

*Storey Park Community  
Development District*

*Agenda*

*April 7, 2026*

# AGENDA

# *Storey Park*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

March 31, 2026

**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, April 7, 2026 at 6:30 PM at the Storey Park Parcel K Clubhouse, 9715 Stanza Way, Orlando, Florida. PLEASE NOTE THE TIME AND LOCATION OF THE MEETING.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 3, 2026 Meeting
4. Review and Acceptance of Fiscal Year 2025 Audit Report
5. Public Hearing
  - A. Consideration of Resolution 2026-03 Amending the District's Rule Chapter II:  
Parking and Towing Rules
6. Consideration of License Agreement with Storey Park Homeowners' Association for  
Fireworks Display
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - D. Field Manager's Report
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – May 5, 2026
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 long, sweeping underline.

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, March 3, 2026 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Willem Boermans	Chairman
Matthew Antolovich	Vice Chairman
Travis Smith	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Robert Padillo	District Counsel
Cameron Roberts <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: We have no members of the public here to provide any comments.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 3, 2026 Meeting**

Mr. Showe: We will move on to the minutes of the February 3, 2026 meeting. Mr. Antolovich stated before the meeting that there were some comments that were probably attributed to the wrong speakers, so we can review those before they're finalized and try to correct those. Other than that, are there any other questions or comments? Then we would seek a motion to approve the minutes as amended.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the Minutes of the February 3, 2026 Meeting, were approved as amended.
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**FOURTH ORDER OF BUSINESS**

**Review of Proposals for Shade**

- A. Introduction Way Parcel K Playground**
- B. Folklore Dog Park**
- C. History Avenue Fitness Surfacing**
- D. Charades Dog Park and Playground**
- E. Philosophy Way Dog Park**

Mr. Showe: This is more for just Board information and any discussion. I didn't know if you want to include these in the budget or not. Alan went ahead and obtained some shade and surface proposals. The shade proposals run from the different areas, anywhere between \$72,000 and \$24,000. Then the History Avenue surfacing was about \$15,000.

Mr. Scheerer: That's the outdoor fitness area. That was for the foam padding that's starting to pop up. That proposal is to redo that outdoor fitness area.

Mr. Boermans: Okay.

Mr. Showe: These are just more provided for your information and discussion. I know Alan met with the vendor, so I don't have any additional comments.

Mr. Scheerer: Some of this came up from a resident that wanted some extra dog stuff in the park. We met with this particular vendor. Ignore the tax on any of these, because obviously that would be removed. But like Jason said, the first one is on Introduction Way. That's the dog park in the playground area. It kind of gives you an overview of what the costs are. Then after that, there are a couple of shade options, whether it's like a pop-up umbrella or an actual shade. There are some doggy stations and a few other items in there. It shows the layout of some of the devices. Do you see that, guys? Okay. It's just an entry level package for dog parks. The next one is the Folklore dog park. That's that small dog park area over there. Again, a doggy fountain and a shade structure, was anticipated for that location. Same thing. I think you all know where all of these addresses are. The proposal for History Avenue, again, that's the outdoor fitness area. Then of course Charades is the other dog park. These are just informational only as they were requested. As you can see, it's a significant amount of money. You can pick your poison.

Mr. Showe: Yeah.

Mr. Scheerer: We can get some additional quotes for those at some point in time, but its informational.

Mr. Smith: The only question that I have, is should we interpret it that we pick parts of it, like if we just wanted to do the fountains or shade?

Mr. Showe: You probably can. I would say that if you're picking pieces and parts of it, just the labor and installation may have some difference, because they wrap all of that into one. It's probably not a one for one exchange on those, but the item prices are probably reflective of the individual.

Mr. Scheerer: Please understand that any of these doggy fountains or whatever they're calling them...

Mr. Showe: Fido fountains.

Mr. Scheerer: Fido fountains, we'd have to get a water source. What's not included in this, is Orange County Utilities coming out and saying, *"Hey Alan, this is what it going to cost you to add a meter,"* which is some additional work that we're going to have to get. But I think the Fido fountains are something everybody would like to see for their pets, regardless of where you start at.

Mr. Antolovich: Knowing if we can and how much water we would need to get out there.

Mr. Scheerer: Well, we'll do some research between now and the May meeting.

Mr. Antolovich: Yeah.

Mr. Scheerer: And try to come up with some sort of an idea of what it would cost. I'm not sure how cooperative Orange County Utility is with coming out and saying, *"Hey, I've got a plan to install water fountains at these dog parks. Can you give me a price to install all of them?"*

Mr. Boermans: Does every parcel have fresh water available?

Mr. Scheerer: No.

Mr. Boermans: Okay.

Mr. Scheerer: For all of our parcels, the only thing that we typically have available, is reclaimed water.

Mr. Boermans: Okay.

Mr. Scheerer: That's for the irrigation. You don't want to feed that to your pets and/or your children.

Mr. Showe: No.

Mr. Boermans: No.

Mr. Showe: We can do some additional digging on the water.

Mr. Boermans: What do you think about this?

Mr. Antolovich: Shade is expensive.

Mr. Boermans: I'm surprised. I thought it would be a lot more money. I thought it was. I thought it would be more, at least for every shade structure, like \$60,000 or \$70,000.

Mr. Scheerer: No.

Mr. Showe: Well, that's kind of if you're buying the sail that would go over the whole thing.

Mr. Lazarovich: Most of these are 10 x 10.

Mr. Showe: These aren't.

Mr. Boermans: Of course, everything has to be hurricane proof.

Mr. Showe: Correct?

Mr. Scheerer: Yeah. The thing with shade structures, they have to be permitted too.

Mr. Showe: Yes.

Mr. Scheerer: It used to be playgrounds didn't have to be permitted, but if you install a new playground now, you actually have to get a permit through the local municipality.

Mr. Boermans: Okay.

Mr. Scheerer: We don't have to do that. You're not shading the structure; you're shading where the people are sitting. That's kind of been the request. If you want something that will go over the entire playground, we can get you a number on that. I can tell you that a 10 x 20 is probably in the \$30,000 range.

Mr. Showe: Yeah.

Mr. Scheerer: It's more in labor to install it, than it is to buy the shade. Look at some of the labor numbers on these shade structures there.

Mr. Boermans: Yeah, that's something besides this topic that I want to look into the playgrounds to do that.

Mr. Scheerer: Okay.

Mr. Antolovich: How much are the benches? About \$1,000 each?

Mr. Scheerer: Yeah. They are all polyurethane benches, the plastic ones. I just had four installed over in Champions Gate today.

Mr. Antolovich: Yeah.

Mr. Scheerer: They are anywhere from \$700 to \$1,000 each.

Mr. Antolovich: Are they more durable?

Mr. Scheerer: Well, if you get the metal framed ones like we had where I was just at, all that powder coating comes off and they look like...

Mr. Antolovich: Yeah.

Mr. Scheerer: You just do everything out of what we would call what Trex or some sort of PVC composite material.

Mr. Showe: Yeah.

Mr. Scheerer: They should last.

Mr. Showe: They last a long time. They're great. You can pressure wash them. They look brand new.

Mr. Scheerer: You can pick your color, if you want a tan gray, charcoal, black.

Mr. Showe: They're great but they're expensive.

Mr. Antolovich: Yep.

Mr. Smith: Looking at the water, I think that is unreasonable or some form of it. But then the shades are nice, depending on what else we need to do.

Mr. Antolovich: The shades are nice, but dog park equipment is always expensive.

Mr. Scheerer: Yeah.

Mr. Antolovich: But going to the Philosophy dog park, I've never seen anyone use any of that equipment that was there.

Mr. Scheerer: Well, this lady that the Board referred to, she specifically requested it.

Mr. Antolovich: I know.

Mr. Scheerer: That's why we did an entry level. It's the bare minimum. The thing of it is, you got two of those dog parks on Parcel K. It's not like one.

Mr. Showe: Its double.

Mr. Scheerer: Yeah. So, it's double, one for each side. But you don't have to do two. You could do one and do the water and people can come over and use the water fountain from the other one and maybe just do a shade structure over where the benches are.

Mr. Antolovich: Yeah.

Mr. Scheerer: You guys can review all of that. Whatever you want us to do between now and like Jason said.

Mr. Showe: Even if you want to just say, “*Hey, we're okay spending any X amount of money,*” we'll figure out what the packages are later, just so that we have an idea of what to put in the budget.

Mr. Scheerer: If you add this all up, it's pretty significant.

Mr. Showe: Correct.

Mr. Antolovich: The outdoor fitness area on History Avenue, how old is that?

Mr. Scheerer: How old?

Mr. Antolovich: Yeah.

Mr. Boermans: Four years old, maybe.

Mr. Scheerer: Yeah, probably four years. But the kids go over there and they tear it up. They shouldn't be on there with bikes and scooters and rollerblades and stuff like that, but they are. It would almost be nice if we ripped it out and just put mulch in there, because I have outdoor fitness areas that have just mulch.

Mr. Boermans: What do you use on Folklore Lane?

Mr. Scheerer: That's mulch.

Mr. Boermans: Okay. Should we look into mulch?

Mr. Scheerer: That's up to you guys.

Mr. Showe: Yeah, you can.

Mr. Boermans: There is a big price difference.

Mr. Scheerer: Because you're going to have to deconstruct the base of that and then get it down 12 inches, because I think Play Safe is 12 inches. It shouldn't be hard, just go down 12 inches. But I can look at getting some mulch.

Mr. Boermans: Yeah, that's a good idea.

Mr. Scheerer: Okay.

Mr. Boermans: Because the sun is just brutal on it. I think it might be like throwing money away. Also, I'm curious about the usage of the dog parks. Which dog park gets used the most?

Mr. Scheerer: Well, I thought Philosophy gets used quite a bit now. I think his comments were he didn't see anybody really using the equipment, but if you remember, we had somebody run for the Board and I mentioned the weed poles. He lives across the street from the dog park and he goes, “*Well, they're not AKC regulations.*”

Mr. Boermans: He's there all the time. I always see him there.

Mr. Scheerer: Yeah. But some dogs that go in that Charades dog park, are bigger than this dog park, man.

Mr. Antolovich: Some people go to Philosophy, because there's water there.

Mr. Scheerer: Yeah. Well, there's water at the Charades one, too. Charades has water and Philosophy has water. But we are looking at deconstructing that base and see what it would take just to mulch it. I'll talk to the vendor about that as well.

Mr. Antolovich: Okay.

Mr. Scheerer: Alright, perfect.

Mr. Antolovich: Thank you, Alan.

Mr. Scheerer: You're welcome, sir.

## **FIFTH ORDER OF BUSINESS**

### **Discussion and Consideration of Parking Rules/Map Revisions**

Mr. Showe: The next item is a discussion of the Parking Rules and the map. We just received some additional comments on the map today. We will have the Engineer take a look at those. But the map that's in there, is prior to those changes. I know that District Counsel made some adjustments on the rules, basically under two sections. They added the 15-minute temporary parking, which applies to the Amenity Center near Parcel K. Then they added some language about abandoned vehicles. They can't be parked in the road for 72 hours straight. So at least you have some leverage on the HOA side, to deal with cars that are just parked and can't be operated.

Mr. Scheerer: Yeah.

Mr. Showe: Other than that, this was just intended to have any other discussion. And then once we get those revised maps, we'll circulate those to the Board, so you can give any other additional comments before your hearing in April.

Mr. Smith: And just for the hearing that we'd have in April, how would that go? What would the process be?

Mr. Showe: The process is we'll open it up, let folks know that are in attendance that it's a public hearing. We'll review it all. We'll bring a projector and a screen so that we can display it on the screen, kind of walk folks through everything. Then we'll open it up for public comment, just like we have here, where everybody will get three minutes, if they choose to take it. You'll

go through all of the comments. Depending on the amount of people in the room, our best advice always for the Board, is when people are giving comments, not to get into an individual exchange. Because once you get into an individual exchange, you kind of lose track of the three minutes. We can say, *"Thank you for your comments,"* take all the comments, and then you as a Board, will have to make any decisions that you would like to make after the comments are over. Then you'd make an approval to approve.

Mr. Smith: Within the meeting.

Mr. Showe: Yes. So then essentially, once you finish that meeting, the rules are approved and they're activated from that point forward.

Mr. Lazarovich: If there were any changes, we could type it in after the fact. You would approve it subject to those revisions.

Mr. Showe: It's a very similar process to how we'll do the budget in a couple of months. So again, as you're reviewing any of these, just let us know if you have any additional changes or comments.

Mr. Boermans: There's just the one on History Avenue, in front of my home. On the other side there was parking.

Mr. Showe: Yeah, we gave him those as well. We've asked him to make that change, because Alan and I went out onsite and looked.

Mr. Boermans: Let's see, in the dog park in Phase K, on both sides there is no parking. Is there a possibility that we can do one side parking?

Mr. Showe: We can ask. Yeah.

Mr. Smith: Where would the parking go?

Mr. Boermans: On Introduction Way.

Mr. Smith: Is there parking here?

Mr. Boermans: No. There's only one spot parking. It says here no parking.

Mr. Smith: I'm just saying when I've driven by there, there's usually parking. Because I have a cousin who lives on that side. It's a little bit tight.

Mr. Boermans: Potentially there's a lot of no parking.

Mr. Showe: I think with that curve there, it makes it a little difficult.

Mr. Boermans: Oh, for sure. Of course.

Mr. Scheerer: Yeah.

Mr. Showe: We asked the Engineer to avoid areas where there are curves.

Mr. Scheerer: You want to stay at least 25 to 30 feet away from any intersections if you can as well.

Mr. Showe: But we can have them look at it, to see if there's a possibility of adding anything in there, but it may be tough.

Mr. Boermans: That's why I made the comments about History Avenue with the weird corners and the sharp corner.

Mr. Showe: Yeah.

Mr. Scheerer: I know. If you look at the Parking Plan that was approved by the City of Orlando, a lot of this is an exact replica of that Parking Plan, because they called out for the parking spaces that were approved by the city. If there's no parking, that's probably designated parking in the Sign Plan.

Mr. Showe: But again, we just intended to bring this back again. If you have any other questions or comments, let us know before the next hearing and we'll try to get those adjusted.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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

Mr. Lazarovich: I don't have anything, unless you guys have any questions.

**B. Engineer**

Mr. Showe: Next is the District Engineer. Are there any updates on your side, Cameron?

Mr. Roberts: Yeah. I can discuss the area next to the dog park. That area was looked at, similar to the Language Way radius. Obviously being next to the dog park, is probably not preferred. There is no parking there, but being closer to the intersection makes the lines a little trickier, if utilizing the same methodology as Language Way with the radius turn. I think you guys just need to look at that area and provide some feedback on whether or not we do want parking there or not. Again, it's not necessarily against code to allow parking there, but if we think it's a safety concern, that's another thing with the residents. We've got some other comments regarding History Avenue, which was a big section that we've discussed. We're going to update the map for that. We'll probably have that map for you guys in about two weeks. We received the as-built today for the weir repair and we'll review and get back to you any comments.

Mr. Showe: Perfect. Thanks, Cameron. Yeah, we just received that.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Showe: Alright, if there are no other comments for the Engineer, we can go to the District Manager's Report. The first item that we have, is the approval of your Check Register. In your General Fund, we have Checks #1618 through #1636, for a total of \$1,904,582.05 and we also have February payroll, for a grand total of \$1,905,400.93. I will note that \$1.7 million of that is just cash receipts that we need to transfer from the General Fund to debt service. If you take those out, I think the rest of the expenses are pretty normal. But Alan and I can answer any questions that you might have on those or we would seek a motion to approve.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the January 27, 2026 through February 24, 2026 Check Register in the amount of \$1,905,400.93 was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. We are performing better than budget to actuals and these are through January. You are pretty close to 90% collected on your assessment. So again, we're in a good shape on the cashflow side.

**D. Field Manager's Report**

Mr. Showe: With that, we'll turn it over to Alan for any field updates.

Mr. Scheerer: Yeah, not a lot of field updates. We covered most of them with the playground and dog park stuff, but there was a picnic table missing from Epic Park. It actually broke and was damaged. We went ahead and replaced that today. So now there should be two at each one. Then you've all seen that the striping work on everything west of Story Time Drive, is completed. I think Willem had asked me about the parking spaces. That was never part of it. It was only stop bars, crosswalks, yellow paint, and alleyway markings. That was part of that. There's a challenge with trying to deal with painting in parallel parking spaces. It would have to be very well coordinated between the CDD and the HOA, to make sure people are not parked there, because they won't spray one drop of paint if there's a vehicle parked there.

Mr. Boermans: That makes sense.

Mr. Scheerer: Then we do have pricing for everything east of Story Time Drive, the next phase. We also have separate pricing for Parcel K. We may look to lump those all up in one, so we're not spread out over three years in painting.

Mr. Smith: The only question on Parcel K, since it just was turned over, do we need painting?

Mr. Scheerer: I think you should take a look at it, because you have some high traffic areas where they did the elevated crosswalks. You've got some delineator markings that tell you that you're in a crosswalk. You have your stop bars. We'll take a look at it. If it looks like it's bad, that new yellow paint is partially black and yellow right now that they put in. People can't stay away from jumping curves.

Mr. Boermans: It looks very good on the first phase.

Mr. Scheerer: Yeah.

Mr. Boermans: It looks very nice. They did a good job.

Mr. Scheerer: The alleys look good. The alleys needed it. Like I said, we'll look at everything east of Story Time Drive. We'll double check Parcel K because Parcel K was by itself. It was a separate price at the time.

Mr. Showe: Yeah.

Mr. Scheerer: So. Okay. That's really all I had.

Mr. Showe: Alright.

Mr. Antolovich: How does the landscaping look from the frost?

Mr. Scheerer: I'm sure you've talked to Shane more than once on the site conditions. I think the turf is coming back very well. From what I've seen, the majority of the plant material is coming back. What we're going to deal with in our plant loss, will be Dwarf Firebush, Ixoras and probably Arboricola Trenettes. They're that yellowish, greenish, variegated looking plant. Everybody is going to wait probably until the second week of March. So probably sometime next week, we'll cut back all the ones that we can and let them grow back. It'll look kind of strange for a while. But any of the plant material that we determined to be dead, we're going to have the contractor give us a price to replace it by phase, so we can just see it. Dowden Road is going to be a big hit. I don't think Story Time Drive will be a big deal, But Storey Park Boulevard, as you're heading towards Moss Park Road, there are a lot of plants in that median. It doesn't look like anything up against the north side of Storey Park Boulevard, took too bad of a hit. But those

are the three major plants and maybe some perennial peanut, which we don't have. That's a ground cover. But I'll continue to work with Shane when I meet up with him. He's already told me that he's going to start some of the cutbacks of the healthy material. But we need to wait a little bit longer to see if for sure those types of plants are not going to recover. Most everybody that I've spoken to in the industry, says if they got hit hard, they're not coming back. Then we'll just have to come up with a plant replacement line item and see how that fits in this year or in 2027. Good question. Thank you.

**SEVENTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: Alright. Are there any other comments from the Board? There are no members of the public here to provide any additional comments.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Boermans: One question. Did we look into the canopy for where the tower was over the playground?

Mr. Scheerer: Yeah, we didn't do the playground that you're talking about at Charades.

Mr. Boermans: Can we also check into the History Avenue playground, to do the whole canopy?

Mr. Scheerer: Yeah. The one at History Avenue that comes around this way?

Mr. Boermans: Yeah.

Mr. Scheerer: Okay.

Mr. Boermans: Sorry.

Mr. Showe: No worries.

Mr. Boermans: I think it's important to just look into it and look into the investments and make the neighborhood look better.

Mr. Scheerer: I'll get right on that phone call tomorrow.

Mr. Showe: Are there any other Supervisor Requests?

Mr. Smith: I just had one on the May meeting. If we could look at the date. Just because I know that I'm going to be out that week of the 4<sup>th</sup> of May. I won't be in the country, so I can probably call in.

Mr. Showe: Okay.

Mr. Smith: But if we're going to have a meeting.

Mr. Showe: Yeah. We're scheduled to do your budget at that meeting.

Mr. Antolovich: I will be out of the country from April 27<sup>th</sup> to May 20<sup>th</sup>.

Mr. Scheerer: Who else is out of the country?

Mr. Showe: We'll look at that. We may end up pushing that to June if we have to.

Mr. Boermans: I think it will be June.

Mr. Showe: We'll still try to target that and then that way, we can at least get it out and get you guys comments.

Mr. Smith: I'm out that week of May 4<sup>th</sup>.

Mr. Showe: Okay.

Mr. Smith: I can call in.

Mr. Showe: Well, if you're out, the math doesn't work. Depending on who is available. We'll double check. We'll check for a quorum first. I'll make a note of that. We appreciate you letting us know that early.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – March 3, 2026**

Mr. Showe: With that, your next meeting is actually April 7<sup>th</sup>, that we moved to 6:30 p.m. in the Parcel K Clubhouse. We have verified that. We've made all of the proper advertisements for it on the legal end. As we get closer, we'll send out something to the HOA, so they can send an email blast out. We typically don't like to send those out super early, because people either forget or it gets too confusing. I mark my calendar about a week out. When the agenda is ready, we'll send a note out through the HOA. With that we can look to take a motion to adjourn.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION IV

**STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Storey Park Community Development District  
City of Orlando, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Section 218.39(3)(c), Florida Statutes, but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 24, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 24, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Storey Park Community Development District, City of Orlando, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,056,477.
- The change in the District's total net position in comparison with the prior fiscal year was (\$42,687), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$3,240,544, an increase of \$327,910 in comparison with the prior period. A portion of fund balance is restricted for debt service, capital projects and OCPS project, non-spendable for prepaid items, assigned to subsequent year's expenditures and other reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 3,250,152	\$ 2,926,804
Capital assets, net of depreciation	24,357,553	25,312,230
Total assets	<u>27,607,705</u>	<u>28,239,034</u>
Current liabilities	363,575	375,550
Long-term liabilities	23,187,653	23,764,320
Total liabilities	<u>23,551,228</u>	<u>24,139,870</u>
Net position		
Net investment in capital assets	1,169,900	1,547,910
Restricted	1,817,226	1,623,141
Unrestricted	1,069,351	928,113
Total net position	<u>\$ 4,056,477</u>	<u>\$ 4,099,164</u>

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,915,130	\$ 2,930,793
Operating grants and contributions	89,533	101,404
Capital grants and contributions	1,264	1,894
General revenues	71,596	38,320
Total revenues	<u>3,077,523</u>	<u>3,072,411</u>
Expenses:		
General government	143,399	140,930
Maintenance and operations	1,914,308	1,875,096
Interest	1,062,503	1,165,085
Total expenses	<u>3,120,210</u>	<u>3,181,111</u>
Change in net position	<u>(42,687)</u>	<u>(108,700)</u>
Net position - beginning	<u>4,099,164</u>	<u>4,207,864</u>
Net position - ending	<u>\$ 4,056,477</u>	<u>\$ 4,099,164</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$3,120,210. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest and miscellaneous revenues. Program revenues stayed consistent with the prior fiscal year. Expenses decreased from the prior year mainly due to the decrease in interest expense.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$28,044,444 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,686,891 has been taken, which resulted in a net book value of \$24,357,553. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$23,045,000 in Bonds outstanding and \$127,916 in leases payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District is still in the process of contracting its boundaries. For the subsequent fiscal year, the District anticipates that the cost of general operations will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Storey Park Community Development District's Finance Department at 219 E. Livingston St., Orlando, Florida, 32801.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 196,664
Investments	915,243
Assessments receivable	2,314
Prepaid items	29,108
Restricted assets:	
Investments	2,106,823
Capital assets:	
Depreciable, net	<u>24,357,553</u>
Total assets	<u>27,607,705</u>
 <b>LIABILITIES</b>	
Accounts payable	9,608
Accrued interest payable	353,967
Non-current liabilities:	
Due within one year	592,332
Due in more than one year	<u>22,595,321</u>
Total liabilities	<u>23,551,228</u>
 <b>NET POSITION</b>	
Net investment in capital assets	1,169,900
Restricted for debt service	1,754,671
Restricted for capital projects	31,414
Restricted other	31,141
Unrestricted	<u>1,069,351</u>
Total net position	<u>\$ 4,056,477</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 143,399	\$ -	\$ -	\$ -
Maintenance and operations	1,914,308	1,225,946	-	1,264
Interest on long-term debt	1,062,503	1,689,184	89,533	-
Total governmental activities	3,120,210	2,915,130	89,533	1,264
General revenues:				
Unrestricted investment earnings				41,560
Miscellaneous				30,036
Total general revenues				71,596
Change in net position				(42,687)
Net position - beginning				4,099,164
Net position - ending				\$ 4,056,477

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 133,635	\$ 63,029	\$ -	\$ 196,664
Investments	946,384	2,044,268	31,414	3,022,066
Assessments receivable	973	1,341	-	2,314
Prepaid items	29,108	-	-	29,108
Total assets	\$ 1,110,100	\$ 2,108,638	\$ 31,414	\$ 3,250,152
 <b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 9,608	\$ -	\$ -	\$ 9,608
Total liabilities	9,608	-	-	9,608
 Fund balances:				
Nonspendable:				
Prepaid items	29,108	-	-	29,108
Restricted for:				
Debt service	-	2,108,638	-	2,108,638
Capital projects	-	-	31,414	31,414
OCPS project	31,141	-	-	31,141
Assigned:				
Capital reserves	506,847	-	-	506,847
Subsequent year's expenditures	157,929	-	-	157,929
Unassigned	375,467	-	-	375,467
Total fund balances	1,100,492	2,108,638	31,414	3,240,544
Total liabilities and fund balances	\$ 1,110,100	\$ 2,108,638	\$ 31,414	\$ 3,250,152

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 3,240,544

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	28,044,444	
Accumulated depreciation	<u>(3,686,891)</u>	24,357,553

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(353,967)	
Bonds and Lease payable	<u>(23,187,653)</u>	<u>(23,541,620)</u>
Net position of governmental activities		<u>\$ 4,056,477</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 1,225,946	\$ 1,689,184	\$ -	\$ 2,915,130
Interest	41,560	89,533	1,264	132,357
Miscellaneous revenue	30,036	-	-	30,036
Total revenues	<u>1,297,542</u>	<u>1,778,717</u>	<u>1,264</u>	<u>3,077,523</u>
<b>EXPENDITURES</b>				
Current:				
General government	143,399	-	-	143,399
Maintenance and operations	959,631	-	-	959,631
Debt service:				
Principal	16,653	560,000	-	576,653
Interest	5,480	1,064,450	-	1,069,930
Total expenditures	<u>1,125,163</u>	<u>1,624,450</u>	<u>-</u>	<u>2,749,613</u>
Excess (deficiency) of revenues over (under) expenditures	172,379	154,267	1,264	327,910
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (out)	-	(7,040)	7,040	-
Total other financing sources (uses)	<u>-</u>	<u>(7,040)</u>	<u>7,040</u>	<u>-</u>
Net change in fund balances	172,379	147,227	8,304	327,910
Fund balances - beginning	<u>928,113</u>	<u>1,961,411</u>	<u>23,110</u>	<u>2,912,634</u>
Fund balances - ending	<u>\$ 1,100,492</u>	<u>\$ 2,108,638</u>	<u>\$ 31,414</u>	<u>\$ 3,240,544</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	327,910
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.		(954,677)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		576,653
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		14
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>7,413</u>
Change in net position of governmental activities	\$	<u>(42,687)</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Storey Park Community Development District ("District") was created on March 9, 2015, by Ordinance 2015-7 of the City of Orlando, Florida, amended by Ordinance 2019-50 and 2020-53 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)**

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and for the accumulation of funds for capital reserves.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – roadways and streetlights	10 - 30
Infrastructure – stormwater management	30
Infrastructure – landscape and hardscape	30
Equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Leases

The District is a lessee for several non-cancellable leases of equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the commencement date, plus certain direct costs. Subsequently, the leased asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

### NOTE 4 – DEPOSITS AND INVESTMENTS

#### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Fidelity Investments Money Market Government Portfolio	\$ 2,075,682	S&P AAAM	Weighted average maturity: 34 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	946,384	S&P AAAM	Weighted average maturity: 47 days
	<u>\$ 3,022,066</u>		

**Credit risk** – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

**Concentration risk** – The District places no limit on the amount the District may invest in any one issuer.

**Interest rate risk** – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

**Fair Value Measurement** – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

*External Investment Pool* – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

<u>Fund</u>	<u>Transfer in</u>	<u>Transfer Out</u>
Debt service	\$ -	\$ 7,040
Capital projects	7,040	-
Total	<u>\$ 7,040</u>	<u>\$ 7,040</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - roadways and streetlights	\$ 10,906,710	\$ -	\$ -	\$ 10,906,710
Infrastructure - stormwater management	12,749,734	-	-	12,749,734
Infrastructure - landscape and hardscape	4,159,518	-	-	4,159,518
Right-to-use leased equipment	182,172	-	-	182,172
Equipment	46,310	-	-	46,310
Total capital assets, being depreciated	<u>\$ 28,044,444</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,044,444</u>
Less accumulated depreciation for:				
Infrastructure - roadways and streetlights	1,018,059	363,557	-	1,381,616
Infrastructure - stormwater management	1,225,479	424,991	-	1,650,470
Infrastructure - landscape and hardscape	435,389	138,650	-	574,039
Right-to-use leased equipment	44,025	18,217	-	62,242
Equipment	9,262	9,262	-	18,524
Total accumulated depreciation	<u>2,732,214</u>	<u>954,677</u>	<u>-</u>	<u>3,686,891</u>
Total capital assets, being depreciated, net	<u>25,312,230</u>	<u>(954,677)</u>	<u>-</u>	<u>24,357,553</u>
Governmental activities capital assets, net	<u>\$ 25,312,230</u>	<u>\$ (954,677)</u>	<u>\$ -</u>	<u>\$ 24,357,553</u>

Depreciation was charged to maintenance and operations.

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2015

On September 10, 2015, the District issued \$9,210,000 of Special Assessment Bonds (Assessment Area One Project), Series 2015 consisting of \$750,000 Term Bonds due November 1, 2020 with a fixed interest rate of 4.000%, \$1,215,000 Term Bonds due November 1, 2026 with a fixed interest rate of 4.500%, \$2,610,000 due November 1, 2035 with a fixed interest rate of 5.000%, and \$4,635,000 Term Bonds due November 1, 2045 with a fixed interest 5.125%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area One Project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016.

The Series 2015 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

## **NOTE 7 – LONG-TERM LIABILITIES (Continued)**

### **Series 2018**

On April 27, 2018, the District issued \$3,865,000 of Special Assessment Bonds (Assessment Area Two Project), Series 2018 consisting of multiple term bonds with due dates ranging from June 15, 2023 – June 15, 2048 and fixed interest rates ranging from 3.75% to 5%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area Two Project. Interest is to be paid semiannually on each December 15 and June 15. Principal on the Series 2018 Bonds is to be paid serially commencing June 15, 2019 through June 15, 2048.

The Series 2018 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2028. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

### **Series 2019**

On May 31, 2019, the District issued \$3,995,000 of Special Assessment Bonds (Assessment Area Three Project), Series 2019 consisting of multiple term bonds with due dates ranging from June 15, 2024 to June 15, 2049 and fixed rates ranging from 3.5% to 4.375%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area Three Project. Interest is to be paid semiannually on each June 15 and December 15 of each year, commencing June 15, 2019. Principal on the Series 2019 Bonds is to be paid serially commencing on June 15, 2020 through June 15, 2049.

The Series 2019 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2029. The Bonds are subject to mandatory sinking fund redemption and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

### **Series 2021**

On June 15, 2021, the District issued \$6,030,000 of Special Assessment Bonds, Series 2021 consisting of Term Bonds between June 15, 2026 and June 15, 2051, with fixed interest rates ranging from 2.375% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15, commencing December 15, 2021 and the principal on the bonds is to be paid serially commencing June 15, 2022 through June 15, 2051.

The Series 2021 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2031. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

## NOTE 7 – LONG-TERM LIABILITIES (Continued)

### Series 2022

On September 15, 2022, the District issued \$3,105,000 of Special Assessment Bonds, Series 2022 (Assessment Area Five Project), consisting of multiple term bonds due from June 15, 2027 to June 15, 2052 with interest rates ranging from 4.25% to 5.15%. The bonds were issued to finance a portion of the cost of the Assessment Area Five Project. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing June 15, 2023, through June 15, 2052.

The Series 2022 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2032. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 7,880,000	\$ -	\$ 205,000	\$ 7,675,000	\$ 215,000
Less: Original issue discount	(77,666)	-	(3,530)	(74,136)	-
Series 2018	3,455,000	-	80,000	3,375,000	80,000
Series 2019	3,615,000	-	85,000	3,530,000	90,000
Less: Original issue discount	(6,671)	-	(267)	(6,404)	-
Series 2021	5,650,000	-	135,000	5,515,000	135,000
Plus: Original issue premium	99,088	-	3,811	95,277	-
Series 2022	3,005,000	-	55,000	2,950,000	55,000
Leases payable	144,569	-	16,653	127,916	17,332
	<u>\$ 23,764,320</u>	<u>\$ -</u>	<u>\$ 576,667</u>	<u>\$ 23,187,653</u>	<u>\$ 592,332</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 575,000	\$ 901,381	\$ 1,476,381
2027	595,000	881,975	1,476,975
2028	625,000	860,105	1,485,105
2029	660,000	836,499	1,496,499
2030	680,000	811,431	1,491,431
2031-2035	3,890,000	3,632,233	7,522,233
2036-2040	4,840,000	2,775,952	7,615,952
2041-2045	6,100,000	1,674,832	7,774,832
2046-2050	4,375,000	516,010	4,891,010
2051-2052	705,000	13,000	718,000
Total	<u>\$ 23,045,000</u>	<u>\$ 12,903,418</u>	<u>\$ 35,948,418</u>

## NOTE 8 – LEASES

### Streetlights

In the prior fiscal year, the District entered into certain leases as a lessee for the use of streetlights that will terminate on April 30, 2033. As of September 30, 2025, the value of the lease liability was \$127,916. The District is required to make total monthly fixed payments of \$1,844. The value of the right-to-use asset as of September 30, 2025, was \$182,172 with an accumulated amortization of \$62,242. At the end of the lease term, the District may elect to execute a new agreement based on current estimated replacement cost. The Lessor will retain ownership of the streetlights.

The scheduled payments for years ending after September 30, 2025, are as follows

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 17,332	\$ 4,801	\$ 22,133
2027	18,038	4,095	22,133
2028	18,773	3,360	22,133
2029	19,537	2,595	22,132
2030-2032	54,236	2,941	57,177
Total	<u>\$ 127,916</u>	<u>\$ 17,792</u>	<u>\$ 145,708</u>

## NOTE 9 – INTERLOCAL

The District and/or the Developer have conveyed certain rights-of-ways (the “City ROW”) to the City of Orlando, Florida (the “City”) and may or will convey others in the future (the “Future City ROW”). However, there are improvements within the City ROW and the Future City ROW that have been constructed by the District that will not be dedicated to the City (the “Improvements”). Therefore, in order to promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services in and around the District, the District and the City entered into the Interlocal Agreement for Rights-of-Way Maintenance during a prior fiscal year. Per the Interlocal Agreement, the City agreed to perpetually maintain the Improvements at its sole cost. However, the District may, but is not obliged to, perform optional maintenance (landscaping, irrigation, fertilization, pest control, etc) on the Improvements at intervals more frequent than the City’s regular maintenance schedule to enhance the aesthetic quality of the rights-of-ways.

## NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have been no settled claims over the past three years.

## NOTE 12 – OTHER MATTERS

During the current fiscal year, a debt service payment for the Series 2019 Bonds was made out of the reserve account. The reserve account was replenished during the current fiscal year end and was in compliance with the reserve requirement as of September 30, 2025.

During the current fiscal year, the District received \$30,000 from the Developer for general costs related to the Orange County Public Schools Project. Amount is restricted accordingly on the Balance Sheet.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
<b>REVENUES</b>			
Assessments	\$ 1,191,240	\$ 1,225,946	\$ 34,706
Interest	24,000	41,560	17,560
Miscellaneous revenue	-	30,036	30,036
Total revenues	1,215,240	1,297,542	82,302
<b>EXPENDITURES</b>			
Current:			
General government	170,152	143,399	26,753
Maintenance and operations	1,081,409	959,631	121,778
Debt service:			
Principal	-	16,653	(16,653)
Interest	-	5,480	(5,480)
Total expenditures	1,251,561	1,125,163	126,398
Excess (deficiency) of revenues over (under) expenditures	(36,321)	172,379	208,700
<b>OTHER FINANCING SOURCES (USES)</b>			
Carryforward	186,047	-	\$ (186,047)
Total other financing sources (uses)	186,047	-	(186,047)
Net change in fund balances	\$ 149,726	172,379	\$ 22,653
Fund balance - beginning		928,113	
Fund balance - ending		\$ 1,100,492	

See notes to required supplementary information

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed appropriations, is in the aggregate. Any budget amendment that increases the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	4
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$5,172
Independent contractor compensation	\$852,497
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate for FYE 9/30/2025	
<u>Operation &amp; Maintenance:</u>	
Townhome 20'	367.27
Townhome 25'	459.09
Single Family 32'	587.64
Single Family 40'	734.55
Single Family 50'	918.18
Single Family 60'	1101.82
<u>Debt Service:</u>	
<u>Series 2015</u>	
Townhome 20'	\$506.38
Townhome 25'	\$632.98
Single Family 32'	\$809.57
Single Family 40'	\$1,012.77
Single Family 50'	\$1,265.96
Single Family 60'	\$1,519.15
<u>Series 2018</u>	
Townhome 25'	\$632.90
Single Family 32'	\$810.12
Single Family 40'	\$1,012.64
Single Family 50'	\$1,265.81
Single Family 60'	\$1,518.95
<u>Series 2019</u>	
Single Family 40'	\$1,012.64
Single Family 50'	\$1,265.81
Single Family 60'	\$1,518.95
<u>Series 2021</u>	
Townhome 25'	\$632.98
Single Family 32'	\$809.57
Single Family 40'	\$1,012.77
Single Family 50'	\$1,265.96
Single Family 60'	\$1,519.15
<u>Series 2022</u>	
Townhome 25'	\$632.35
Single Family 32'	\$809.41
Single Family 40'	\$1,011.76
Single Family 50'	\$1,264.70
Single Family 60'	\$1,517.64
Special assessments collected	\$2,915,130
Outstanding Bonds:	see Note 7 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Storey Park Community Development District  
City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 24, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 24, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Storey Park Community Development District  
City of Orlando, Florida

We have examined Storey Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 24, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Storey Park Community Development District  
City of Orlando, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 24, 2026.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 24, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Storey Park Community Development District, City of Orlando, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 24, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

# SECTION V

# SECTION A

# STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted October 24, 2019 by Resolution 2020-01  
Revised September 12, 2023 by Resolution 2023-14  
Revised November 5, 2024 by Resolution 2025-01  
Revised April 7, 2026 by Resolution 2026-[ ]

- 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 Revised 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. Vehicles temporarily parked in a fifteen (15) minute loading zone area, as marked in the Revised District Parking and Towing Map attached hereto as Appendix 1.0, shall only use such parking stall for loading and/or unloading and shall not remain parked in such parking stall for a period exceeding fifteen (15) minutes. 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.

1.3.8 No abandoned, inoperable and/or discarded vehicle (including a Commercial Vehicle, Vehicle, vessel or Recreational Vehicle), or any part thereof, shall be parked, stored or left upon on the District's Property for a period in excess of seventy-two (72) hours. Abandoned, inoperable and/or discarded means a state of disuse, neglect or abandonment. Evidence of "abandoned, inoperable and/or discarded" may include, any one (1) or a combination of the following factors: (1) the vehicle is wrecked; (2) the vehicle is inoperable, as evidenced by vegetation underneath as high as the vehicle body or frame; debris collected underneath; or, the vehicle is being used solely for storage/habitation purposes; (3) the vehicle is partially dismantled, having no engine, transmission or other major and visible part; (4) the vehicle has major and visible parts which are dismantled; (5) the vehicle is incapable of functioning as a vehicle in its present state; (6) the vehicle has only nominal salvage value; (7) the vehicle is incapable of safe operation under its own power, or a vehicle that cannot be self-propelled or moved in a manner it was originally intended to move.

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.

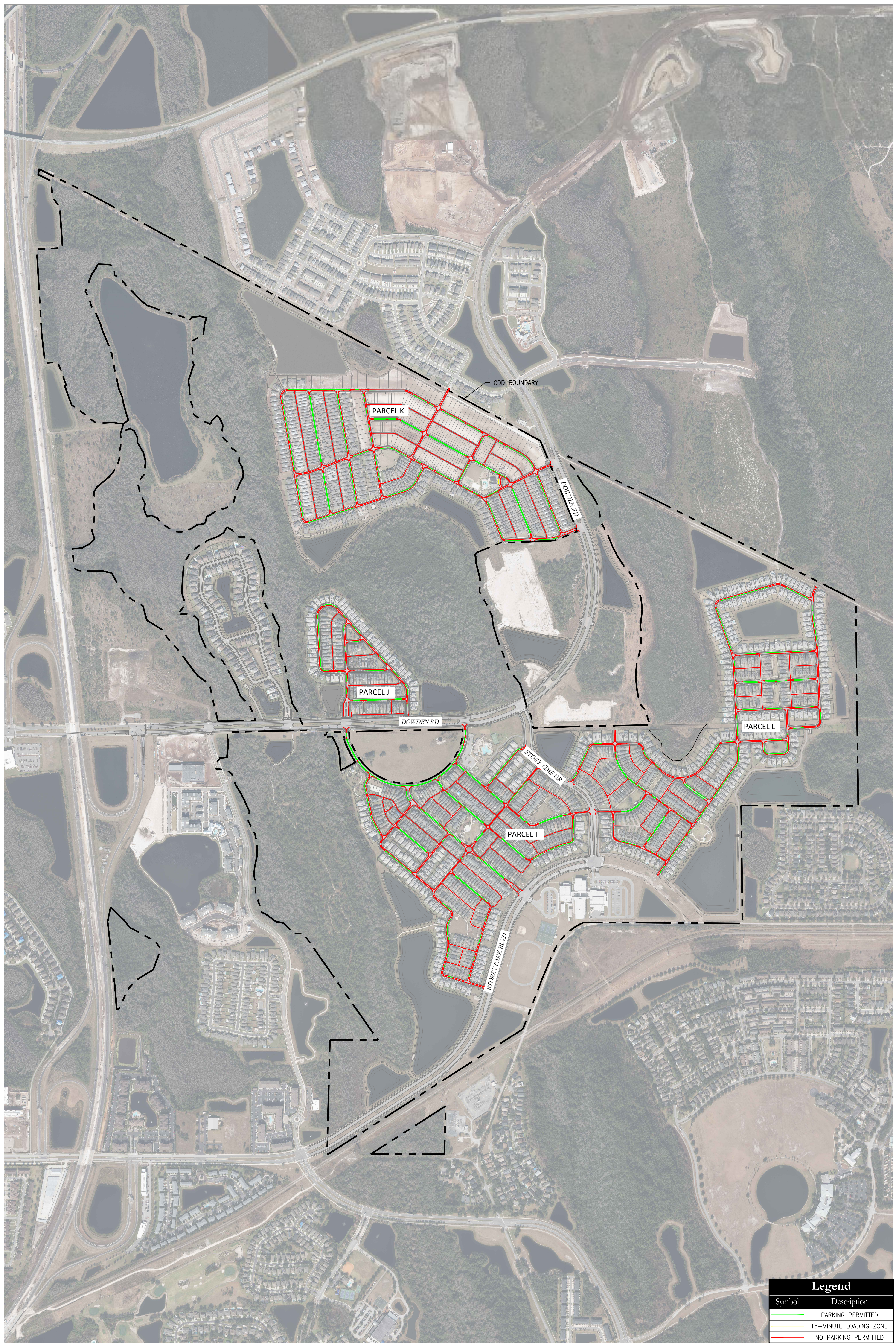
1.10 Parking at Your Own Risk. The District assumes no liability for any theft, vandalism and/or damage that may occur to personal property or vehicles parked on the District's Property pursuant to the District Parking and Towing Rules

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]



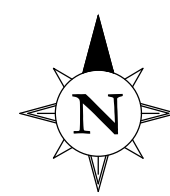
Legend	
Symbol	Description
	PARKING PERMITTED
	15-MINUTE LOADING ZONE
	NO PARKING PERMITTED

Master On-Site Parking Map

# Storey Park Community Development District

**PAPE-DAWSON**

2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594  
 FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

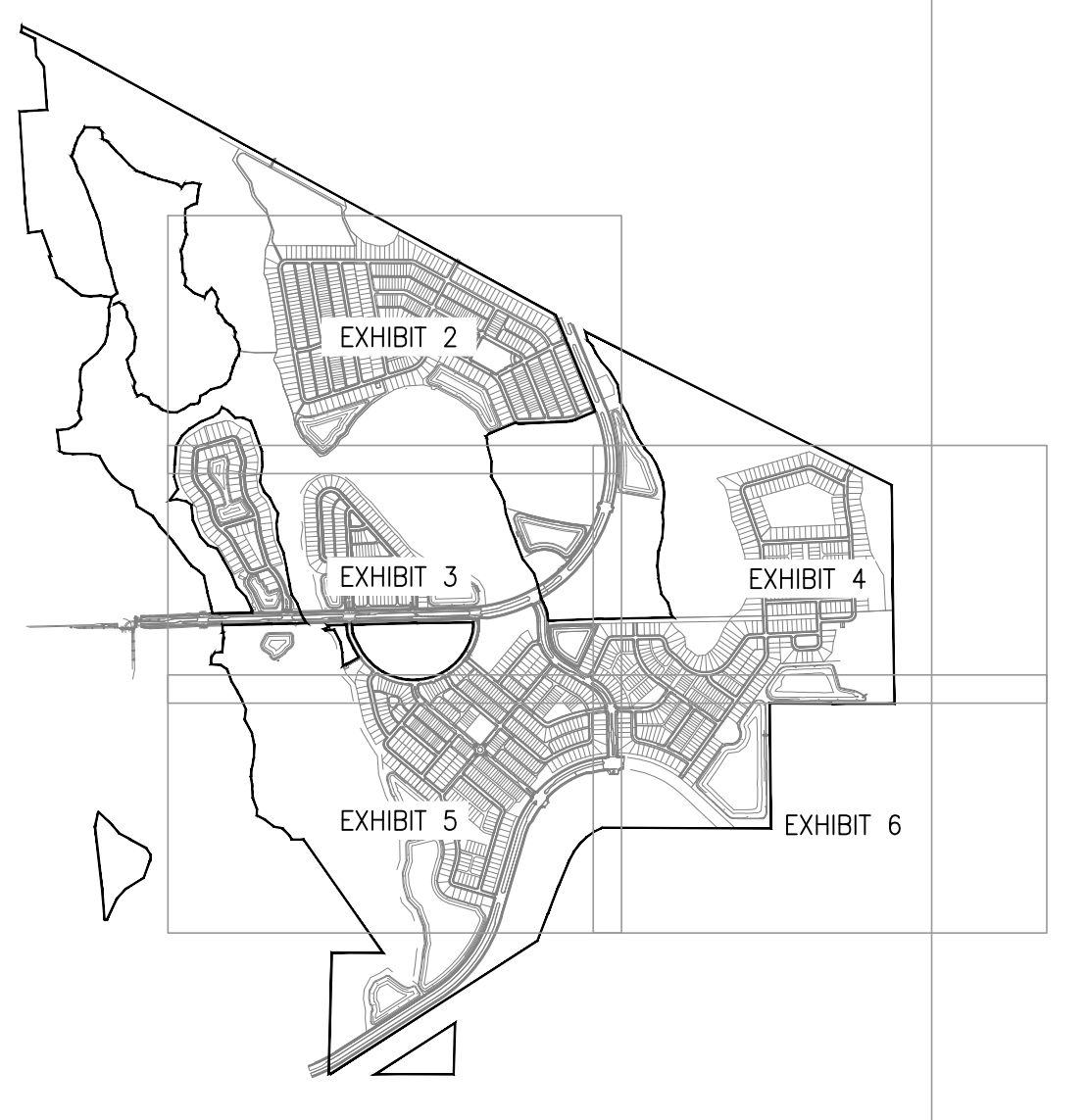
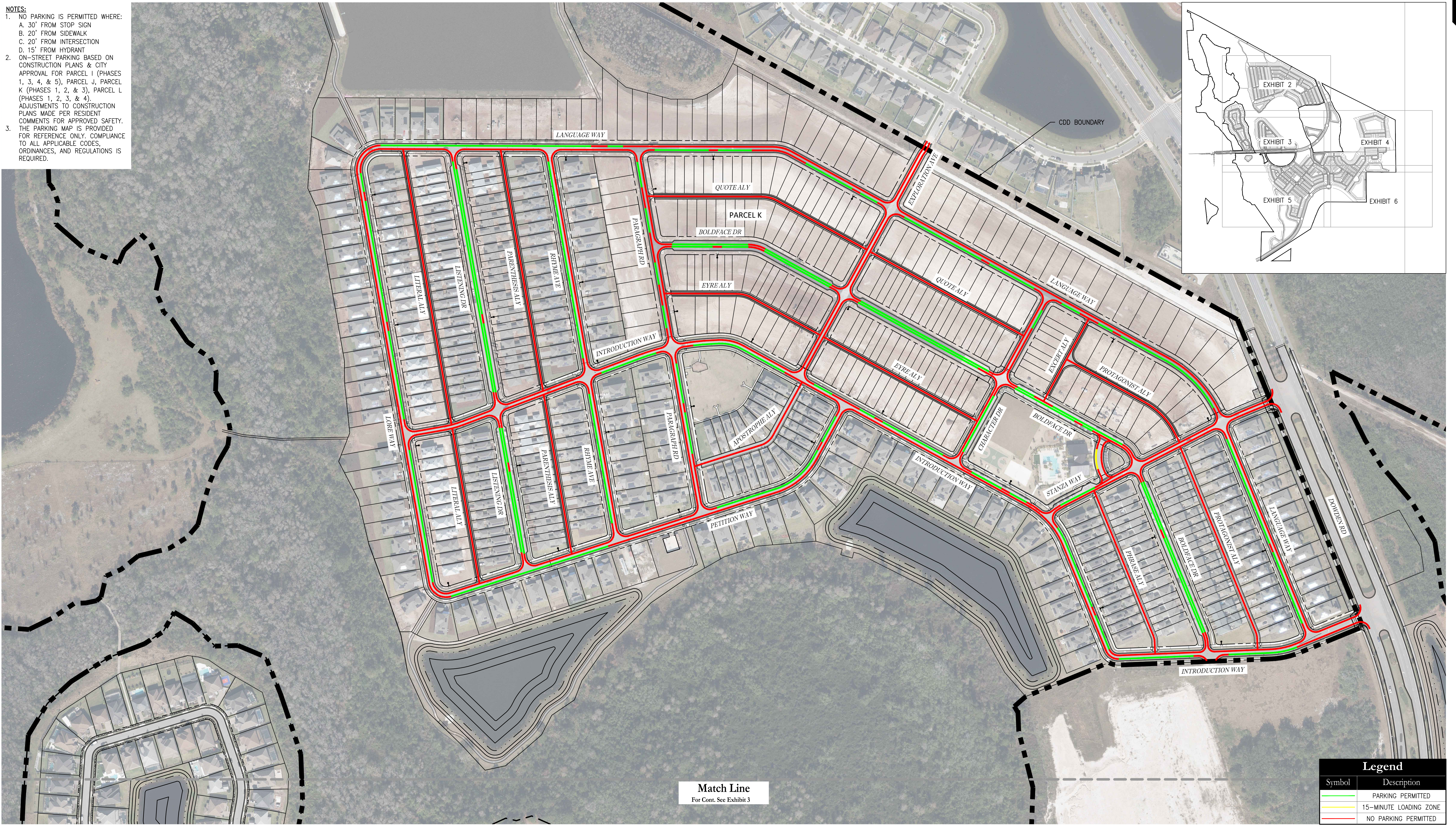


SCALE IN FEET

Exhibit 1

March 27, 2026  
 PD Job No.: 15-060

- NOTES:**
- NO PARKING IS PERMITTED WHERE:
    - 30' FROM STOP SIGN
    - 20' FROM SIDEWALK
    - 20' FROM INTERSECTION
    - 15' FROM HYDRANT
  - ON-STREET PARKING BASED ON CONSTRUCTION PLANS & CITY APPROVAL FOR PARCEL I (PHASES 1, 3, 4, & 5), PARCEL J, PARCEL K (PHASES 1, 2, & 3), PARCEL L (PHASES 1, 2, 3, & 4). ADJUSTMENTS TO CONSTRUCTION PLANS MADE PER RESIDENT COMMENTS FOR APPROVED SAFETY.
  - THE PARKING MAP IS PROVIDED FOR REFERENCE ONLY. COMPLIANCE TO ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS IS REQUIRED.



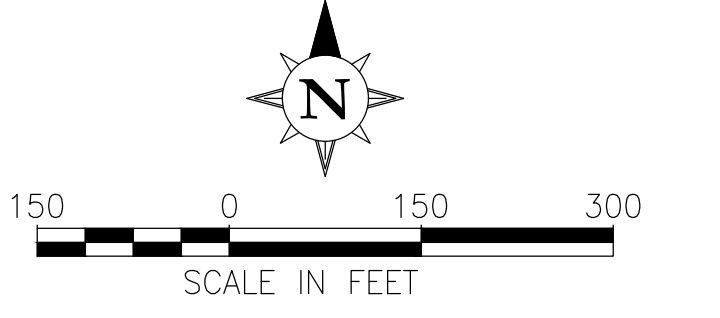
Master On-Site Parking Map

# Storey Park Community Development District

**PAPE-DAWSON**

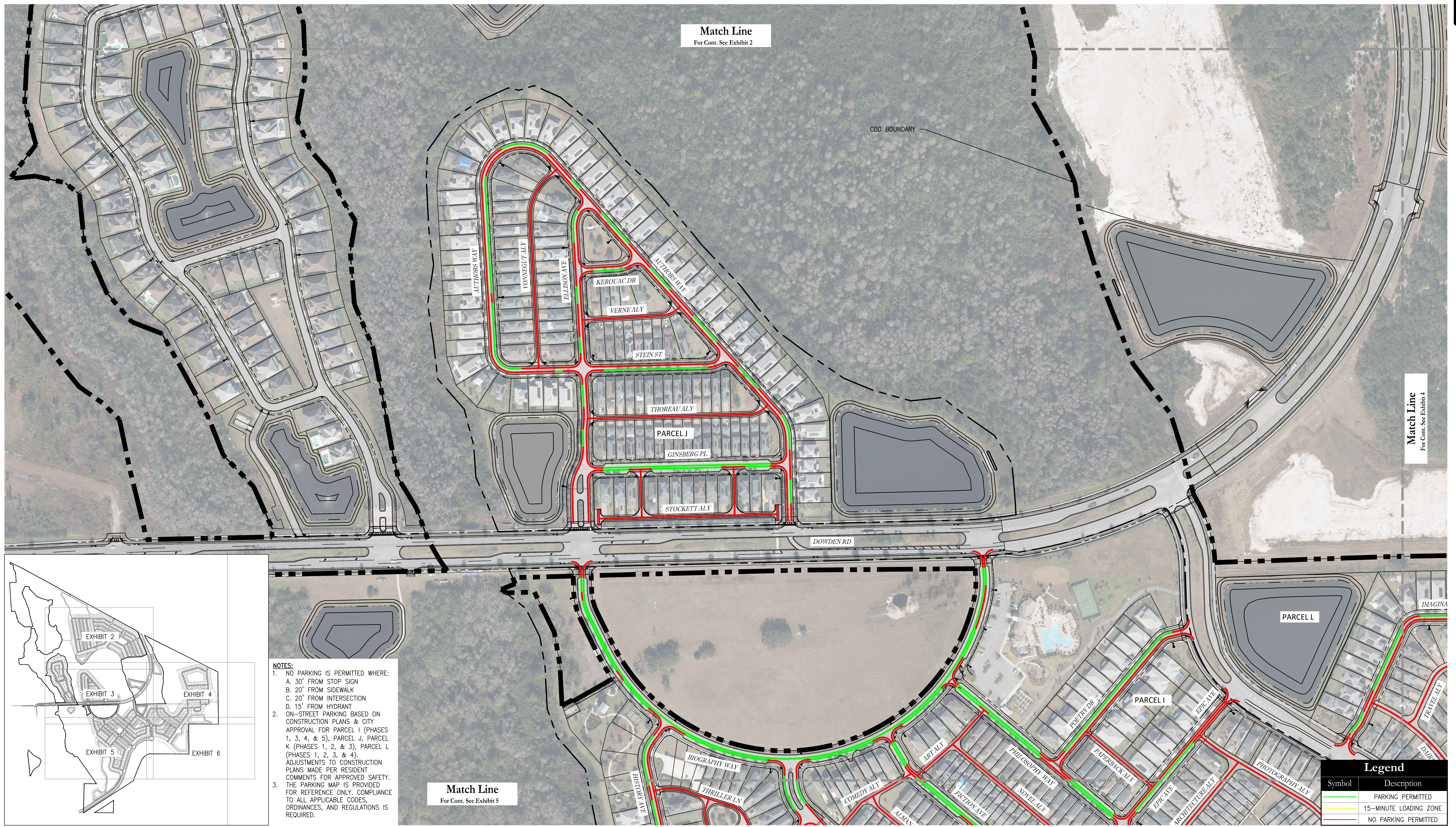
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594  
 FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

Symbol	Description
	PARKING PERMITTED
	15-MINUTE LOADING ZONE
	NO PARKING PERMITTED



March 27, 2026  
 PD Job No.: 15-060

Exhibit 2



Match Line  
For Cont. See Exhibit 2

Match Line  
For Cont. See Exhibit 4

Match Line  
For Cont. See Exhibit 5

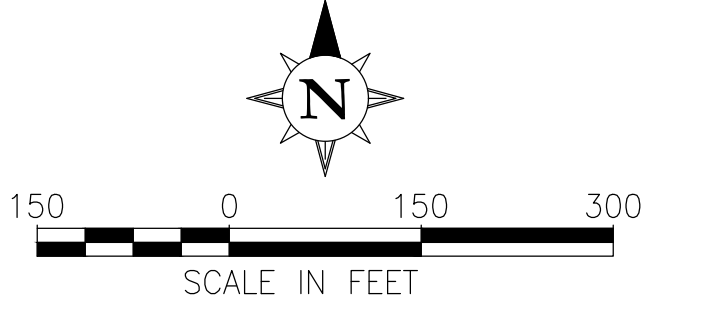
- NOTES:**
- NO PARKING IS PERMITTED WHERE:
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Symbol	Description
	PARKING PERMITTED
	15-MINUTE LOADING ZONE
	NO PARKING PERMITTED

## Master On-Site Parking Map

# Storey Park Community Development District

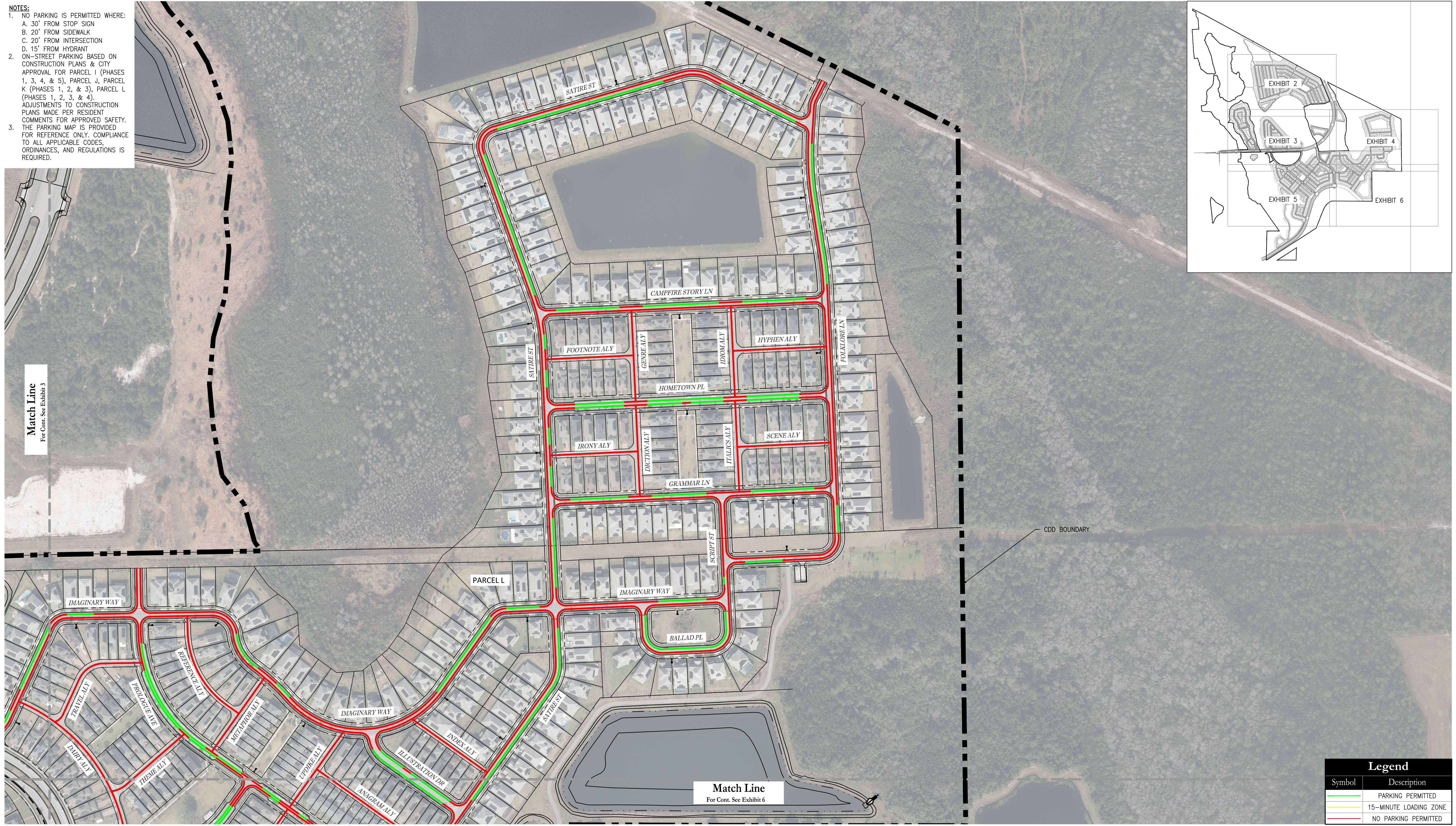
**PAPE-DAWSON**  
 2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594  
 FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694



March 27, 2026  
PD Job No.: 15-060

Exhibit 3

- NOTES:**
- NO PARKING IS PERMITTED WHERE:
    - 30' FROM STOP SIGN
    - 20' FROM SIDEWALK
    - 20' FROM INTERSECTION
    - 15' FROM HYDRANT
  - ON-STREET PARKING BASED ON CONSTRUCTION PLANS & CITY APPROVAL FOR PARCEL I (PHASES 1, 3, 4, & 5), PARCEL J, PARCEL K (PHASES 1, 2, & 3), PARCEL L (PHASES 1, 2, 3, & 4). ADJUSTMENTS TO CONSTRUCTION PLANS MADE PER RESIDENT COMMENTS FOR APPROVED SAFETY.
  - THE PARKING MAP IS PROVIDED FOR REFERENCE ONLY. COMPLIANCE TO ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS IS REQUIRED.



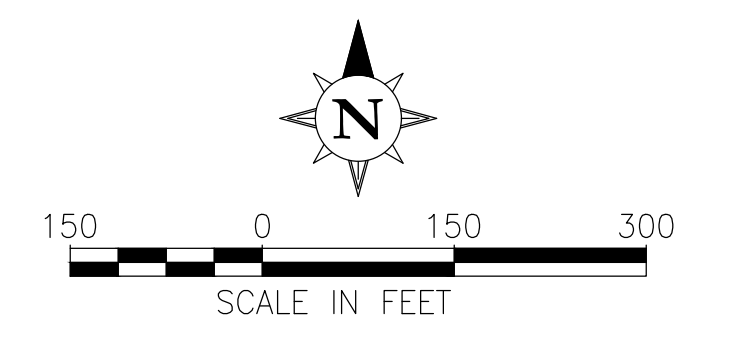
**Match Line**  
For Cont. See Exhibit 3

**Match Line**  
For Cont. See Exhibit 6

Legend	
Symbol	Description
	PARKING PERMITTED
	15-MINUTE LOADING ZONE
	NO PARKING PERMITTED

Master On-Site Parking Map  
**Storey Park Community Development District**

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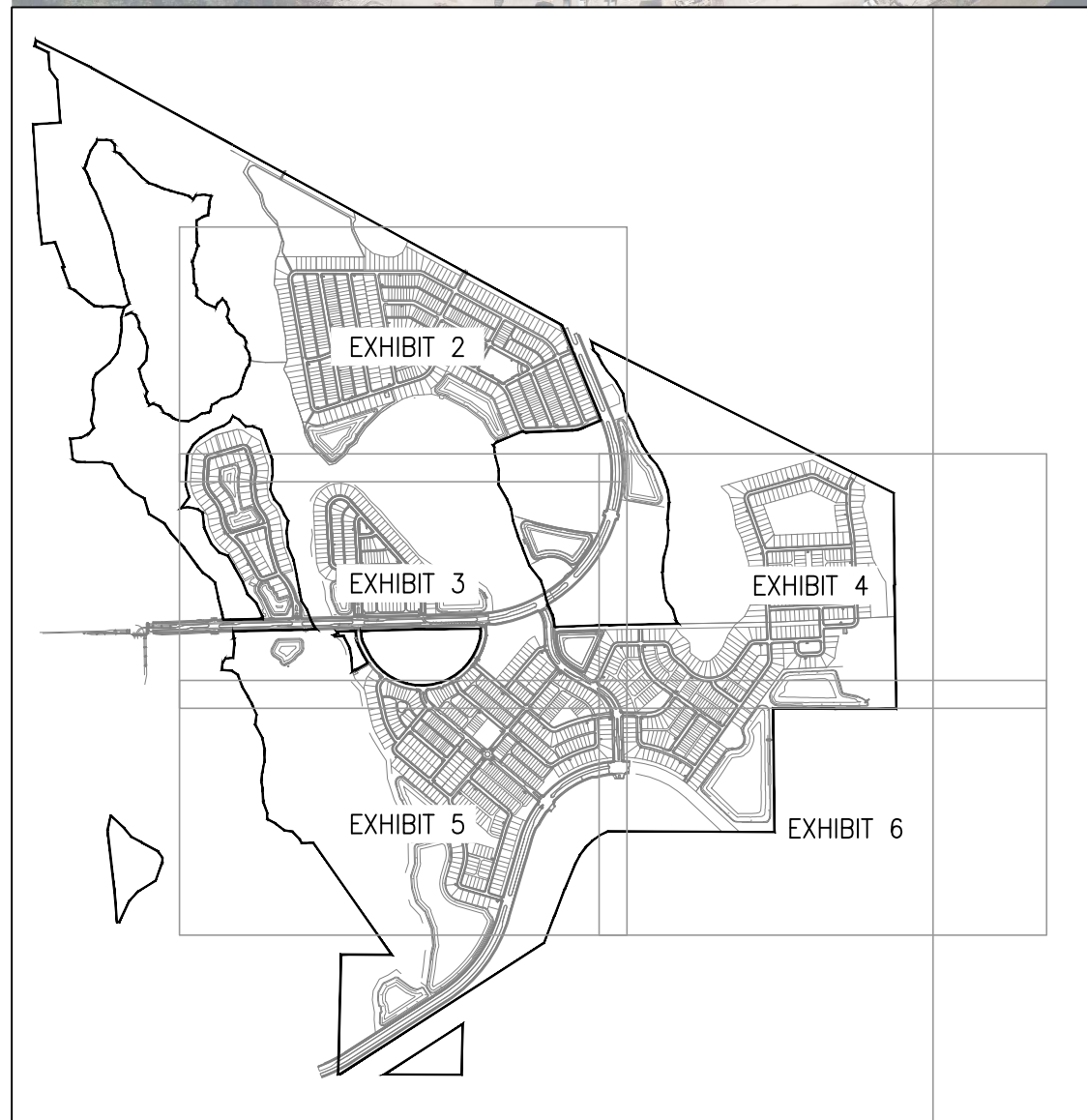
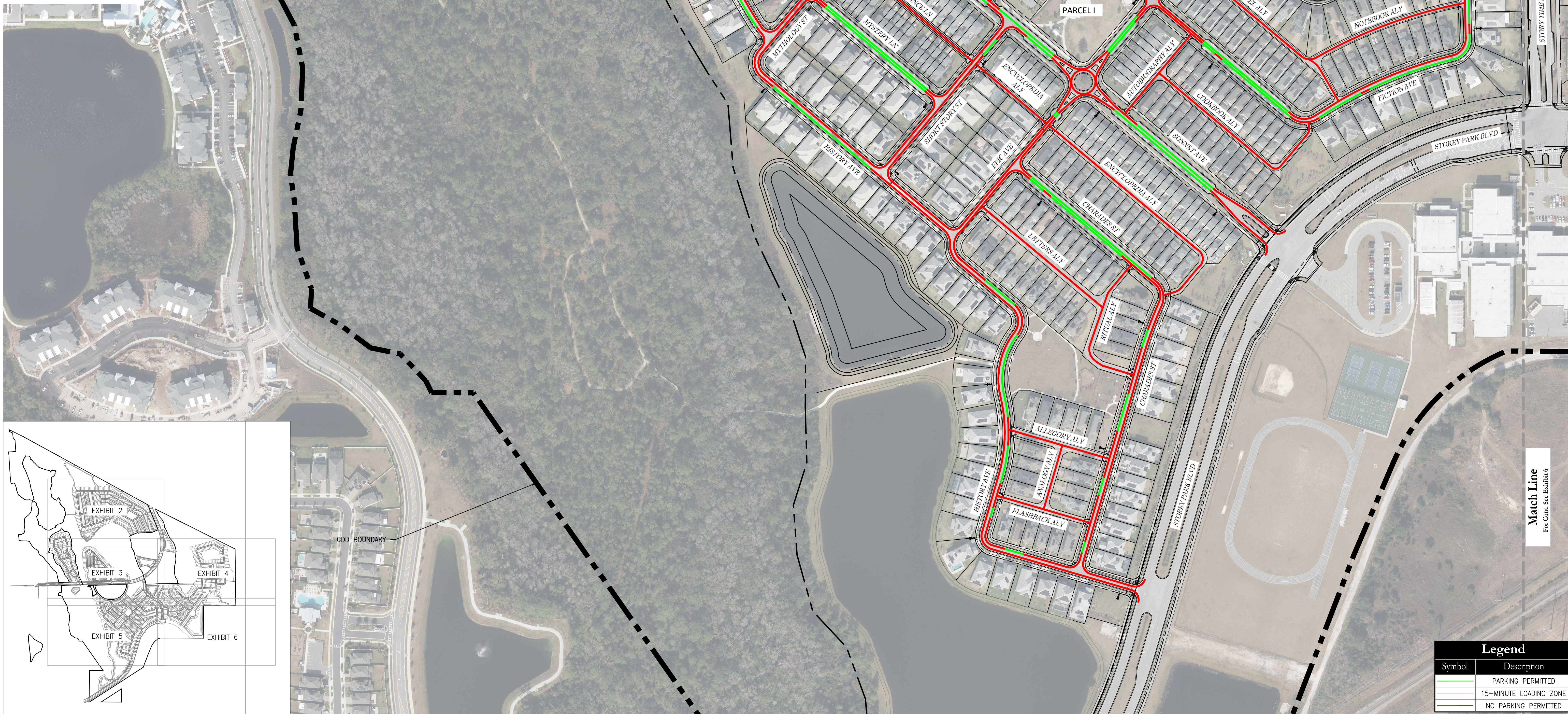


March 27, 2026  
 PD Job No.: 15-060

**Exhibit 4**

Z:\2015\15-060 STOREY PARK CDD\2025-12-30 PARKING AND TOWING EXHIBITS\2025-01-06 PARKING AND TOWING EXHIBIT

- NOTES:**
- NO PARKING IS PERMITTED WHERE:
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    - 20' FROM INTERSECTION
    - 15' FROM HYDRANT
  - ON-STREET PARKING BASED ON CONSTRUCTION PLANS & CITY APPROVAL FOR PARCEL I (PHASES 1, 3, 4, & 5), PARCEL J, PARCEL K (PHASES 1, 2, & 3), PARCEL L (PHASES 1, 2, 3, & 4). ADJUSTMENTS TO CONSTRUCTION PLANS MADE PER RESIDENT COMMENTS FOR APPROVED SAFETY.
  - THE PARKING MAP IS PROVIDED FOR REFERENCE ONLY. COMPLIANCE TO ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS IS REQUIRED.



Master On-Site Parking Map

# Storey Park Community Development District

**PAPE-DAWSON**

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March 27, 2026  
 PD Job No.: 15-060

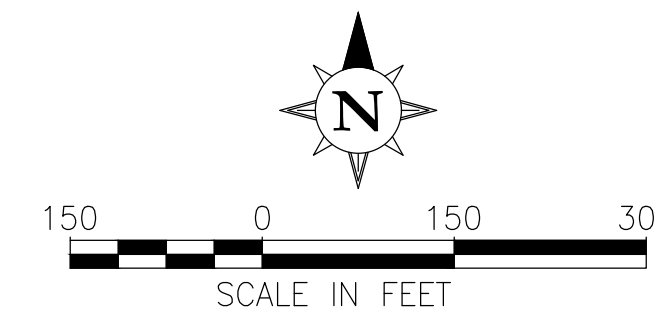
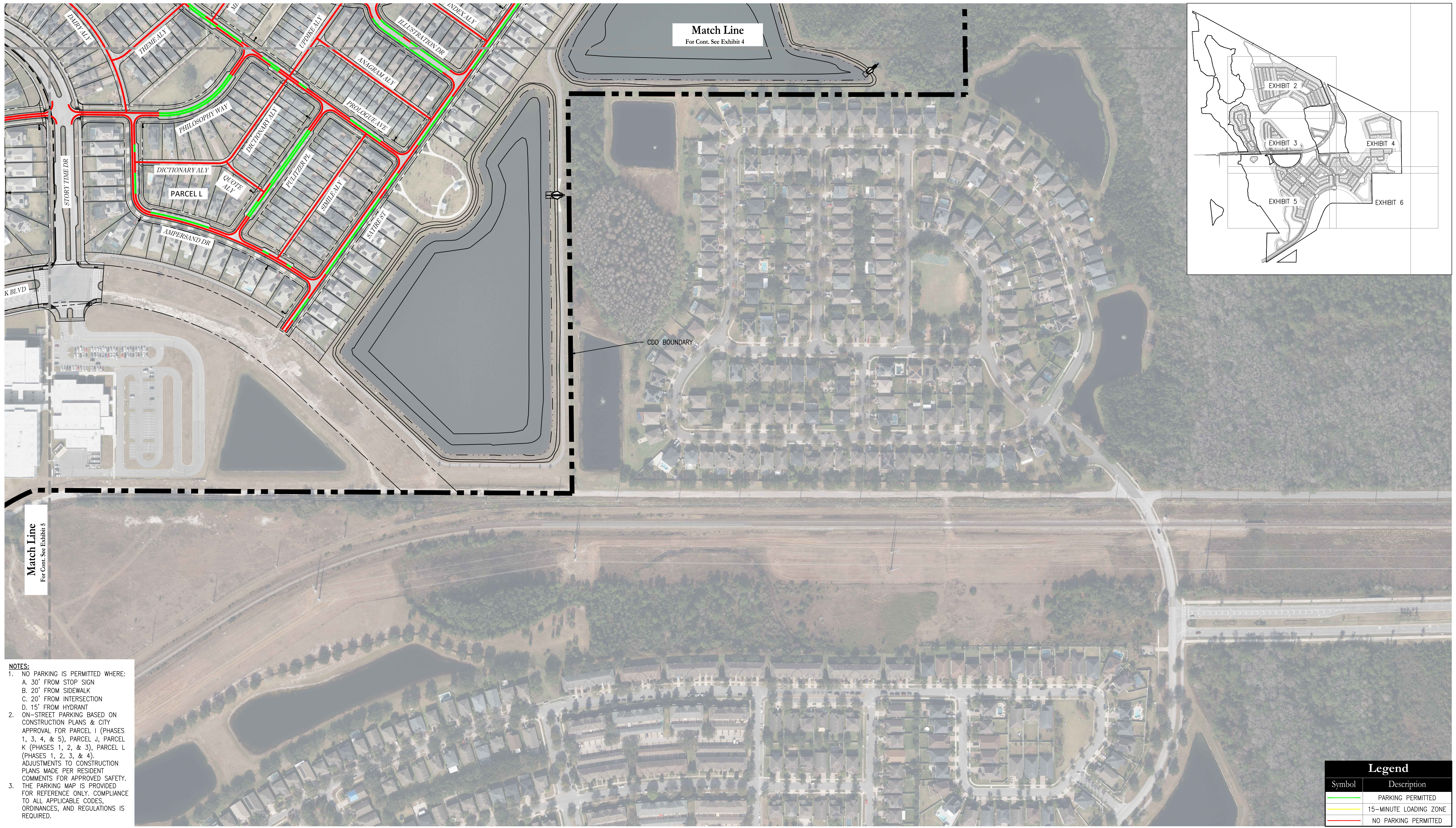


Exhibit 5



Match Line  
For Cont. See Exhibit 4

CDD BOUNDARY

Match Line  
For Cont. See Exhibit 5

- NOTES:**
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    - 15' FROM HYDRANT
  - ON-STREET PARKING BASED ON CONSTRUCTION PLANS & CITY APPROVAL FOR PARCEL I (PHASES 1, 3, 4, & 5), PARCEL J, PARCEL K (PHASES 1, 2, & 3), PARCEL L (PHASES 1, 2, 3, & 4). ADJUSTMENTS TO CONSTRUCTION PLANS MADE PER RESIDENT COMMENTS FOR APPROVED SAFETY. THE PARKING MAP IS PROVIDED FOR REFERENCE ONLY. COMPLIANCE TO ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS IS REQUIRED.

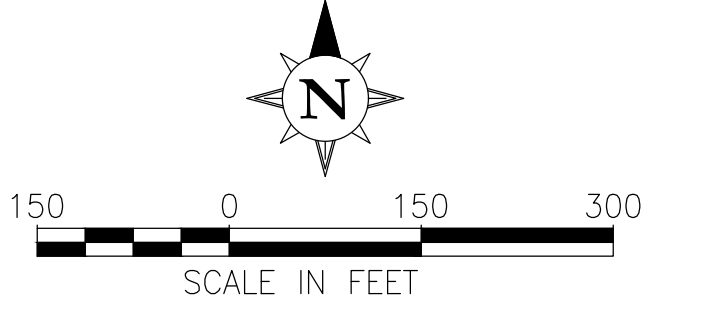
Legend	
Symbol	Description
	PARKING PERMITTED
	15-MINUTE LOADING ZONE
	NO PARKING PERMITTED

Master On-Site Parking Map

# Storey Park Community Development District

**PAPE-DAWSON**

2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594  
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694



March 27, 2026  
PD Job No.: 15-060

Exhibit 6

# SECTION VI

*This item will be provided under  
separate cover*

# SECTION VII

# SECTION C

# SECTION 1

# Storey Park

## Community Development District

### Summary of Invoices

February 24, 2026 - March 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/26/26	1637-1638	\$ 9,140.75
	3/5/26	1639-1642	50,425.78
	3/13/26	1643-1645	9,229.65
	3/18/26	1646-1650	39,447.85
	3/27/26	1651-1654	3,287.00
			\$ 111,531.03
Capital Reserve			
	3/27/26	4	\$ 4,319.81
			\$ 4,319.81
Payroll			
	<u>March 2026</u>		
	Matthew Antolovich	50122	\$ 184.70
	Travis Smith	50123	80.08
	Willem Boermans	50124	184.70
			\$ 449.48
<b>TOTAL</b>			<b>\$ 116,300.32</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/26/26	00043	2/20/26	INV31391	202602	320-53800	48100	SCRYT 02/09/26 - 02/11/26	*	996.00		
		2/24/26	INV31440	202602	320-53800	48100	SCRYT 02/17/26 - 02/18/26	*	996.00		
										1,992.00	001637
-----											
2/26/26	00047	2/06/26	20500006	202601	310-51300	31100	BOS MTG/PARKING MAP DRAFT	*	7,148.75		
										7,148.75	001638
-----											
3/05/26	00020	2/21/26	6017	202602	320-53800	47500	INSTALLED SAFETY PAINT	*	665.00		
										665.00	001639
-----											
3/05/26	00036	1/30/26	B-22497	202601	320-53800	47700	REPLACE 100W POWER SUPPLY	*	400.00		
										400.00	001640
-----											
3/05/26	00028	3/01/26	8997	202603	320-53800	46200	LANDSCAPE MAINT MAR26	*	43,507.78		
										43,507.78	001641
-----											
3/05/26	00046	2/13/26	84356	202602	320-53800	47700	INSTAL 100AMP/GFI/FIXTURE	*	5,853.00		
										5,853.00	001642
-----											
3/13/26	00002	3/01/26	292	202603	320-53800	12000	FIELD MANAGEMENT MAR26	*	1,622.25		
		3/01/26	293	202601	310-51300	42000	USPS-MAIL 941 FORM	*	.75		
		3/01/26	293A	202603	310-51300	34000	MANAGEMENT FEES MAR26	*	4,055.67		
		3/01/26	293A	202603	310-51300	35200	WEBSITE ADMIN FEE MAR26	*	108.17		
		3/01/26	293A	202603	310-51300	35100	INFORMATION TECH MAR26	*	162.25		
		3/01/26	293A	202603	310-51300	31300	DISSEMINATION FEE MAR26	*	1,577.17		
		3/01/26	293A	202603	310-51300	51000	OFFICE SUPPLIES MAR26	*	.54		
		3/01/26	293A	202603	310-51300	42000	POSTAGE MAR26	*	147.45		
		3/01/26	293A	202603	310-51300	42500	COPIES MAR26	*	6.90		
										7,681.15	001643

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/26	00005	3/10/26	150703	202602	310-51300	31500		REVISED PARKING RULES LATHAM LUNA EDEN AND BEAUDINE LLP	*	552.50	552.50	001644
3/13/26	00043	3/03/26	INV31734	202602	320-53800	48100		SCRYT 02/23/26 - 02/25/26 OFF DUTY MANAGEMENT INC	*	996.00	996.00	001645
3/18/26	00015	3/16/26	03162026	202603	300-20700	10000		FY26 DEBT SERVICE SER2015 STOREY PARK CDD C/O REGIONS BANK	*	14,813.29	14,813.29	001646
3/18/26	00015	3/16/26	03162026	202603	300-20700	10100		FY26 DEBT SERVICE SER2018 STOREY PARK CDD C/O REGIONS BANK	*	5,964.88	5,964.88	001647
3/18/26	00015	3/16/26	03162026	202603	300-20700	10200		FY26 DEBT SERVICE SER2019 STOREY PARK CDD C/O REGIONS BANK	*	5,742.17	5,742.17	001648
3/18/26	00015	3/16/26	03162026	202603	300-20700	10500		FY26 DEBT SERVICE SER2021 STOREY PARK CDD C/O REGIONS BANK	*	8,036.33	8,036.33	001649
3/18/26	00015	3/16/26	03162026	202603	300-20700	10600		FY26 DEBT SERVICE SER2022 STOREY PARK CDD C/O REGIONS BANK	*	4,891.18	4,891.18	001650
3/27/26	00020	3/14/26	6039	202603	320-53800	47500		INTRODUCTION WAY-POTHOLE BERRY CONSTRUCTION INC	*	375.00	375.00	001651
3/27/26	00036	3/16/26	B-22695	202603	320-53800	48000		100 W POWER SUPPLY KENDAL SIGNS INC	*	200.00	200.00	001652
3/27/26	00043	3/10/26	INV32032	202603	320-53800	48100		SECURITY 3/2/26 - 3/4/26	*	996.00		
		3/17/26	INV32357	202603	320-53800	48100		SECURITY 3/9/26 - 3/11/26	*	996.00		
								OFF DUTY MANAGEMENT INC			1,992.00	001653
3/27/26	00047	3/06/26	20500006	202602	310-51300	31100		PARKING MAD DRAFT/BOS MTG PAPE-DAWSON CONSULTING ENGINEER LLC	*	720.00	720.00	001654
TOTAL FOR BANK A										111,531.03		
STOR -STOREY PARK- TVISCARRA												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER							111,531.03	

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/27/26	00002	3/07/26 6024	202603 320-53800-60000	FURNISHED 2 PARK TABLES BERRY CONSTRUCTION INC	*	4,319.81	4,319.81 000004
-----						TOTAL FOR BANK B	4,319.81
						TOTAL FOR REGISTER	4,319.81

STOR -STOREY PARK- TVISCARRA

# SECTION 2

# ***Storey Park***

***Community Development District***

***Unaudited Financial Reporting***

***February 28, 2026***



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**Storey Park**  
**Community Development District**  
**Balance Sheet**  
**February 28, 2026**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Cash - Truist	\$ 242,473	\$ 28,408	\$ -	\$ -	\$ 270,881
Investments:					
Series 2015					
Reserve	-	-	361,559	-	361,559
Revenue	-	-	801,221	-	801,221
Interest	-	-	63	-	63
Sinking Fund	-	-	71	-	71
General Redemption	-	-	1,595	-	1,595
Prepayment	-	-	17,072	-	17,072
Series 2018					
Reserve	-	-	75,535	-	75,535
Revenue	-	-	308,806	-	308,806
Interest	-	-	243	-	243
Sinking Fund	-	-	37	-	37
General Redemption	-	-	73	-	73
Series 2019					
Reserve	-	-	121,258	-	121,258
Revenue	-	-	321,334	-	321,334
Interest	-	-	23	-	23
Sinking Fund	-	-	74	-	74
Prepayment	-	-	1	-	1
Principal	-	-	40	-	40
Series 2021					
Reserve	-	-	169,348	-	169,348
Revenue	-	-	383,310	-	383,310
Interest	-	-	30	-	30
Sinking Fund	-	-	63	-	63
Construction	-	-	-	21,082	21,082
Series 2022					
Reserve	-	-	103,068	-	103,068
Revenue	-	-	218,037	-	218,037
Interest	-	-	22	-	22
Sinking Fund	-	-	26	-	26
Construction	-	-	-	14,959	14,959
SBA - Operating	801,537	-	-	-	801,537
SBA - Capital Reserve	-	576,316	-	-	576,316
SBA - OCPS	-	31,664	-	-	31,664
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,044,011</b>	<b>\$ 636,387</b>	<b>\$ 2,882,909</b>	<b>\$ 36,040</b>	<b>\$ 4,599,347</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 8,467	\$ -	\$ -	\$ -	\$ 8,467
<b>Total Liabilities</b>	<b>\$ 8,467</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,467</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 1,181,581	\$ -	\$ 1,181,581
Assigned For Debt Service 2018	-	-	384,694	-	384,694
Assigned For Debt Service 2019	-	-	442,728	-	442,728
Assigned For Debt Service 2021	-	-	552,752	-	552,752
Assigned For Debt Service 2022	-	-	321,153	-	321,153
Assigned For Capital Projects 2021	-	-	-	21,082	21,082
Assigned For Capital Projects 2022	-	-	-	14,959	14,959
Unassigned	1,035,543	636,387	-	-	1,671,931
<b>Total Fund Balances</b>	<b>\$ 1,035,543</b>	<b>\$ 636,387</b>	<b>\$ 2,882,909</b>	<b>\$ 36,040</b>	<b>\$ 4,590,880</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,044,011</b>	<b>\$ 636,387</b>	<b>\$ 2,882,909</b>	<b>\$ 36,040</b>	<b>\$ 4,599,347</b>

# Storey Park

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,191,240	\$ 1,067,261	\$ 1,067,261	\$ -
Interest	18,000	7,500	5,833	(1,667)
<b>Total Revenues</b>	<b>\$ 1,209,240</b>	<b>\$ 1,074,761</b>	<b>\$ 1,073,094</b>	<b>\$ (1,667)</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,000	\$ 1,000
FICA Expense	918	383	306	77
Engineering Fees	12,000	5,000	10,676	(5,676)
Attorney	25,000	10,417	3,751	6,666
Arbitrage	1,800	600	600	-
Dissemination Agent	18,926	7,886	7,886	(0)
Annual Audit	10,200	-	-	-
Trustee Fees	17,500	-	-	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	48,668	20,278	20,278	(0)
Information Technology	1,947	811	811	-
Website Maintenance	1,298	541	541	(0)
Telephone	100	42	-	42
Postage	750	313	273	39
Printing & Binding	750	313	7	305
Insurance	8,553	8,553	7,588	965
Legal Advertising	2,500	1,042	-	1,042
Other Current Charges	700	292	297	(6)
Office Supplies	100	42	2	40
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 171,996</b>	<b>\$ 69,796</b>	<b>\$ 65,303</b>	<b>\$ 4,494</b>

# Storey Park

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b><u>Operation &amp; Maintenance</u></b>				
Field Management	\$ 19,467	\$ 8,111	\$ 8,111	\$ -
Property Insurance	29,179	29,179	21,520	7,659
Electric	3,000	1,250	614	636
Streetlights	263,140	109,642	94,088	15,554
Water & Sewer	56,400	23,500	19,851	3,649
Landscape Maintenance - Contract	522,093	217,539	217,539	(0)
Landscape - Contingency	20,000	8,333	2,375	5,958
Lake Maintenance	46,656	19,440	19,440	-
Mitigation Monitoring & Maintenance	13,750	5,729	-	5,729
Irrigation Repairs	25,000	10,417	13,061	(2,644)
Repairs & Maintenance	20,000	8,333	1,580	6,753
Roadways & Sidewalks	15,000	6,250	3,035	3,215
Trail & Boardwalk Maintenance	7,500	3,125	-	3,125
Dog Park Maintenance	5,000	2,083	5,340	(3,257)
Operating Supplies	1,500	625	-	625
Pressure Washing	7,500	3,125	7,500	(4,375)
Signage	8,619	3,591	10,555	(6,964)
Enhanced Traffic Enforcement	39,500	16,458	20,252	(3,794)
Contingency	1,977	824	-	824
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,105,281</b>	<b>\$ 477,555</b>	<b>\$ 444,861</b>	<b>\$ 32,694</b>
<b><u>Reserves</u></b>				
Capital Reserve Transfer	\$ 89,892	\$ 89,892	\$ 89,892	\$ -
<b>Total Reserves</b>	<b>\$ 89,892</b>	<b>\$ 89,892</b>	<b>\$ 89,892</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,367,169</b>	<b>\$ 637,243</b>	<b>\$ 600,056</b>	<b>\$ 37,187</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (157,929)</b>		<b>\$ 473,039</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 157,929</b>		<b>\$ 562,505</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,035,543</b>	

**Storey Park**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 51,488	\$ 110,328	\$ 76,100	\$ 829,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,067,261
Interest	1,205	912	676	1,033	2,007	-	-	-	-	-	-	-	5,833
<b>Total Revenues</b>	<b>\$ 1,205</b>	<b>\$ 52,400</b>	<b>\$ 111,004</b>	<b>\$ 77,134</b>	<b>\$ 831,352</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,073,094</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ 1,200	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	61	92	-	77	77	-	-	-	-	-	-	-	306
Engineering Fees	1,619	240	1,669	7,149	-	-	-	-	-	-	-	-	10,676
Attorney	1,272	822	212	893	553	-	-	-	-	-	-	-	3,751
Arbitrage	600	-	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	1,577	1,577	1,577	1,577	1,577	-	-	-	-	-	-	-	7,886
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,056	4,056	4,056	4,056	4,056	-	-	-	-	-	-	-	20,278
Information Technology	162	162	162	162	162	-	-	-	-	-	-	-	811
Website Maintenance	108	108	108	108	108	-	-	-	-	-	-	-	541
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	117	47	27	73	9	-	-	-	-	-	-	-	273
Printing & Binding	1	3	3	-	-	-	-	-	-	-	-	-	7
Insurance	7,588	-	-	-	-	-	-	-	-	-	-	-	7,588
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	44	95	67	46	45	-	-	-	-	-	-	-	297
Office Supplies	0	0	0	0	0	-	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 26,293</b>	<b>\$ 8,402</b>	<b>\$ 7,881</b>	<b>\$ 15,140</b>	<b>\$ 7,587</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,303</b>

## Storey Park

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><i>Operation &amp; Maintenance</i></b>													
Field Management	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,111
Property Insurance	21,520	-	-	-	-	-	-	-	-	-	-	-	21,520
Electric	119	122	116	133	125	-	-	-	-	-	-	-	614
Streetlights	20,792	16,755	22,457	15,232	18,851	-	-	-	-	-	-	-	94,088
Water & Sewer	3,429	4,398	4,957	3,996	3,070	-	-	-	-	-	-	-	19,851
Landscape Maintenance - Contract	43,508	43,508	43,508	43,508	43,508	-	-	-	-	-	-	-	217,539
Landscape - Contingency	-	500	-	1,875	-	-	-	-	-	-	-	-	2,375
Lake Maintenance	3,888	3,888	3,888	3,888	3,888	-	-	-	-	-	-	-	19,440
Mitigation Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	6,205	-	2,836	1,947	2,074	-	-	-	-	-	-	-	13,061
Repairs & Maintenance	-	-	1,580	-	-	-	-	-	-	-	-	-	1,580
Roadways & Sidewalks	1,485	-	885	-	665	-	-	-	-	-	-	-	3,035
Trail & Boardwalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Park Maintenance	685	465	2,785	1,405	-	-	-	-	-	-	-	-	5,340
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Signage	725	-	375	3,602	5,853	-	-	-	-	-	-	-	10,555
Enhanced Traffic Enforcement	3,984	3,652	4,648	3,984	3,984	-	-	-	-	-	-	-	20,252
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 107,962</b>	<b>\$ 74,911</b>	<b>\$ 97,157</b>	<b>\$ 81,192</b>	<b>\$ 83,640</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 444,861</b>
<b><i>Reserves</i></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 89,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,892
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,892</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,892</b>
<b>Total Expenditures</b>	<b>\$ 134,254</b>	<b>\$ 83,313</b>	<b>\$ 105,038</b>	<b>\$ 96,331</b>	<b>\$ 181,119</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600,056</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (133,049)</b>	<b>\$ (30,913)</b>	<b>\$ 5,966</b>	<b>\$ (19,198)</b>	<b>\$ 650,233</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 473,039</b>

# Storey Park

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Transfer In	\$ 89,892	\$ 89,892	\$ 89,892	\$ -
Interest	12,000	5,000	8,713	3,713
<b>Total Revenues</b>	<b>\$ 101,892</b>	<b>\$ 94,892</b>	<b>\$ 98,605</b>	<b>\$ 3,713</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 250	\$ 205	\$ 45
Capital Outlay	161,796	67,415	-	67,415
<b>Total Expenditures</b>	<b>\$ 162,396</b>	<b>\$ 67,665</b>	<b>\$ 205</b>	<b>\$ 67,460</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (60,504)</b>		<b>\$ 98,400</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 548,449</b>		<b>\$ 537,988</b>	
<b>Fund Balance - Ending</b>	<b>\$ 487,945</b>		<b>\$ 636,387</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2015

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 616,298	\$ 552,210	\$ 552,210	\$ -
Special Assessments - Prepayments	-	-	17,040	17,040
Interest	24,000	10,000	12,910	2,910
<b>Total Revenues</b>	<b>\$ 640,298</b>	<b>\$ 562,210</b>	<b>\$ 582,161</b>	<b>\$ 19,950</b>
<b>Expenditures:</b>				
<b>Series 2015</b>				
Interest - 11/01	\$ 193,669	\$ 193,669	\$ 193,666	\$ 3
Principal - 11/01	215,000	215,000	215,000	-
Interest - 05/01	188,831	-	-	-
<b>Total Expenditures</b>	<b>\$ 597,500</b>	<b>\$ 408,669</b>	<b>\$ 408,666</b>	<b>\$ 3</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 42,798</b>		<b>\$ 173,495</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 648,401</b>		<b>\$ 1,008,086</b>	
<b>Fund Balance - Ending</b>	<b>\$ 691,199</b>		<b>\$ 1,181,581</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2018

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 248,827	\$ 222,359	\$ 222,359	\$ -
Interest	6,000	2,500	3,624	1,124
<b>Total Revenues</b>	<b>\$ 254,827</b>	<b>\$ 224,859</b>	<b>\$ 225,983</b>	<b>\$ 1,124</b>
<b>Expenditures:</b>				
<b>Series 2018</b>				
Interest - 12/15	\$ 82,838	\$ 82,838	\$ 82,838	\$ -
Principal - 06/15	80,000	-	-	-
Interest - 06/15	82,838	-	-	-
<b>Total Expenditures</b>	<b>\$ 245,675</b>	<b>\$ 82,838</b>	<b>\$ 82,838</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,152</b>		<b>\$ 143,146</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 163,519</b>		<b>\$ 241,549</b>	
<b>Fund Balance - Ending</b>	<b>\$ 172,671</b>		<b>\$ 384,694</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 238,964	\$ 214,057	\$ 214,057	\$ -
Interest	8,000	3,333	4,598	1,265
<b>Total Revenues</b>	<b>\$ 246,964</b>	<b>\$ 217,390</b>	<b>\$ 218,655</b>	<b>\$ 1,265</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 12/15	\$ 75,275	\$ 75,275	\$ 75,275	\$ -
Principal - 06/15	90,000	-	-	-
Interest - 06/15	75,275	-	-	-
<b>Total Expenditures</b>	<b>\$ 240,550</b>	<b>\$ 75,275</b>	<b>\$ 75,275</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 6,414</b>		<b>\$ 143,380</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 169,500</b>		<b>\$ 299,348</b>	
<b>Fund Balance - Ending</b>	<b>\$ 175,914</b>		<b>\$ 442,728</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 334,300	\$ 299,579	\$ 299,579	\$ -
Interest	10,500	4,375	5,284	909
<b>Total Revenues</b>	<b>\$ 344,800</b>	<b>\$ 303,954</b>	<b>\$ 304,863</b>	<b>\$ 909</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 12/15	\$ 98,334	\$ 98,334	\$ 98,334	\$ -
Principal - 06/15	135,000	-	-	-
Interest - 06/15	98,334	-	-	-
<b>Total Expenditures</b>	<b>\$ 331,669</b>	<b>\$ 98,334</b>	<b>\$ 98,334</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (8,400)	\$ (3,500)	\$ -	\$ (3,500)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (8,400)</b>	<b>\$ (3,500)</b>	<b>\$ -</b>	<b>\$ (3,500)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 4,731</b>		<b>\$ 206,528</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 161,442</b>		<b>\$ 346,224</b>	
<b>Fund Balance - Ending</b>	<b>\$ 166,173</b>		<b>\$ 552,752</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 203,549	\$ 182,334	\$ 182,334	\$ -
Interest	5,500	2,292	3,174	882
<b>Total Revenues</b>	<b>\$ 209,049</b>	<b>\$ 184,625</b>	<b>\$ 185,507</b>	<b>\$ 882</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 73,690	\$ 73,690	\$ 73,690	\$ -
Principal - 06/15	55,000	-	-	-
Interest - 06/15	73,690	-	-	-
<b>Total Expenditures</b>	<b>\$ 202,380</b>	<b>\$ 73,690</b>	<b>\$ 73,690</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (5,000)	\$ (2,083)	\$ (4,094)	\$ 2,011
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (5,000)</b>	<b>\$ (2,083)</b>	<b>\$ (4,094)</b>	<b>\$ 2,011</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,669</b>		<b>\$ 107,723</b>	

# Storey Park

## Community Development District Capital Projects Fund - Series 2021

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 338	\$ 338
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 338</b>	<b>\$ 338</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 338</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 20,744</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 21,082</b>	

# Storey Park

## Community Development District

### Capital Projects Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 195	\$ 195
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 195</b>	<b>\$ 195</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,094	\$ (4,094)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,094</b>	<b>\$ (4,094)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 4,289</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 10,670</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 14,959</b>	

**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	\$361,559	
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)
LESS: PRINCIPAL PAYMENT 11/1/25		(\$215,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$7,460,000</b>

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	\$75,535	
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)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$80,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,375,000</b>

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)		
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%	
MATURITY DATE:	6/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$119,695	
RESERVE FUND BALANCE	\$121,258	
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)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$85,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,530,000</b>

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	\$169,348	
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)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$135,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$5,515,000</b>

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	\$103,068	
BONDS OUTSTANDING - 9/15/22		\$3,105,000
LESS: PRINCIPAL PAYMENT 6/15/23		(\$50,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$50,000)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$55,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,950,000</b>

