

*Storey Drive
Community Development District*

Agenda

November 4, 2021

AGENDA

Storey Drive

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

October 28, 2021

Board of Supervisors
Storey Drive Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Drive Community Development District will be held **Thursday, November 4, 2021 at 10:00 a.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 2, 2021 Meeting
4. Consideration of Resolution 2022-01 Approving the Dedications in the Proposed Storey Drive Plat
5. Appointment of Audit Committee and Chair
6. Staff Reports
 - A. Attorney
 - i. Presentation of Memorandum Regarding New Statutory Requirement
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of FY21 Funding Request #7 and FY22 Funding Request #1
7. Other Business
8. Supervisor's Requests
9. Adjournment

Audit Committee

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

The second order of business of the Board of Supervisors Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of minutes of the September 2, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2022-01 approving the dedications to the proposed Storey Drive plat. A copy of the Resolution and plat is enclosed for your review.

The fifth order of business is the appointment of the Audit Committee and Chair. There is no back-up material.

The sixth order of business is Staff Reports. Sub-Section 1 of the Attorney's Report is the presentation of memorandum regarding a new statutory requirement for Districts. A copy of the memo is enclosed for your review. Sub-Section 1 of the District Manager's Report includes the balance sheet and income statement for review and Sub-Section 2 includes FY21 Funding Request #7 and FY22 Funding Request #1 for ratification. The funding requests and supporting documentation is enclosed for your review.

Following the adjournment of the Board of Supervisor's meeting, there will be a meeting of the Audit Committee to approve the Request for Proposals, selection criteria and the notice of RFP for auditing services. Enclosed for your review are copies of the RFP, selection criteria, and RFP notice.

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

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Darin Lockwood, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Stacey Johnson, Trustee

Enclosures

**BOARD OF SUPERVISORS
MEETING**

MINUTES

MINUTES OF MEETING
STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, September 2, 2021 at 9:30 a.m. at the Offices of GMS-CF, 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Adam Morgan	Chairman
Ashley Baksh	Assistant Secretary
Brent Kewley	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Steve Sanford	Greenberg Traurig

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 15, 2021 Board of Supervisors Meeting & Acceptance of Minutes of the July 15, 2021 Landowners' Meeting

Mr. Showe: These are included as part of your agenda packet and we can take any corrections or changes, or a motion from the Board to approve those minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the July 15, 2021 Board of Supervisors Meeting and Acceptance of Minutes of the July 15, 2021 Landowners' Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Professional Engineer Services with Poulos & Bennett, LLC

Mr. Showe: At your last Board meeting, the Board selected them as the vendor, so this is the formalized contract in line with that bid that they presented and was selected by the Board. Both Counsel and I can take any questions on that agreement, we are just looking for a motion from the Board to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Professional Engineer Services Agreement with Poulos & Bennett, LLC, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-23 Bond Delegation Resolution

Mr. Showe: Steve is on the call to go ahead and walk you through that.

Mr. Sanford: Good morning everyone, this is Steve Sanford from Greenberg Traurig serving as your Bond Counsel. In May of this year the Board adopted an authorizing resolution in the principal amount of \$14,020,000 and it was always contemplated that we would come back to the Board with a more detailed resolution as we get closer to the finish line. This is what Resolution 2021-23 is. It is a delegation resolution, and the reason we call it that is that we set forth certain parameters in the resolution specifically in section 3 of the resolution. When the bonds are priced, and if they fall within the parameters set by the whole Board, then the Chair or the Vice Chair is authorized to execute a Bond Purchase Contract without the need for a special meeting. In addition to that aspect of the resolution, we are asking the Board to approve certain documents and I will quickly go through what they are. There is a bond purchase agreement, which I mentioned, that is the contract between the District and FMS as your Underwriter. That spells out the different conditions that close on the bonds and requires the District to make certain representations regarding the bonds and has requirements or deliverables. The next exhibit is the draft copy of the Preliminary Limited Offering Memorandum. That is the tool that is used by the underwriter to market the bonds. It is preliminary because it first goes out in the form with a lot of blanks in it. Once the bonds are actually priced and sold, then that Preliminary Offering Memorandum gets finalized and is delivered to the investors. The next exhibit is the continuing disclosure agreement. That is an agreement between the District. GMS is your dissemination agent and developer. That is required under SEC rules to provide annual information about the project, the development and the bonds and also with certain events that has material that has to be disclosed. It creates a level

playing field because the Limited Offering Memorandum, which I just mentioned, speaks only of a certain date so as things change it keeps the agreement and the obligations under it. It keeps everyone on the same playing field. The next exhibit is the Supplemental Trust Indenture. That is the actual document that is going to have all of the bond terms and redemption provisions. For every series of bonds that the District issues there would be a separate Supplemental Indenture and that is between the District and US Bank as the trustee. Lastly, the documents are prepared by District counsel and there is an acquisition agreement that basically is between the developer and the District. It specifies the terms of which the District will buy completed infrastructure. With this completion agreement, the notion is that if the bond process is not sufficient or complete, the developer has an obligation under that agreement to complete the project. The True-Up agreement is between the District and the developer and that just means that if the platting changes to where there is less capacity to pay Debt Service, then that poses obligation on the developer to make a payment that is equalized with True-Up. The revenue strain to Debt Service on the bonds. The last agreement is the Collateral Assignment Agreement and that is the agreement stating that if there was ever a default, the developer pledges to the District all of its rights and entitlements. If there was ever a default and there was a foreclosure the Trustee would act on behalf of the bond holders. The parameters that I mentioned earlier that we are issuing up to \$11,000,000 special assessment bonds and that does not bind the District to issue that amount of bonds. That is just the not-to-exceed amount. The other parameters can't exceed the maximum rate permitted. We don't set it that high, we set it at 4.5% arbitrage yield so if for any reason the market got screwy and we couldn't sell the bonds at that arbitrage yield then we would have to come back to the Board. I think there is enough cushion in the 4.5% that makes that unlikely to happen. Lastly, compensation is one of the parameters for the underwriter and that is 98 cents on the dollar. The Underwriter buys the bonds for 98 cents on the dollar and then turns around and sells the bonds for a dollar and that difference is the compensation to pay for the underwriter. Unless anyone has any questions, it would be my recommendation to move to adopt Resolution 2021-23.

Mr. Morgan: So, what is the exact amount of the bond issuance going to be?

Ms. Trucco: My understanding right now is that it is not finalized yet but it is not-to-exceed \$11,000,000, is that correct?

Mr. Sanford: We don't have a final number yet.

Mr. Morgan: I see this number of \$9,685,000.

Mr. Showe: That is what is in the preliminary, so I think that is what is anticipated. Until we know the final terms and the final rate it is hard to get.

Mr. Morgan: We went from a resolution that said \$14,000,000 to \$11,000,000 and the original preliminary estimate was \$14,000,000, wasn't it?

Mr. Showe: That is based on you assessing for all of the infrastructure that is available. You will look at your marketing and what you want to market the CDD assessments at so you bring it down.

