
Expenditures:				
Series 2018				
Interest - 12/15	\$ 84,588	\$ 84,588	\$ 84,588	\$ -
Principal - 06/15	80,000	-	-	-
Interest - 06/15	84,588	-	-	-
Total Expenditures	\$ 249,175	\$ 84,588	\$ 84,588	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 7,652		\$ 153,766	
Fund Balance - Beginning	\$ 150,406		\$ 223,916	
Fund Balance - Ending	\$ 158,058		\$ 377,682	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 224,921	\$ 224,921	\$ -
Interest	10,000	5,000	6,004	1,004
Total Revenues	\$ 248,964	\$ 229,921	\$ 230,925	\$ 1,004
Expenditures:				
Series 2019				
Interest - 12/15	\$ 76,869	\$ 76,869	\$ 76,869	\$ -
Principal - 06/15	85,000	-	-	-
Interest - 06/15	76,869	-	-	-
Total Expenditures	\$ 238,738	\$ 76,869	\$ 76,869	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 10,227		\$ 154,057	
Fund Balance - Beginning	\$ 150,073		\$ 278,328	
Fund Balance - Ending	\$ 160,300		\$ 432,384	

Storey Park

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 314,784	\$ 314,784	\$ -
Interest	12,500	6,250	6,945	695
Total Revenues	\$ 346,800	\$ 321,034	\$ 321,730	\$ 695
Expenditures:				
Series 2021				
Interest - 12/15	\$ 99,938	\$ 99,938	\$ 99,938	\$ -
Principal - 06/15	135,000	-	-	-
Interest - 06/15	99,938	-	-	-
Total Expenditures	\$ 334,875	\$ 99,938	\$ 99,938	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (8,400)	\$ (4,200)	\$ (4,379)	\$ 179
Total Other Financing Sources (Uses)	\$ (8,400)	\$ (4,200)	\$ (4,379)	\$ 179
Excess Revenues (Expenditures)	\$ 3,525		\$ 217,413	
Fund Balance - Beginning	\$ 144,638		\$ 324,816	
Fund Balance - Ending	\$ 148,163		\$ 542,228	

Storey Park

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 191,588	\$ 191,588	\$ -
Interest	8,000	4,000	4,189	189
Total Revenues	\$ 211,549	\$ 195,588	\$ 195,777	\$ 189
Expenditures:				
Series 2022				
Interest - 12/15	\$ 74,859	\$ 74,859	\$ 74,859	\$ -
Principal - 06/15	55,000	-	-	-
Interest - 06/15	74,859	-	-	-
Total Expenditures	\$ 204,718	\$ 74,859	\$ 74,859	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (5,400)	\$ (2,700)	\$ (2,661)	\$ (39)
Total Other Financing Sources (Uses)	\$ (5,400)	\$ (2,700)	\$ (2,661)	\$ (39)
Excess Revenues (Expenditures)	\$ 1,432		\$ 118,257	

Storey Park
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 403	\$ 403
Total Revenues	\$ -	\$ -	\$ 403	\$ 403
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)	\$ -		\$ 4,783	
Fund Balance - Beginning	\$ -		\$ 15,527	
Fund Balance - Ending	\$ -		\$ 20,310	

Storey Park

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 203	\$ 203
Total Revenues	\$ -	\$ -	\$ 203	\$ 203
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)	\$ -		\$ 2,864	
Fund Balance - Beginning	\$ -		\$ 7,583	
Fund Balance - Ending	\$ -		\$ 10,447	

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	\$348,316	
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	\$72,769	
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	\$43,891	
BONDS OUTSTANDING - 5/31/19		\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/22		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$80,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$80,000)
CURRENT BONDS OUTSTANDING		\$3,615,000

SERIES 2021, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FOUR PROJECT)		
INTEREST RATES:	2.375%, 2.875%, 3.300%, 4.400%	
MATURITY DATE:	6/15/2051	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$167,150	
RESERVE FUND BALANCE	\$169,576	
BONDS OUTSTANDING - 6/15/21		\$6,030,000
LESS: PRINCIPAL PAYMENT 6/15/22		(\$125,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$125,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$130,000)
CURRENT BONDS OUTSTANDING		\$5,650,000

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FIVE PROJECT)		
INTEREST RATES:	4.250%, 4.500%, 5.000%, 5.150%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$101,774	
RESERVE FUND BALANCE	\$103,257	
BONDS OUTSTANDING - 9/15/22		\$3,105,000
LESS: PRINCIPAL PAYMENT 6/15/23		(\$50,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$50,000)
CURRENT BONDS OUTSTANDING		\$3,005,000

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$ 1,267,495.00	\$ 655,813.00	\$ 264,077.00	\$ 254,217.00	\$ 355,784.00	\$ 216,542.05	\$ 3,013,928.05
Net Assessments	\$ 1,191,445.30	\$ 616,464.22	\$ 248,232.38	\$ 238,963.98	\$ 334,436.96	\$ 203,549.53	\$ 2,833,092.37

ON ROLL ASSESSMENTS

42.05%	21.76%	8.76%	8.43%	11.80%	7.18%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015 Debt Service Asmt	2018 Debt Service Asmt	2019 Debt Service Asmt	2021 Debt Service Asmt	2022 Debt Service Asmt	Total
11/6/24	1	\$6,633.27	\$0.00	\$320.42	\$0.00	\$6,312.85	\$2,654.84	\$1,373.64	\$553.12	\$532.47	\$745.21	\$453.56	\$6,312.84
11/13/24	2	\$27,738.17	\$0.00	\$1,109.53	\$0.00	\$26,628.64	\$11,198.56	\$5,794.24	\$2,333.17	\$2,246.06	\$3,143.42	\$1,913.19	\$26,628.64
11/22/24	3	\$78,319.45	\$1,353.89	\$3,132.78	\$0.00	\$73,832.78	\$31,050.07	\$16,065.58	\$6,469.15	\$6,227.60	\$8,715.71	\$5,304.67	\$73,832.78
12/04/24	4	\$115,850.98	\$0.00	\$4,634.05	\$0.00	\$111,216.93	\$46,771.82	\$24,200.15	\$9,744.70	\$9,380.86	\$13,128.78	\$7,990.62	\$111,216.93
12/11/24	5	\$44,166.34	\$0.00	\$1,766.66	\$1,589.63	\$43,989.31	\$18,499.52	\$9,571.81	\$3,854.29	\$3,710.38	\$5,192.79	\$3,160.51	\$43,989.30
12/18/24	6	\$140,060.46	\$0.00	\$5,602.40	\$0.00	\$134,458.06	\$56,545.78	\$29,257.28	\$11,781.06	\$11,341.19	\$15,872.32	\$9,660.42	\$134,458.05
01/13/25	7	\$93,874.26	\$0.00	\$3,754.96	\$0.00	\$90,119.30	\$37,899.30	\$19,609.43	\$7,896.15	\$7,601.33	\$10,638.28	\$6,474.81	\$90,119.30
02/12/25	8	\$2,069,316.85	\$0.00	\$82,761.85	\$0.00	\$1,986,555.00	\$835,437.50	\$432,262.67	\$174,059.72	\$167,560.75	\$234,506.09	\$142,728.26	\$1,986,554.99
03/12/25	9	\$201,415.55	\$0.00	\$7,919.97	\$0.00	\$193,495.58	\$81,373.77	\$42,103.50	\$16,953.87	\$16,320.85	\$22,841.50	\$13,902.10	\$193,495.59
04/11/25	10	\$28,612.70	\$0.00	\$1,095.57	\$0.00	\$27,517.13	\$11,572.22	\$5,987.57	\$2,411.02	\$2,321.00	\$3,248.30	\$1,977.03	\$27,517.14
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 2,805,988.03	\$ 1,353.89	\$ 112,098.19	\$ 1,589.63	\$ 2,694,125.58	\$ 1,133,003.38	\$ 586,225.87	\$ 236,056.25	\$ 227,242.49	\$ 318,032.40	\$ 193,565.17	\$ 2,694,125.56

95.09%	Net Percent Collected
\$ 138,966.79	Balance Remaining to Collect

SECTION 3



April 18, 2025

Jason Showe, District Manager
Storey Park CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2025. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2025**, there are **2,773 registered voter(s)** in the
Storey Park CDD.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov