

*Storey Park Community
Development District*

Agenda

February 22, 2018

AGENDA

Storey Park

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

February 15, 2018

**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 **Thursday, February 22, 2018 at 4:00 PM at the Offices of GMS-CF, 135 W. Central Blvd., Suite 320, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2018
 - B. Administration of Oath to Newly Appointed Supervisor
 - C. Consideration of Resolution 2018-04 Electing Assistant Secretary
4. Approval of Minutes of the January 25, 2018 Board of Supervisors Meeting
5. Consideration of Landscape Maintenance Proposal
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Supervisor's Requests
8. Adjournment

The second order of business 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 Organizational Matters. Section A is the discussion of an individual to fulfill the Board vacancy with a term ending November 2019. Section B is the Administration of Oath to the newly appointed Officer. Section C is the consideration of resolution 2018-04 electing assistant secretary. A copy of the resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the January 25, 2018 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of landscape maintenance proposal. A copy of the agreement is provided under separate cover.

Section C of the sixth order of business is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 includes the balance sheet and income statement for your review.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

SECTION III

RESOLUTION 2018-04

**A RESOLUTION OF THE STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Storey Park Community District desires to elect _____ as an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE Storey Park COMMUNITY
DEVELOPMENT DISTRICT:**

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 22nd day of February, 2018.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

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 Thursday, January 25, 2018 at 4:00 p.m. at the Offices of GMS-CF, LLC, 135 W. Central Blvd, Suite 320, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Karen Morgan	Vice Chair
Jeffrey Adelman	Assistant Secretary

Also present were:

Jason Showe	District Manager
Andrew d'Adesky	District Counsel
Steve Sanford	Bond Counsel by phone
Christina Baxter	District Engineer by phone
Brian Smith	Field Manager
Michelle Barr	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. Four Supervisors were present with Mr. Steen being absent.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2018**
- B. Administration of Oath to Newly Appointed Supervisor**
- C. Consideration of Resolution 2018-04 Electing Assistant Secretary**

Mr. Showe: The Board currently has a vacancy, so we included documents in case the Board had someone to consider for the open seat. If not, we can hold it until the next meeting.

Mr. Bonin: Let's hold it.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 7, 2017 Board of Supervisors Meeting and Acceptance of the Minutes of the November 7, 2017 Landowners' Meeting

Mr. Showe: We have two sets of minutes; one from the December 7, 2017 Board of Supervisors meeting and one from the November 7, 2017 Landowners' Meeting. Those were included as part of your agenda package and we can take any corrections or changes to those minutes. Hearing none, we need a motion to approve.

On MOTION by Mr. Bonin, seconded by Ms. Morgan, with all in favor, the Minutes of the December 7, 2017 Board of Supervisors Meeting were approved and the Minutes of the November 7, 2017 Landowners' Meeting were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-05 - Bond Delegation

Mr. d'Adesky: Steve, do you want to present the Bond Delegation Resolution?

Mr. Sanford: I received Resolution 2018-03. Is that correct?

Mr. Showe: I believe its Resolution 2018-05, but let me double check.

Mr. Bonin: It is Resolution 2018-05.

Mr. Sanford: I will fix that on the cover page. This is the Delegation Resolution, which sets forth certain parameters that are set forth in Section 1 of the Resolution. When the bonds are priced and sold, we must come within those parameters. The signing of the Bond Purchase Contract by the Chair or Vice Chair is considered an ad ministerial act, so we don't have to call a special Board Meeting. This Delegation Resolution approves certain documents that are necessary to get to the finish line. There is a Bond Purchase Contract between the District and the Underwriter, which sets forth different conditions that are necessary to close on the bond issue. The next document is the Preliminary Limited Offering Memorandum (PLOM), which is the marketing tool used by the Underwriter to market the bonds. Once we have the final pricing terms, that PLOM turns into the final document, which gets delivered to the ultimate investor. There is also a Continuing Disclosure Agreement, which is required under the SEC rules. The

District is obligating itself as well as the developer, to provide certain annual and quarterly information about the District, the project and the development. The intent is to create a level playing field, so if someone wants to buy these bonds in the secondary market, that information is filed with the Central Repository, so potential investors can get current information. The Offering Memorandum that we deliver at the time that the investors initially purchase the bonds is not going to stay current as development progresses. Lastly, there's a Supplemental Trust Indenture. In 2015, we issued the first series of bonds under a Master Trust Indenture, which still governs the series of bonds that we are issuing this year. The Second Supplemental Trust Indenture is for that series of bonds only and is secured by the assessable lands within Assessment Area 2 only. In March of 2015, we authorized up to \$51 million of special assessment bonds, which is the amount that we validated. Under this Delegation Resolution, we are only issuing not-to-exceed \$5 million for the Assessment Area 2 project. As I mentioned earlier about the parameters, which are in Section 3, we are tapped at \$5 million. That means the maximum bond yield can't exceed 5.5%. The lockout period before these bonds could be called for optional redemption can't be later than 2030. What that means is if that the interest rates became much later than they are today, it would be in the District's best interest to redeem those bonds at a lower coupon; however, the investors want some protection. The protection is that there is no call period. I suspect that when the bonds are priced, the no call period will probably be earlier than 2030, which is the maximum amount we are authorizing under this Resolution. The compensation for the Underwriter is 98. That means that the Underwriter buys the bonds at 98 cents on the dollar and turns around and sells the bonds for \$1.00. The difference is the compensation to the Underwriter. Lastly, this Resolution allows amendments to the Assessment Methodology Report by GMS and the Engineer's Report, in connection with the marketing and sale of the bonds. If there is any tweaking to those reports, this Resolution authorizes those requests to be amended, without the need for a special assessment meeting of the Board. Unless any Board Members have any questions, I recommend that the Board move to adopt Resolution 2018-05.

On MOTION by Mr. Bonin, seconded by Mr. Adelman, with all in favor, Resolution 2018-05 Bond Delegation Resolution, was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: In Steve's Resolution, Section 13 gives authorization for further official action, allowing the Chair, Vice Chair and Secretary to approve and execute any official documents. In an abundance of caution, Jan and I wanted to have a verbal motion from the Board, authorizing the Chair, Vice Chair and Secretary to sign all of the District's documents, such as our Certificates, Completion Agreement and Acquisition Agreement, etc.

On MOTION by Mr. Bonin, seconded by Ms. Morgan, with all in favor, the Chair, Vice Chair and Secretary were authorized to execute all District documents as stated in the Delegation Resolution when finalized.

Mr. d'Adesky: There is nothing else to report. We are just working on the bond issuance.

Ms. Morgan: Does that affect the Quit Claim Deeds?

Mr. d'Adesky: No. That can be separate.

B. Engineer

Mr. Showe: Are there any updates from the District Engineer? Christy is on the phone.

Ms. Baxter: The plat for Parcel I, Phase 1 will be recorded in February. Construction is proceeding for the infrastructure within Parcel L, Phases 1 and 2.

Mr. Showe: Are there any questions? Not hearing any, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: You have the Check Register from December 31, 2017, Checks #226 through 238, totaling \$250,939.80. This is a larger amount than you are used to seeing, because we are cutting checks from the General Fund to the Debt Service Fund. \$217,000 was the first assessment payment. We only receive one check from the Tax Collector, so we have to cut a check to debt service, for the portions that are applicable. Other than that, everything is normal. If the Board has any questions, we can address those. If not, I would ask for a motion to approve the Check Register.

On MOTION by Mr. Bonin, seconded by Mr. Adelman, with all in favor, the Check Register for the General Fund, in the amount of \$46,642.72, was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: You have the Unaudited Financial Statements through December 31st. No action is required by the Board. Most account items are in line with what we expect.

iii. Presentation of Series 2015 Arbitrage Report

Mr. Showe: As part of our bond documents, we are required to present an Arbitrage Report each year. Basically, we are in compliance and are not making more money off of the interest on the bonds.

Mr. Adelman: It is zero.

Mr. Showe: We are good. Are there any updates?

Mr. Smith: We are still working on meter sets. I am meeting regularly with Michelle on field operational issues. Unless you have questions for me, I'm looking forward to park turnovers in the near future.

Ms. Barr: Did Donna reach out to you in regard to the RFP?

Mr. Showe: Yes, I spoke to her.

Mr. Smith: I spoke to her yesterday when I dropped by, because I heard that they are considering that. We will allow the HOA to re-bid. Then we can negotiate with the contractor because it's under our bidding threshold. Our goal would be to keep it under the current contract that we have with BrightView.

Mr. Showe: Typically, once we negotiate the new contract with the new vendor, we send the termination notice. We don't want to leave the District without a vendor.

Ms. Barr: Our pre-bid meeting is on Monday. I think March 1 is the HOA contract start date.

Mr. Smith: It would probably be a good idea to have the Board authorize us to give Brightview a 30-day notice as we work through the process with the HOA, to keep the same contractor.

On MOTION by Mr. Bonin, seconded by Ms. Morgan, with all in favor, the termination of the Landscape/Grounds Maintenance agreement with BrightView, was approved.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Showe: Is there anything further from the Board? If not, I would entertain a motion to adjourn.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

*This item will be provided under
separate cover*

SECTION VI

Storey Park Community Development District

Summary of Checks

January 18, 2018 to February 16, 2018

Bank	Date	Check #	Amount
General Fund	1/23/18	239	\$ 838.20
	1/28/18	240	\$ 175,106.78
	1/30/18	241-243	\$ 11,991.79
	2/6/18	244-245	\$ 592.50
	2/7/18	246	\$ 5,533.76
	2/13/18	247-248	\$ 8,945.00
			<hr/>
			\$ 203,008.03
			<hr/>
			\$ 203,008.03

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
1/23/18	00005	1/16/18	79366		201712	310-51300-31500			*	838.20	
			MTG/ASSES.METHOD/MOBILITY								
1/28/18	00015	1/28/18	01282018	201801	300-20700-10000			LATHAM, SHUKER, EDEN & BEAUDINE	*	175,106.78	838.20 000239
			FY18 DEBT SERV SER2015								
1/30/18	00010	1/10/18	5569546	201801	320-53800-46200			STOREY PARK CDD C/O REGIONS BANK	*	8,660.00	175,106.78 000240
			LANDSCAPE MAINT-JAN18								
1/12/18	5584186	201801	320-53800-47300						*	988.00	
			2" VALVE REPLACEMENT								
1/08/18	57	201710	320-53800-47000					BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	165.00	9,648.00 000241
			NO TRESPASS.SIGN/RMV POLE								
1/08/18	58	201801	320-53800-46300						*	1,799.31	
			PREP/LAY 6 PALLETS OF SOD								
1/18/18	45167463	201801	320-53800-43100					GOVERNMENTAL MANAGEMENT SERVICES	*	72.63	1,864.31 000242
			11002 HISTORY AVE								
1/18/18	45167463	201801	320-53800-43100						*	288.07	
			11354 DOWDEN RD								
1/18/18	45167463	201801	320-53800-43100						*	9.39	
			11548 THRILLER LN								
1/18/18	45167463	201801	320-53800-43100						*	9.39	
			11810 SONNET AVE								
2/06/18	00009	2/01/18	16335	201801	310-51300-32200			ORANGE COUNTY UTILITIES	*	500.00	379.48 000243
			FY17 AUDIT THRU JAN18								
2/06/18	00006	1/30/18	15-060(3	201712	310-51300-31100			GRAU & ASSOCIATES	*	92.50	500.00 000244
			ATTEND BOARD MEETING								
2/07/18	00002	2/01/18	59	201802	310-51300-34000			POULOS & BENNETT	*	2,916.67	92.50 000245
			MANAGEMENT FEES FEB18								
2/01/18	59	201802	310-51300-35100						*	100.00	
			INFO TECHNOLOGY FEB18								
2/01/18	59	201802	310-51300-31300						*	291.67	
			DISSEMINATION FEE FEB18								
2/01/18	59	201802	310-51300-51000						*	3.07	
			OFFICE SUPPLIES								

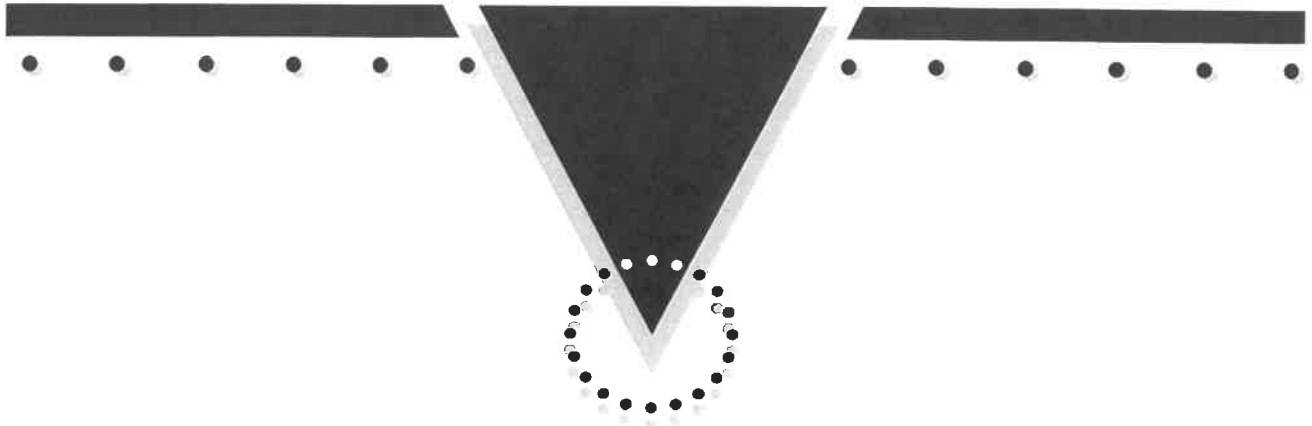
STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
2/01/18	59	201802	310	51300	42000				*	6.67	
		POSTAGE									
2/01/18	59	201802	310	51300	42500				*	18.60	
		COPIES									
2/01/18	60	201802	320	53800	12000				*	1,250.00	
		FIELD MANAGEMENT FEB18									
2/01/18	60	201802	320	53800	46300				*	947.08	
		LANDSCAPE/SOD									
GOVERNMENTAL MANAGEMENT SERVICES											
2/13/18	00012	1/31/18	167351	201801	320	53800	47000	AQUATIC PLANT MGMT-JAN18	*	285.00	5,533.76
APPLIED AQUATIC MANAGEMENT, INC.											
2/13/18	00010	2/01/18	5603715	201802	320	53800	46200	LANDSCAPE MAINT-FEB18	*	8,660.00	285.00
BRIGHTVIEW LANDSCAPE SERVICES, INC.											
										8,660.00	000248
TOTAL FOR BANK A										203,008.03	
TOTAL FOR REGISTER										203,008.03	

STOR -STOREY PARK- TVISCARRA

1

2



**Storey Park
Community Development District**

Unaudited Financial Reporting

January 31, 2018



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Income Statement</u>
4	<u>Capital Projects Income Statement</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Summary</u>
7	<u>FY18 Assessment Receipt Schedule</u>
8-9	<u>Series 2015 Construction Schedule</u>

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
January 31, 2018

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals</u>
<u>ASSETS:</u>				
CASH	\$266,807	---	---	\$266,807
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	\$306,468	---	\$306,468
REVENUE	---	\$393,658	---	\$393,658
INTEREST	---	\$6	---	\$6
SINKING FUND	---	\$4	---	\$4
CONSTRUCTION	---	---	\$2,485	\$2,485
DUE FROM CAPITAL - 2017	\$2,356	---	---	\$2,356
TOTAL ASSETS	<u>\$269,163</u>	<u>\$700,136</u>	<u>\$2,485</u>	<u>\$971,783</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$878	---	---	\$878
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$700,136	---	\$700,136
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$2,485	\$2,485
UNASSIGNED	\$268,285	---	---	\$268,285
TOTAL LIABILITIES & FUND EQUITY	<u>\$269,163</u>	<u>\$700,136</u>	<u>\$2,485</u>	<u>\$971,783</u>

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$225,805	\$196,857	\$196,857	\$0
ASSESSMENTS - DIRECT BILLED	\$94,739	\$47,369	\$47,369	\$0
DEVELOPER CONTRIBUTIONS	\$74,169	\$24,723	\$0	(\$24,723)
INTEREST	\$0	\$0	\$18	\$18
TOTAL REVENUES	\$394,713	\$268,949	\$244,244	(\$24,705)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ENGINEERING	\$12,000	\$4,000	\$245	\$3,755
ATTORNEY	\$25,000	\$8,333	\$3,370	\$4,964
ARBITRAGE	\$600	\$600	\$600	\$0
DISSEMINATION AGENT	\$3,500	\$1,167	\$1,167	(\$0)
ANNUAL AUDIT	\$3,400	\$500	\$500	\$0
TRUSTEE FEES	\$3,500	\$3,500	\$3,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$11,667	\$11,667	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$400	\$400	\$0
TELEPHONE	\$300	\$100	\$6	\$94
POSTAGE	\$1,000	\$333	\$36	\$297
INSURANCE	\$5,800	\$5,800	\$5,398	\$402
PRINTING & BINDING	\$1,000	\$333	\$259	\$74
LEGAL ADVERTISING	\$1,925	\$642	\$5,150	(\$4,508)
OTHER CURRENT CHARGES	\$1,000	\$333	\$0	\$333
PROPERTY APPRAISER	\$700	\$700	\$501	\$199
OFFICE SUPPLIES	\$625	\$208	\$7	\$202
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>OPERATION & MAINTENANCE</u>				
<u>CONTRACT SERVICES</u>				
FIELD MANAGEMENT	\$15,000	\$5,000	\$5,000	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$150,000	\$50,000	\$34,640	\$15,360
LAKE MAINTENANCE	\$6,500	\$2,167	\$1,305	\$862
MITIGATION MONITORING & MAINTENANCE	\$9,000	\$3,000	\$0	\$3,000
<u>REPAIRS & MAINTENANCE</u>				
REPAIRS - GENERAL	\$2,000	\$667	\$0	\$667
OPERATING SUPPLIES	\$500	\$167	\$0	\$167
LANDSCAPE CONTINGENCY	\$2,000	\$667	\$7,125	(\$6,458)
IRRIGATION SUPPLIES	\$2,000	\$667	\$1,768	(\$1,101)
ROADWAYS & SIDEWALKS	\$5,000	\$1,667	\$0	\$1,667
TRAIL MAINTENANCE	\$1,500	\$500	\$0	\$500
SIGNAGE	\$3,500	\$1,167	\$0	\$1,167
<u>UTILITY</u>				
ELECTRIC	\$1,000	\$333	\$0	\$333
STREETLIGHTS	\$79,488	\$26,496	\$11,265	\$15,231
WATER & SEWER	\$14,000	\$4,667	\$1,532	\$3,135
<u>OTHER</u>				
PROPERTY INSURANCE	\$1,500	\$1,500	\$1,311	\$189
TOTAL EXPENDITURES	\$394,713	\$142,454	\$101,927	\$40,528
EXCESS REVENUES (EXPENDITURES)	\$0		\$142,317	
FUND BALANCE - Beginning	\$0		\$125,968	
FUND BALANCE - Ending	\$0		\$268,285	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$450,904	\$393,098	\$393,098	\$0
ASSESSMENTS - DIRECT BILLED	\$156,140	\$0	\$0	\$0
INTEREST	\$0	\$0	\$1,452	\$1,452
TOTAL REVENUES	\$607,044	\$393,098	\$394,550	\$1,452
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
INTEREST - 11/1	\$224,559	\$224,559	\$224,559	\$0
PRINCIPAL - 11/1	\$155,000	\$155,000	\$155,000	\$0
INTEREST - 5/1	\$221,459	\$0	\$0	\$0
TOTAL EXPENDITURES	\$601,018	\$379,559	\$379,559	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,026		\$14,991	
FUND BALANCE - Beginning	\$399,572		\$685,145	
FUND BALANCE - Ending	\$405,598		\$700,136	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$0	\$0	\$8	\$8
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$8	
FUND BALANCE - Beginning	\$0		\$2,477	
FUND BALANCE - Ending	\$0		\$2,485	

Storey Park Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX/ROLL	\$0	\$3,429	\$191,968	\$1,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,857
ASSESSMENTS - DIRECT BILLED	\$23,685	\$0	\$0	\$23,685	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,369
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTEREST	\$2	\$2	\$6	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
TOTAL REVENUES	\$27,087	\$3,430	\$191,974	\$25,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244,241
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$153	\$0	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
ATTORNEY	\$900	\$1,632	\$838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,370
ARBITRAGE	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
DISSEMINATION AGENT	\$282	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,167
ANNUAL AUDIT	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
TRUSTEE FEES	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,667
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$0	\$0	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
POSTAGE	\$6	\$27	\$2	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36
INSURANCE	\$5,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,398
PRINTING & BINDING	\$93	\$26	\$24	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$259
LEGAL ADVERTISING	\$770	\$4,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,150
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$501
OFFICE SUPPLIES	\$3	\$1	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
LANDSCAPE MAINTENANCE	\$8,660	\$8,660	\$8,660	\$8,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,640
LAKE MAINTENANCE	\$450	\$285	\$285	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,305
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$0	\$3,250	\$2,076	\$1,799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,125
IRRIGATION SUPPLIES	\$0	\$0	\$780	\$988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,768
ROADWAYS & SIDEWALKS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITY													
ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STREETLIGHTS	\$2,812	\$2,812	\$2,812	\$2,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,265
WATER & SEWER	\$540	\$284	\$328	\$379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,532
OTHER													
PROPERTY INSURANCE	\$1,311	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,311
TOTAL EXPENDITURES	\$34,830	\$34,914	\$20,457	\$20,726	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,927
EXCESS REVENUES (EXPENDITURES)	(\$7,743)	(\$27,484)	\$171,517	\$4,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,317

**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	\$306,468
BONDS OUTSTANDING - 9/30/15	\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16	(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17	(\$155,000)
CURRENT BONDS OUTSTANDING	\$8,965,000

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2018

TAX COLLECTOR

GROSS ASSESSMENTS \$ 719,903 \$ 240,218 \$ 479,685
NET ASSESSMENTS \$ 676,709 \$ 225,805 \$ 450,904

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015		TOTAL 100%
							GENERAL FUND 33.37%	DEBT SERVICE 66.63%	
11/2/17	1	\$ 371.98	\$ 19.53	\$ -	\$ -	\$ 352.45	\$ 117.61	\$ 234.84	\$ 352.45
11/9/17	2	\$ 5,320.00	\$ 212.80	\$ -	\$ -	\$ 5,107.20	\$ 1,704.18	\$ 3,403.02	\$ 5,107.20
11/16/17	3	\$ 5,016.00	\$ 200.64	\$ -	\$ -	\$ 4,815.36	\$ 1,606.79	\$ 3,208.57	\$ 4,815.36
12/7/17	4	\$ 131,398.00	\$ 5,255.92	\$ -	\$ -	\$ 126,142.08	\$ 42,091.22	\$ 84,050.86	\$ 126,142.08
12/14/17	5	\$ 269,139.00	\$ 10,765.56	\$ -	\$ 47.16	\$ 258,420.60	\$ 86,230.06	\$ 172,190.54	\$ 258,420.60
12/21/17	6	\$ 198,688.00	\$ 7,947.52	\$ -	\$ -	\$ 190,740.48	\$ 63,646.49	\$ 127,093.99	\$ 190,740.48
1/11/18	7	\$ 4,559.00	\$ 182.36	\$ -	\$ -	\$ 4,376.64	\$ 1,460.40	\$ 2,916.24	\$ 4,376.64
2/15/18	8	\$ 64,292.00	\$ 2,529.12	\$ 296.69	\$ -	\$ 61,466.19	\$ 20,510.10	\$ 40,956.09	\$ 61,466.19
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 678,783.98	\$ 27,113.45	\$ 296.69	\$ 47.16	\$ 651,421.00	\$ 217,366.85	\$ 434,054.15	\$ 651,421.00

DIRECT BILLED ASSESSMENTS

LENNAR HOMES LLC \$250,878.48 \$94,738.84 \$156,139.64

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015
10/16/17	10/1/17	913001	\$ 23,684.71	\$ 23,684.71	\$ 23,684.71	\$ -
1/2/18	1/1/18	937981	\$ 23,684.71	\$ 23,684.71	\$ 23,684.71	\$ -
	3/1/18		\$ 71,824.23	\$ -	\$ -	\$ -
	4/1/18		\$ 23,684.71	\$ -	\$ -	\$ -
	7/1/18		\$ 23,684.71	\$ -	\$ -	\$ -
	9/1/18		\$ 84,315.41	\$ -	\$ -	\$ -
			\$ 250,878.48	\$ 47,369.42	\$ 47,369.42	\$ -

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2015
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2015				
9/25/15	1	Lennar Corporation	Assesment Area One Costs	\$ 4,929,563.38
TOTAL				\$ 4,929,563.38
Fiscal Year 2015				
9/1/15		Interest		\$ -
TOTAL				\$ -
Acquisition/Construction Fund at 8/28/15				\$ 8,382,013.52
Interest Earned thru 9/30/15				\$ -
Requisitions Paid thru 9/30/15				\$ (4,929,563.38)
Remaining Acquisition/Construction Fund				\$ 3,452,450.14

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2016				
1/7/16	2	Poulos & Bennett	Review & Certification of Req.1	\$ 1,370.75
4/13/16	3	Lennar Corporation	Assessment Area One Costs	\$ 1,253,954.70
8/8/16	4	Latham, Shuker, Eden & Beaudine	Reimbursement of Bond Filing & Publication of Notice	\$ 1,463.59
TOTAL				\$ 1,256,789.04
Fiscal Year 2016				
10/1/15		Interest		\$ 40.13
11/1/15		Interest		\$ 29.33
12/1/15		Interest		\$ 28.38
1/1/16		Interest		\$ 182.41
2/1/16		Interest		\$ 470.10
3/1/16		Interest		\$ 561.99
4/1/16		Interest		\$ 658.81
5/1/16		Interest		\$ 515.96
6/1/16		Interest		\$ 451.85
7/1/16		Interest		\$ 465.27
8/1/16		Interest		\$ 463.99
9/1/16		Interest		\$ 480.02
TOTAL				\$ 4,348.24
Acquisition/Construction Fund at 10/1/15				\$ 3,452,450.14
Interest Earned thru 9/30/16				\$ 4,348.24
Requisitions Paid thru 9/30/16				\$ (1,256,789.04)
Remaining Acquisition/Construction Fund				\$ 2,200,009.34

**Storey Park
Community Development District
Special Assessment Bonds, Series 2015
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2017				
6/30/17	5	Lennar Corporation	Reimbursement costs for Phase 3	\$ 2,205,691.09
TOTAL				\$ 2,205,691.09
Fiscal Year 2017				
10/1/16		Interest		\$ 485.90
11/1/16		Interest		\$ 498.48
12/1/16		Interest		\$ 498.02
1/1/17		Interest		\$ 632.80
2/1/17		Interest		\$ 788.57
3/1/17		Interest		\$ 753.84
4/1/17		Interest		\$ 944.69
5/1/17		Interest		\$ 1,079.45
6/1/17		Interest		\$ 1,178.65
7/1/17		Interest		\$ 1,294.26
8/1/17		Interest		\$ 1.73
9/1/17		Interest		\$ 1.86
TOTAL				\$ 8,158.25
Acquisition/Construction Fund at 9/30/16				\$ 2,200,009.34
Interest Earned thru 9/30/17				\$ 8,158.25
Requisitions Paid thru 9/30/17				\$ (2,205,691.09)
Remaining Acquisition/Construction Fund				\$ 2,476.50

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2018				
TOTAL				\$ -
Fiscal Year 2018				
10/1/17		Interest		\$ 1.84
11/1/17		Interest		\$ 1.99
12/1/17		Interest		\$ 1.93
1/1/18		Interest		\$ 2.26
TOTAL				\$ 8.02
Acquisition/Construction Fund at 9/30/17				\$ 2,476.50
Interest Earned thru 1/31/18				\$ 8.02
Requisitions Paid thru 1/31/18				\$ -
Remaining Acquisition/Construction Fund				\$ 2,484.52