Mr. Morgan: It is not-to-exceed \$11,000,000, but most likely is going to be \$9,685,000.

Mr. Showe: Correct.

Ms. Trucco: Steve, do you have anything to add to that point?

Mr. Sanford: I am not sure I am understanding the question. Is someone saying there is another number floating around?

Mr. Showe: The question was just about where we think we are going to end up issuing and I think it is closer to the \$9,685,000 than the \$11,000,000. We use the \$11,000,000 as a ceiling incase the rates change or we need to issue more.

Mr. Sanford: That is correct.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2021-23 Bond Delegation Resolution, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: The only report I have for the Board is that we have successfully validated the bonds. We had to go to court to get a judgement allowing us to issue bonds. The judge just last week entered the final judgement approving us to validate bonds. We are able to move forward with this first bond issuance.

Mr. Morgan: Did he issue in his order the same up to \$11,000,000?

Ms. Trucco: In the final judgement? That may have been the \$14,000,000. I can quickly verify for you in a moment. If you want to do the Engineer's Report, I can find that for him.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Showe: We have the financial report and there is not a lot there. It shows the balances at this point.

ii. Ratification of Funding Requests #4 - #6

Mr. Showe: We have the ratification of funding request #4 through #6. These are costs that we spent in getting the District up and running that will be funded by the developer. Is there a motion to ratify those?

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Funding Request No. 4 through 6, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Trucco: The final judgement was for \$14,920,000 so that is what you are thinking about.

Mr. Showe: That validation sets you at a cap for the whole District in perpetuity. Even if you issue the \$9,600,000 and you come back later and go “We need another 2-3,” you’ve got up to that \$14,000,000.

Mr. Morgan: They were somewhere around 10.5 million, but when we did the assessments, we couldn’t assess that amount and that is why we dropped it to 9.6 million.

Mr. Showe: Correct. That is market capacity and what you want to market the homes at.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Showe adjourned the meeting.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DEDICATIONS CONTAINED IN THE PROPOSED STOREY DRIVE PLAT; APPROVAL OF PRIOR ACTIONS; DELEGATING AUTHORITY TO THE CHAIRMAN AND VICE CHAIRMAN TO APPROVE AND EXECUTE SUCH DOCUMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Storey Drive Community Development District (“the District”) is a local unit of special-purpose government established in accordance with the Uniform Community Development Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, the District has been created for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services for the benefit of the owners of lands within the District; and

WHEREAS, Lennar Homes, LLC, a Florida limited liability company, the landowner and developer of certain lands located within the District, is currently submitting a plat to the City of Orlando entitled Storey Drive Plat (a portion of Section 30, Township 23 South, Range 29 East, City of Orlando, Orange County, Florida); and

WHEREAS, the City of Orlando has requested, and the District desires to provide, a declaration of the District’s intention to accept for ownership and maintenance certain tracts or easements dedicated to the District within the boundaries of the Storey Drive Plat, subject to the District’s procedure for acceptance of real property and improvements; and

WHEREAS, the District additionally desires to approve a Letter of Consent to dedications in the Storey Drive Plat, if necessary and so required by the City, approve the dedications contained in the Storey Drive Plat, delegate authority to the District Staff, and approve all prior actions taken by the Board of Supervisors of the District and District staff regarding the Storey Drive Plat.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. APPROVAL OF THE DEDICATIONS CONTAINED IN THE PROPOSED STOREY DRIVE PLAT. The District hereby approves the dedications contained in the Storey Drive Plat, subject to compliance with the District’s procedure for acceptance of such dedications and improvements.

SECTION 3. APPROVAL OF A LETTER OF CONSENT TO DEDICATIONS IN PROPOSED STOREY DRIVE PLAT. To the extent necessary or otherwise required by the City of Orlando, the District hereby approves District Staff to draft, revise, finalize and transmit a Letter of Consent to Dedications in the Storey Drive Plat evidencing the District's approval of the Storey Drive Plat.

SECTION 4. AUTHORIZATION OF STAFF. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein, including the recording of the Plat.

SECTION 5. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Letter of Consent to dedications in the Storey Drive Plat and in furtherance of the District's approval of the dedications contained in the Storey Drive Plat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 6. DELEGATION TO CHAIRMAN AND VICE CHAIRMAN FOR APPROVAL AND EXECUTION OF DOCUMENTS AND RATIFICATION OF PRIOR ACTIONS. The District hereby delegates authority (and ratifies all prior actions) to the Chairman and Vice-Chairman to review and execute, once reviewed by District Staff, Storey Drive Plat and a Letter of Consent, if required, by the District, including the conveyance documents attached as Exhibit "B."

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Storey Drive Community Development District.

PASSED AND ADOPTED this ____ day of November, 2021.

[SIGNATURES BELOW]

**SIGNATURE PAGE TO RESOLUTION 2022-01
STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

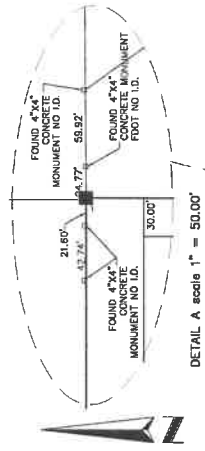
Its: _____

EXHIBIT "A"

STOREY DRIVE PLAT

[SEE ATTACHED]

STOREY DRIVE
 A PORTION OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 29 EAST
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



DETAIL A scale 1" = 50.00'



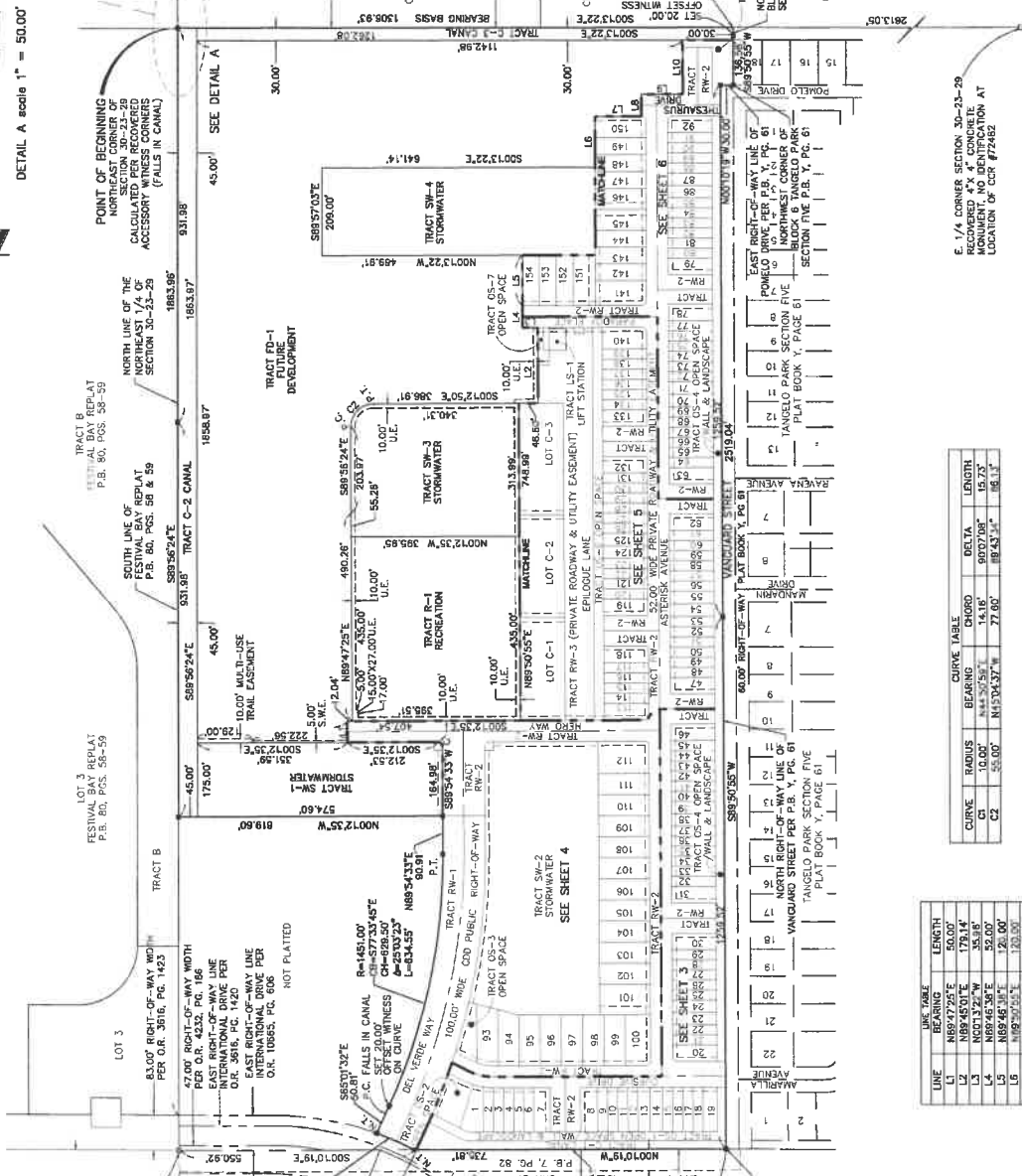
75.00' RIGHT-OF-WAY WIDTH
 PER P.B. 33, PGS. 116 & 117

NORTHWEST CORNER OF THE
 SECTION FIVE
 30-23-29 FOUND 4" x 4" CONCRETE MONUMENT NO. ID. COR #10584

WEST LINE OF THE
 NORTHWEST 1/4 OF
 SECTION 30-23-29
 R-687.53'
 CH-85.95'
 L-315.94'

POINT OF INTERSECTION OF
 WEST LINE OF THE NORTHWEST
 1/4 OF SECTION 30-23-29
 EAST INTERNATIONAL DRIVE
 PER O.R. 10865, PG. 606

NORTHWEST CORNER
 OF SECTION FIVE
 SE CORNER HYATT HOUSE
 L-DRIVE PER P.B. 23
 PAGE 105
 NO IDENTIFICATION



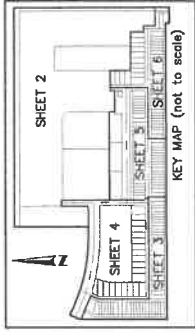
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	10.00'	N44°30'25"	14.18'	90°07'08"	19.73'
C2	35.00'	N15°24'57"W	77.60'	18°40'24"	86.11'

LINE	BEARING	LENGTH
L1	N89°27'26"E	50.00'
L2	N89°27'26"E	15.18'
L3	N00°13'24"W	15.18'
L4	N89°46'30"E	25.00'
L5	N89°46'30"E	12.00'
L6	N89°27'26"E	120.00'
L7	N89°27'26"E	120.00'
L8	N89°46'30"E	52.00'
L9	S00°32'44"E	95.18'
L10	N89°46'30"E	120.00'

SHEET INDEX
 SHEET 1 of 6 - legal description, description, Surveyor's
 SHEET 2 of 6 - boundary information, Tract geometry
 SHEETS 3 - 6 of 6 - Lot and Tract geometry

E. 1/4 CORNER SECTION 30-23-29
 RECOVERED 4" x 4" CONCRETE
 MONUMENT NO. ID. IDENTIFICATION AT
 LOCATION OF COR #17482

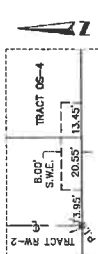
A PORTION OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C2	126.00'	S137°14'W	58.98'	27°53'45"	56.51'
C4	10.00'	N41°54'W	14.98'	97°00'41"	16.53'
C5	52.00'	S12°21'W	71.13'	27°53'45"	71.99'
C6	152.00'	S17°22'W	23.87'	89°01'30"	24.83'
C7	152.00'	S17°22'W	23.87'	89°01'30"	24.83'
C8	126.00'	S04°16'W	23.87'	89°01'30"	24.83'
C9	10.00'	S44°50'W	14.14'	80°11'13"	15.71'
C16	1851.00'	S82°23'W	83.50'	03°26'50"	81.31'
C17	687.50'	N82°23'W	83.50'	03°26'50"	81.31'
C27	1851.00'	S72°46'W	37.26'	01°23'18"	37.56'
C30	1851.00'	S72°46'W	37.26'	01°23'18"	37.56'
C31	1951.00'	S67°40'W	23.58'	00°31'06"	24.58'
C32	1951.00'	S67°40'W	23.58'	00°31'06"	24.58'
C33	1951.00'	S67°40'W	21.03'	00°36'37"	21.00'

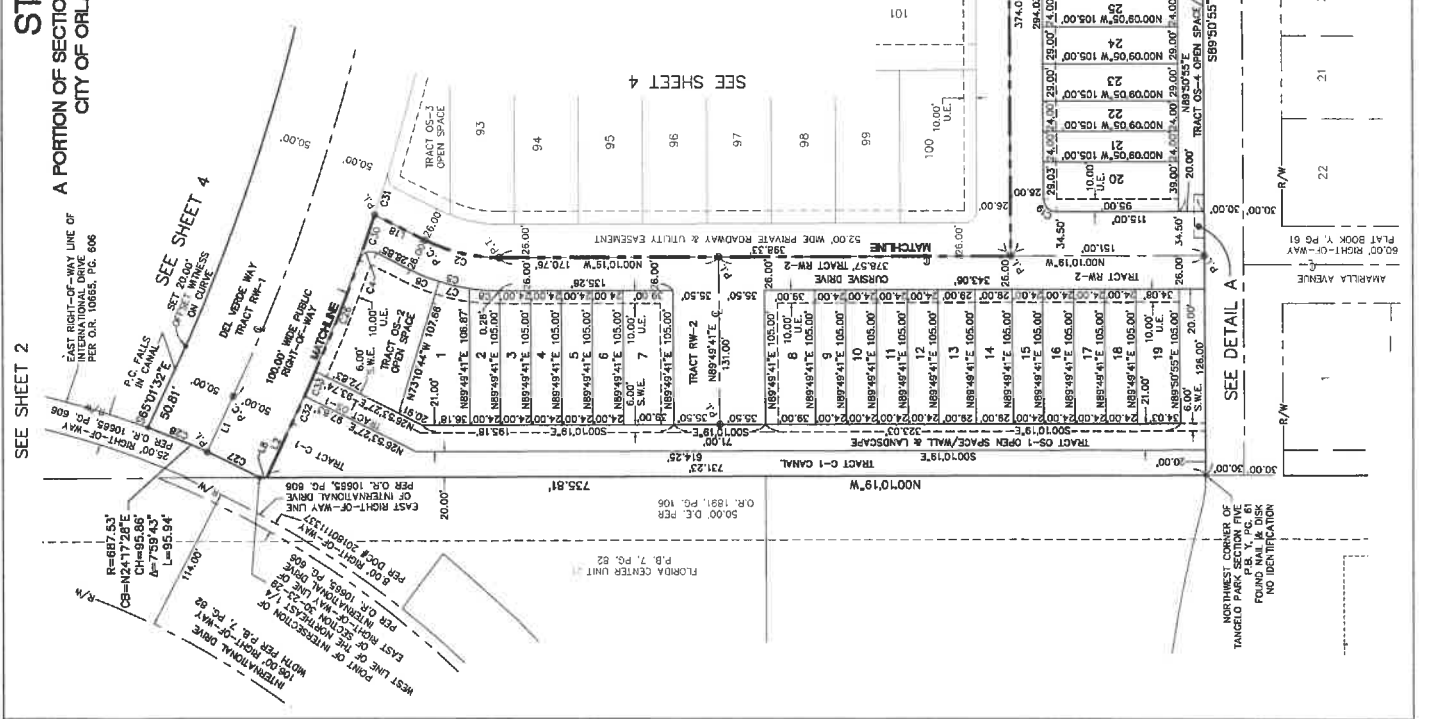
SHEET 1 of 6 - legal description, dedication, Surveyor's notes & legend
 SHEET 2 of 6 - boundary information, Tract geometry
 SHEETS 3 - 6 of 6 - Lot and Tract geometry

SEE SHEET 4



SEE SHEET 4

SEE SHEET 5



NORTHWEST CORNER OF
TANGULO PARK SECTION FIVE
FOUND NAIL IN GROUND
NO IDENTIFICATION

SEE DETAIL A

SEE DETAIL B

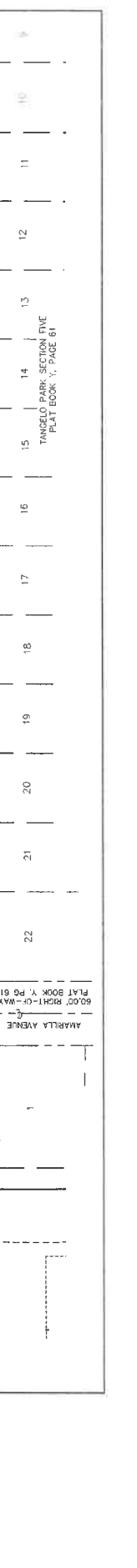
SEE DETAIL C

SEE DETAIL D

SEE DETAIL E

SEE DETAIL F

SEE DETAIL G



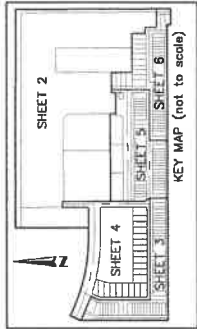
STOREY DRIVE

A PORTION OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

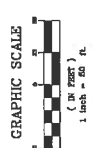
SHEET INDEX
 SHEET 1 of 6 - legal description, dedication, Surveyor's notes & legend
 SHEET 2 of 6 - boundary information, Tract geometry
 SHEET 3 of 6 of 6 - lot and tract geometry

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C2	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C3	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C4	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C5	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C6	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C7	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C8	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C9	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C10	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C11	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C12	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C13	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C14	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C15	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C16	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C17	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C18	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C19	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C20	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C21	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C22	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C23	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C24	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C25	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C26	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C27	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C28	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C29	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C30	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C31	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C32	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C33	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C34	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C35	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C36	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C37	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C38	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C39	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C40	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C41	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C42	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C43	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C44	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C45	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C46	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C47	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C48	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C49	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C50	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C51	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C52	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C53	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C54	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C55	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C56	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C57	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C58	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C59	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C60	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C61	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C62	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C63	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C64	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C65	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C66	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C67	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C68	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C69	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C70	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C71	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C72	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C73	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C74	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C75	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C76	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C77	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C78	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C79	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C80	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C81	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C82	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C83	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C84	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C85	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C86	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C87	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C88	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C89	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C90	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C91	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C92	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C93	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C94	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C95	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C96	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C97	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C98	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C99	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'
C100	150.00'	S89°49'51"W	14.13'	89°58'47"	15.70'

LINE	BEARING	LENGTH
L1	N65°01'32"E	48.31'
L2	N65°01'32"E	47.50'
L3	S37°26'02"E	30.43'
L4	N28°53'27"E	43.87'



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 WINTER GARDEN, FLORIDA 32787
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SHEET INDEX
 SHEET 1 of 6 - legal description, dedication, Surveyor's notes & legend
 SHEET 2 of 6 - boundary information, Tract geometry
 SHEET 3 of 6 of 6 - lot and tract geometry

SEE SHEET 3

SEE SHEET 5

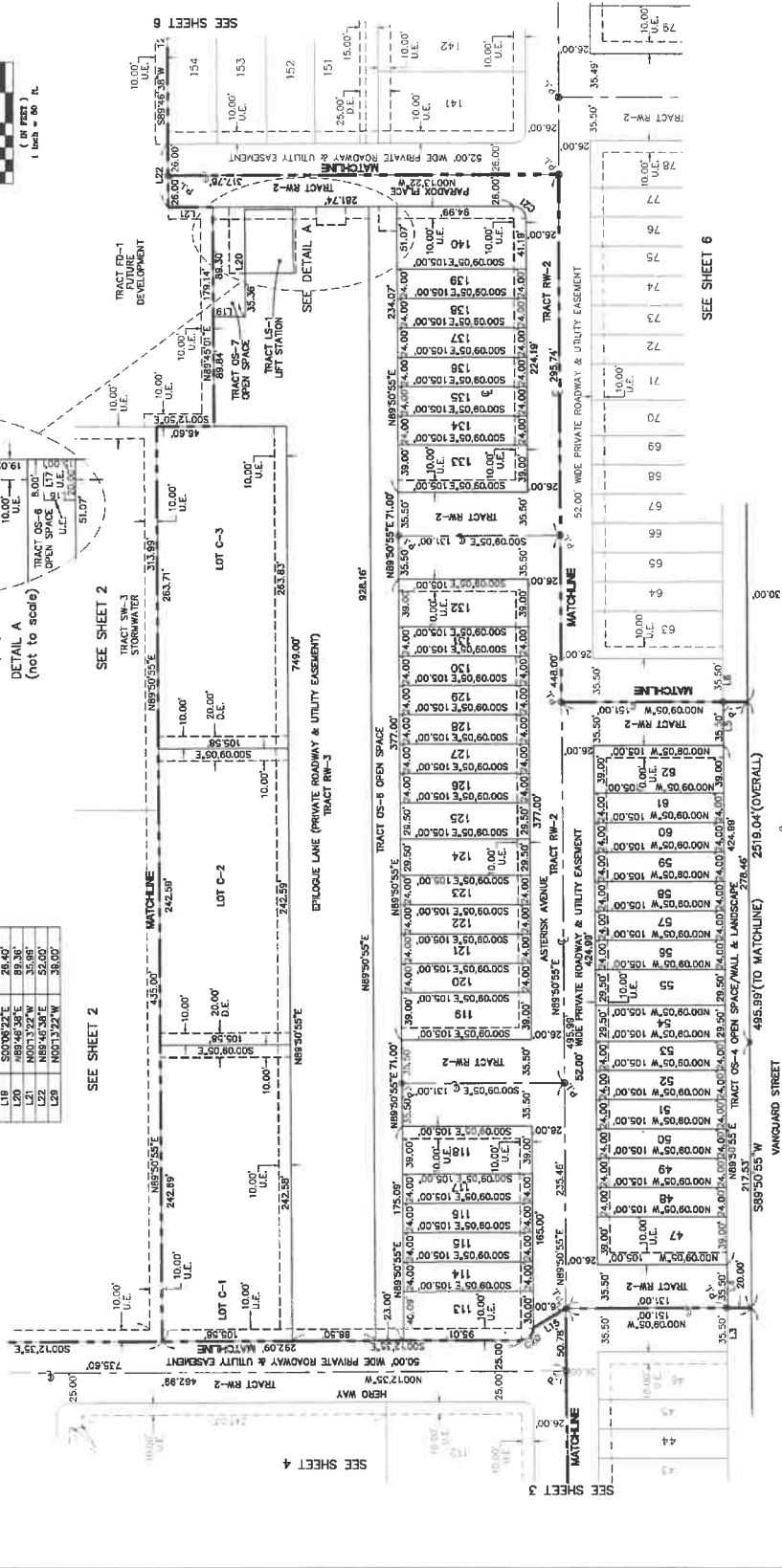
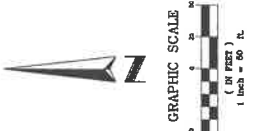
SEE SHEET 2

SEE SHEET 2

STOREY DRIVE

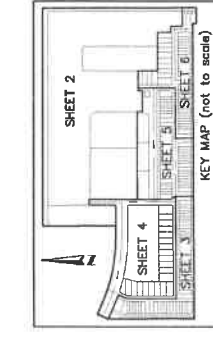
A PORTION OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LINE	BEARING	LENGTH
L1	N89°50'55"E	33.50'
L2	N89°50'55"E	33.50'
L3	N89°50'55"E	33.50'
L4	N89°50'55"E	33.50'
L5	N89°50'55"E	33.50'
L6	N89°50'55"E	33.50'
L7	N89°50'55"E	33.50'
L8	N89°50'55"E	33.50'
L9	N89°50'55"E	33.50'
L10	N89°50'55"E	33.50'
L11	N89°50'55"E	33.50'
L12	N89°50'55"E	33.50'
L13	N89°50'55"E	33.50'
L14	N89°50'55"E	33.50'
L15	N89°50'55"E	33.50'
L16	N89°50'55"E	33.50'
L17	N89°50'55"E	33.50'
L18	N89°50'55"E	33.50'
L19	N89°50'55"E	33.50'
L20	N89°50'55"E	33.50'
L21	N89°50'55"E	33.50'
L22	N89°50'55"E	33.50'
L23	N89°50'55"E	33.50'



SHEET INDEX

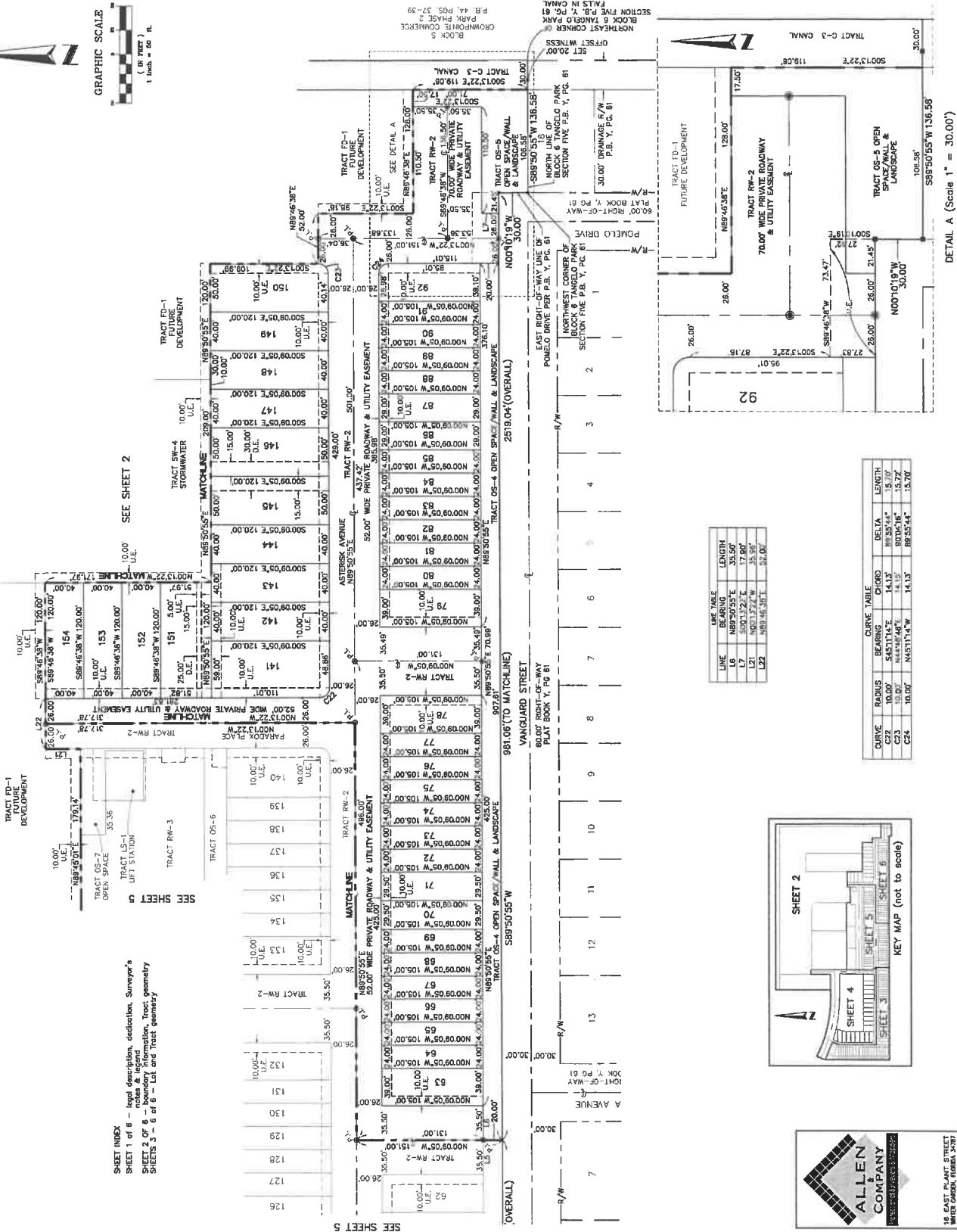
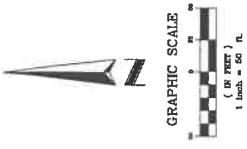
SHEET	DESCRIPTION
SHEET 1 of 6	lot identification, dedication, Surveyor's notes & legend.
SHEET 2 of 6	boundary information, tract geometry
SHEETS 3 - 6 of 6	lot and tract geometry



STOREY DRIVE

A PORTION OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET INDEX
SHEET 1 of 6 - legal description, dedication, Surveyor's map
SHEET 2 of 6 - lot and block information, Tract geometry
SHEETS 3 - 6 of 6 - Lot and Tract geometry

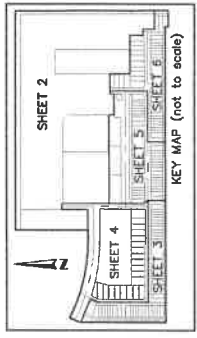


LINE TABLE

LINE	BEARING	LENGTH	CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
L1	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L2	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L3	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L4	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L5	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L6	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L7	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L8	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L9	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L10	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L11	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L12	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L13	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L14	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L15	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L16	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L17	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L18	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L19	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L20	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L21	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'
L22	S89°46'38"W	120.00'			S89°46'38"W	120.00'	0°00'00"	120.00'

CURVE TABLE

CURVE	RADIUS	BEARING	SAGITTAL	CHORD	DELTA	LENGTH
C21	10.00'	S89°46'38"W	14.13'	89°55'44"	15.77'	15.77'
C22	10.00'	N45°11'4"W	14.13'	89°55'44"	15.77'	15.77'
C23	10.00'	N45°11'4"W	14.13'	89°55'44"	15.77'	15.77'
C24	10.00'	N45°11'4"W	14.13'	89°55'44"	15.77'	15.77'



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DETAIL A (Scale 1" = 30.00')
FORCE MAIN
UTILITY EASEMENT

SECTION VI

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE,^{LLP}
— Celebrating 25 Years —
ATTORNEYS AT LAW

MEMORANDUM

To: District Manager, District Engineer

From: District Counsel – Jan A. Carpenter, Esq.
Kristen E. Trucco, Esq.

Date: October 2021

Subject: New Statutory Requirement
Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

A new law went into effect on July 1, 2021, which impacts most community development districts (and other governments) in the state. The law is the result of the legislature’s determination that there is a need for long-term planning for the state’s wastewater and stormwater systems. The law requires governments that either own or operate stormwater management systems and/or wastewater systems to create a 20-year “needs analysis” of such system(s). The requirements relating to wastewater systems are found in Section 4 of Chapter 2021-194, Laws of Florida, which creates a new statutory Section 403.9301, *Florida Statutes*, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, which creates a new statutory Section 403.9302, *Florida Statutes* (the law is attached for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

Summary of the Law

The new law establishes a requirement that each special district prepare a rather detailed 20-year needs analysis, for its wastewater and stormwater systems. The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analysis. A basic template for the report has been provided by OEDR, but instructions for completing the template are not yet available.

LATHAM, LUNA, EDEN & BEAUDINE, LLP

October 12, 2021

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For wastewater services, the needs analysis for a special district must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

Timing for Reports

For both wastewater and stormwater systems, the first needs analysis must be developed by **June 30, 2022**, with a new or updated analysis due every five (5) years thereafter. The needs analysis, along with

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the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the wastewater service area or stormwater system is located. The county then compiles all the reports and submits a compiled document to the OEDR by July 31, 2022.

Recommendation

The District Engineer and District Manager should review the new statutes and the OEDR Stormwater Template (and the accompanying Stormwater Template Overview) to evaluate the data that will need to be collected about the system(s).

By the next CDD meeting (or no later than a January meeting), the District Engineer should submit a proposal to the Board of Supervisors for creating the needs analysis report. The District Manager may also need to submit a cost proposal to assist the District Engineer with the required financing and budgeting data. The District Engineer should alert the Board of Supervisors if outside consulting work will be necessary. The deadline for the District's submission is only 8 months away, so this process needs to be started fairly quickly. The District Engineer and District Manager may have questions for the Board along the way due to funding and replacement reserve issues. There is no allowance for late reporting, so it is important not to miss the June 30, 2022 filing deadline.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for
Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term "public works project"; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor.

~~subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:~~

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) "Public works project" means an activity ~~exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation~~ and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not ~~take the following actions:~~

~~(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.~~

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works ~~such~~ project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) "Wastewater services" means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Facility" means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) "Stormwater management program" has the same meaning as provided in s. 403.031(15).

(c) "Stormwater management system" has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

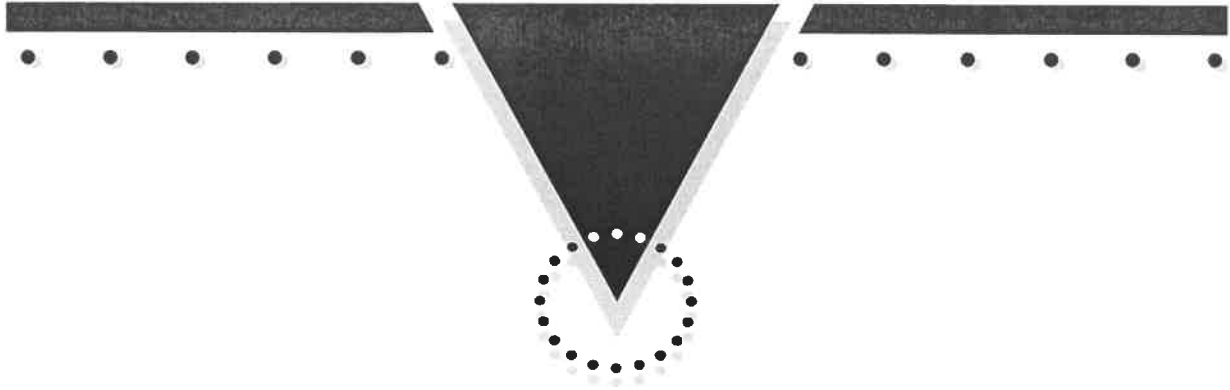
Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

SECTION C

SECTION 1



**Storey Drive
Community Development District**

Unaudited Financial Reporting

September 30, 2021



TABLE OF CONTENTS

1	<hr/>	BALANCE SHEET
2	<hr/>	GENERAL FUND INCOME STATEMENT
3	<hr/>	MONTH TO MONTH
4	<hr/>	DEVELOPER CONTRIBUTION SCHEDULE

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2021

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH	\$4,086
DUE FROM DEVELOPER	\$4,670
PREPAID EXPENSES	\$5,000
TOTAL ASSETS	<u><u>\$13,755</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$4,239
DEFERRED REVENUE	\$5,000
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$4,516
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$13,755</u></u>

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	PROPOSED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
REVENUES:				
DEVELOPER CONTRIBUTIONS	\$51,630	\$51,630	\$40,061	(\$11,569)
TOTAL REVENUES	\$51,630	\$51,630	\$40,061	(\$11,569)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	\$5,000	\$5,000	\$800	\$4,200
FICA EXPENSE	\$383	\$383	\$61	\$321
ENGINEERING	\$5,000	\$5,000	\$0	\$5,000
ATTORNEY	\$10,417	\$10,417	\$6,019	\$4,397
MANAGEMENT FEES	\$14,583	\$14,583	\$14,113	\$470
INFORMATION TECHNOLOGY	\$438	\$438	\$424	\$14
WEBSITE CREATION/ADA COMPLIANCE	\$1,750	\$1,750	\$1,750	\$0
WEBSITE MAINTENANCE	\$250	\$250	\$0	\$250
TELEPHONE	\$125	\$125	\$0	\$125
POSTAGE	\$417	\$417	\$10	\$407
INSURANCE	\$2,025	\$2,025	\$2,027	(\$2)
PRINTING & BINDING	\$417	\$417	\$288	\$129
LEGAL ADVERTISING	\$10,000	\$10,000	\$9,854	\$146
OTHER CURRENT CHARGES	\$417	\$417	\$0	\$417
OFFICE SUPPLIES	\$260	\$260	\$74	\$186
DUES, LICENSE & SUBSCRIPTIONS	\$150	\$150	\$125	\$25
TOTAL EXPENDITURES	\$51,630	\$51,630	\$35,545	\$16,086
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$4,516	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$4,516	

STOREY DRIVE
Community Development District

	Dec	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,437	\$7,022	\$6,703	\$5,730	\$4,670	\$40,061
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,437	\$7,022	\$6,703	\$5,730	\$4,670	\$40,061
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400	\$0	\$400	\$800
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31	\$0	\$31	\$61
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$0	\$0	\$0	\$0	\$0	\$0	\$1,694	\$2,448	\$290	\$954	\$281	\$679	\$6,019
MANAGEMENT FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,446	\$2,917	\$2,917	\$2,917	\$2,920	\$14,116
INFORMATION TECHNOLOGY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74	\$88	\$88	\$88	\$88	\$424
WEBSITE CREATION/ADA COMPLIANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750	\$0	\$1,750
WEBSITE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$0	\$3	\$1	\$10
INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,027	\$0	\$0	\$0	\$0	\$2,027
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232	\$7	\$50	\$0	\$288
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$264	\$9,315	\$0	\$0	\$275	\$9,854
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74	\$0	\$0	\$0	\$74
DUES, LICENSES & SUBSCRIPTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125	\$0	\$0	\$125
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$1,694	\$6,954	\$12,921	\$4,500	\$5,087	\$4,392	\$35,548
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,694)	\$9,483	(\$5,899)	\$1,703	\$643	\$277	\$4,513

STOREY DRIVE
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (21)	General Fund Portion (22)	Due from Capital	Over and (short) Balance Due
1	4/28/21	7/2/21	\$ 13,775.00	\$ 13,775.00	\$ 13,775.00	\$ -	\$ -	\$ -
2	5/21/21	7/2/21	\$ 2,661.64	\$ 2,661.64	\$ 2,661.64	\$ -	\$ -	\$ -
3	6/30/21	7/19/21	\$ 7,022.14	\$ 7,022.14	\$ 7,022.14	\$ -	\$ -	\$ -
4	7/16/21	9/7/21	\$ 6,202.71	\$ 6,202.71	\$ 6,202.71	\$ -	\$ -	\$ -
5	8/16/21	9/7/21	\$ 4,795.87	\$ 4,795.87	\$ 4,795.87	\$ -	\$ -	\$ -
6	8/25/21	9/7/21	\$ 5,933.75	\$ 5,933.75	\$ 933.75	\$ 5,000.00	\$ -	\$ -
7	9/19/21		\$ 3,716.35	\$ 3,716.35	\$ 3,716.35	\$ -	\$ -	\$ 3,716.35
8	10/27/21		\$ 9,187.23	\$ 9,187.23	\$ 953.50	\$ 8,233.73	\$ -	\$ 9,187.23
Due from Developer				\$ 53,294.69	\$ 40,060.96	\$ 13,233.73	\$ -	\$ 12,903.58
Total Developer Contributions FY21				\$ 40,060.96				

SECTION 2

Storey Drive

Community Development District

FY21 Funding Request #7
September 19, 2021

	Payee		General Fund FY2021
1	Governmental Management Service-CF, LLC Inv# 5 - Management Fees - September 2021	\$	3,005.25
2	Latham, Luna, Eden & Beaudine, LLP Inv#99223 - Legal Counsel - August 2021	\$	280.50
3	Supervisor Fees September 2, 2021		
	Ashley Baksh	\$	215.30
	Brent Kewley	\$	215.30
		\$	3,716.35
		Total:	\$ 3,716.35

Please make check payable to:

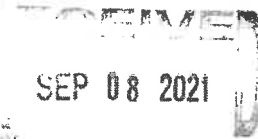
Storey Drive Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 5
 Invoice Date: 9/1/21
 Due Date: 9/1/21
 Case:
 P.O. Number:

Bill To:
 Storey Drive CDD
 219 E Livingston
 Orlando FL 32801



Description	#	Hours/Qty	Rate	Amount
Management Fees - September 2021	310-503.34		2,916.67	2,916.67
Information Technology - September 2021	351		87.50	87.50
Office Supplies	51		0.06	0.06
Postage	42		1.02	1.02

Total \$3,005.25

Payments/Credits \$0.00

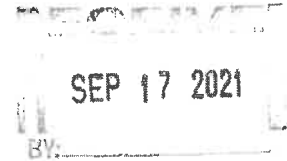
Balance Due \$3,005.25

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

September 16, 2021

Storey Drive Community Development District



I N V O I C E

Matter ID: 7894-001
General

Invoice #: 99223
Federal ID #: 59-3366512

For Professional Services Rendered:

08/17/2021	KET	Preparation of website service agreement with ReAlign Web Design.	0.90 hr	\$229.50
08/26/2021	KET	Review of task list in preparation of upcoming Board of Supervisors' meeting.	0.20 hr	51.00
			Total Professional Services:	\$280.50

INVOICE SUMMARY

For Professional Services:	1.10 Hours	\$280.50
New Charges this Invoice:		\$280.50

Previous Balance as of 08/18/21:	1,223.25
Less Payments/Credits Applied since 08/18/21:	289.50
Outstanding Previous Balance Due:	\$933.75

Plus New Charges this Invoice:	280.50
Total Due:	\$1,214.25

Billed Through: August 31, 2021

Storey Drive

Community Development District

FY22 Funding Request #1
October 27, 2021

Payee	General Fund FY2021	General Fund FY2022
1 Department of Economic Opportunity Inv# 85586 - FY2022 Special District Fee - October 2021		\$ 175.00
2 Governmental Management Service-CF, LLC Inv# 6 - FY2022 Assessment Roll Certification - October 2021 Inv# 7 - Management Fees - October 2021		\$ 5,000.00 \$ 3,058.73
3 Latham, Luna, Eden & Beaudine, LLP Inv# 99688 - Legal Counsel - September 2021	\$ 678.50	
4 Orlando Sentinel Inv# 042827962000 - Notice of FY2022 Meeting Dates - September 2021	\$ 275.00	
	\$ 953.50	\$ 8,233.73
	Total:	\$ 9,187.23

Please make check payable to:

Storey Drive Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85586			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Storey Drive Community Development District
 Ms. Jan A. Carpenter ✓
 Latham, Luna, Eden and Beaudine, LLP ✓
 201 South Orange Avenue, Suite 1400 ✓
 Orlando, FL 32801 ✓

- 2. Telephone: (407) 481-5800 ✓
- 3. Fax: (407) 481-5801 ✓
- 4. Email: jcarpenter@lathamluna.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.StoreyDriveCDD.com
- 8. County(ies): Orange ✓
- 9. Function(s): Community Development
- 10. Boundary Map on File: 07/16/2021
- 11. Creation Document on File: 07/16/2021
- 12. Date Established: 03/22/2021 ✓
- 13. Creation Method: Local Ordinance ✓
- 14. Local Governing Authority: City of Orlando ✓
- 15. Creation Document(s): City Ordinance 2021-10 ✓
- 16. Statutory Authority: Chapter 180, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 07/21/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date: 10-5-21

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.FloridaJobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By Initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

RECEIVED

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

SEP 20 2021

Invoice

Invoice #: 6
Invoice Date: 9/17/21
Due Date: 9/17/21
Case:
P.O. Number:

Bill To:
Storey Drive CDD
219 E Livingston
Orlando FL 32801

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2022		5,000.00	5,000.00
#1 310-513-317			
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 7
 Invoice Date: 10/1/21
 Due Date: 10/1/21
 Case:
 P.O. Number:

Bill To:
 Storey Drive CDD
 219 E Livingston
 Orlando FL 32801

Description # / h/d	Hours/Qty	Rate	Amount
Management Fees - October 2021 310-517-74		2,916.67	2,916.67
Website Administration - October 2021 352		50.00	50.00
Information Technology - October 2021 351		87.50	87.50
Office Supplies 51		0.18	0.18
Postage 42		3.18	3.18
Copies 425		1.20	1.20
Total			\$3,058.73
Payments/Credits			\$0.00
Balance Due			\$3,058.73

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

October 21, 2021

Storey Drive Community Development District

OCT 21 2021

I N V O I C E

Matter ID: 7894-001
General

Invoice #: 99688
Federal ID #: 59-3366512

For Professional Services Rendered:

09/01/2021	KET	Review of Agenda for upcoming Board of Supervisors' meeting in preparation of same.	0.20 hr	\$51.00
09/02/2021	KET	Attended Board of Supervisors' meeting. Prepared task list.	0.90 hr	229.50
09/03/2021	JAC	Emails re: platting from Orlando City staff.	0.20 hr	72.00
09/07/2021	JAC	Write detailed email to City re: plat questions.	0.20 hr	72.00
09/08/2021	JAC	Additional emails with City staff re: plat issues.	0.20 hr	72.00
09/16/2021	JAC	Emails re: District Manager issues and landscaping.	0.20 hr	72.00
			Total Professional Services:	\$568.50

For Disbursements Incurred:

09/08/2021	Check # 1558 VERITEXT; Disbursement for Court Reporter regarding Bond Validation Hearing on August 26, 2021	\$110.00
		Total Disbursements Incurred: \$110.00

INVOICE SUMMARY

For Professional Services:	1.90 Hours	\$568.50
For Disbursements Incurred:		110.00
New Charges this Invoice:		\$678.50
<hr/>		
Previous Balance as of 09/16/21:		1,214.25
Less Payments/Credits Applied since 09/16/21:		933.75
Outstanding Previous Balance Due:		\$280.50
<hr/>		
Plus New Charges this Invoice:		678.50
Total Due:		\$959.00

Billed Through: September 30, 2021

Invoice Details

Billed Account Name: Storey Drive Cdd
Billed Account Number: CU80113500
Invoice Number: 042827962000
Invoice Amount: \$275.00
Billing Period: 09/20/21 - 09/26/21
Due Date: 10/26/21



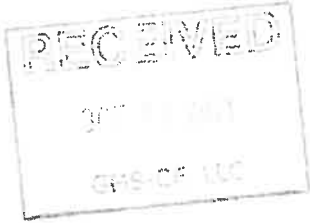
INVOICE

Page 1 of 2

Invoice Details

Date	Tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
09/24/21	OSC42827962	Classified Listings, Online Orlando Sentinel 7047247				275.00

#3
310-313-48



Invoice Total: \$275.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
275.00	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Remittance Section

Billed Period: 09/20/21 - 09/26/21
Billed Account Name: Storey Drive Cdd
Billed Account Number: CU80113500
Invoice Number: 042827962000

Return Service Requested

1406000293 PRESORT 283 1 SP 0.630 P3C1
STOREY DRIVE CDD
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



08011350008011350003042827962 00027500 00027500 1

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:
Storey Drive CDD - CU80113500
219 E Livingston St
Orlando, FL 32801

Bill To:
Storey Drive CDD - CU80113500
219 E Livingston St
Orlando, FL 32801

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared
Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11200-Misc. Legal, was published in said newspaper in the issues of Sep 24, 2021.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, fo



Jeremy Gates

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 26 day of September, 2021,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7047247

Orlando Sentinel

BOARD OF SUPERVISORS MEETING DATES STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022

The Board of Supervisors of the Storey Drive Community Development District will hold their regular meetings for Fiscal Year 2022 at 10:00 AM, at the GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801, on the first Thursday of the month, unless otherwise indicated, as follows:

October 7, 2021
November 4, 2021
December 2, 2021
January 8, 2022
February 3, 2022
March 3, 2022
April 7, 2022
May 5, 2022
June 2, 2022
July 7, 2022
August 4, 2022
September 1, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services -
Central Florida, LLC

OS7047247

9/24/21

7047247

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

Annual Audit Services for Fiscal Year 2021
Orange County, Florida

INSTRUCTIONS TO PROPOSE

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, November 29, 2021, at 2:00 P.M.**, at the offices of District Manager, located at 219 E. Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Storey Drive Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2021, 2022, 2023, 2024 and 2025. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of audit.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

**STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Storey Drive Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2021, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Orange County and has a general administrative operating fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "**Auditing Services - Storey Drive Community Development District.**" Proposals must be received by **Monday, November 29, 2021, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager