



**Storey Park**  
**Community Development District**

**Proposed Budget**  
**FY 2017**



# Table of Contents

1-2	<u>General Fund</u>
3	<u>Phase 1 Assessment Area Allocation Chart</u>
4-7	<u>General Fund Narrative</u>
8	<u>Debt Service Fund</u>
9-10	<u>Amortization Schedule</u>

# Storey Park

## Community Development District

### Fiscal Year 2017 General Fund

<u>Description</u>	<b>Adopted Budget FY2016</b>	<b>Actual Thru 3/31/16</b>	<b>Projected Next 6 Months</b>	<b>Total Thru 9/30/16</b>	<b>Proposed Budget FY2017</b>
<b><u>Revenues</u></b>					
O&M Assessments/Developer Contributions	\$394,713	\$61,344	\$66,510	\$127,854	\$394,713
Interest	\$0	\$2	\$2	\$4	\$0
<b>Total Revenues</b>	<b>\$394,713</b>	<b>\$61,346</b>	<b>\$66,512</b>	<b>\$127,858</b>	<b>\$394,713</b>
<b><u>Expenditures</u></b>					
<i>Administrative</i>					
Supervisor Fees	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0
Engineering	\$12,000	\$589	\$1,411	\$2,000	\$12,000
Attorney	\$25,000	\$7,989	\$12,011	\$20,000	\$25,000
Dissemination Agent	\$3,500	\$1,750	\$1,750	\$3,500	\$3,500
Annual Audit	\$5,000	\$1,000	\$2,200	\$3,200	\$3,300
Trustee Fees	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$16,875	\$16,250	\$33,125	\$35,000
Information Technology	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$20	\$80	\$100	\$300
Postage	\$1,000	\$53	\$97	\$150	\$1,000
Insurance	\$5,625	\$5,150	\$0	\$5,150	\$5,665
Printing & Binding	\$1,000	\$626	\$374	\$1,000	\$1,360
Legal Advertising	\$1,500	\$1,198	\$302	\$1,500	\$1,500
Other Current Charges	\$1,000	\$0	\$100	\$100	\$1,000
Property Appraiser	\$0	\$0	\$0	\$0	\$700
Property Taxes	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$625	\$14	\$61	\$75	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$101,725</b>	<b>\$40,439</b>	<b>\$39,636</b>	<b>\$80,075</b>	<b>\$101,725</b>

# Storey Park

## Community Development District

### Fiscal Year 2017 General Fund

<u>Description</u>	Adopted Budget FY2016	Actual Thru 3/31/16	Projected Next 6 Months	Total Thru 9/30/16	Proposed Budget FY2017
<i>Operation &amp; Maintenance</i>					
<b>Contract Services</b>					
Field Management	\$15,000	\$0	\$0	\$0	\$15,000
Landscape Maintenance	\$150,000	\$15,000	\$22,500	\$37,500	\$150,000
Lake Maintenance	\$6,500	\$0	\$0	\$0	\$6,500
<b>Repairs &amp; Maintenance</b>					
Repairs - General	\$3,500	\$0	\$0	\$0	\$3,500
Operating Supplies	\$500	\$0	\$0	\$0	\$500
Irrigation Repairs	\$3,000	\$644	\$856	\$1,500	\$3,000
Roadways & Sidewalks	\$5,000	\$0	\$0	\$0	\$5,000
Trail Maintenance	\$1,500	\$0	\$0	\$0	\$1,500
Signage	\$3,500	\$0	\$0	\$0	\$3,500
<b>Utility</b>					
Electric/Water	\$15,000	\$1,480	\$3,520	\$5,000	\$15,000
Streetlights	\$79,488	\$0	\$0	\$0	\$79,488
<b>Other</b>					
Contingency	\$10,000	\$0	\$0	\$0	\$10,000
Capital Reserve	\$0	\$0	\$0	\$0	\$0
<b>Operation &amp; Maintenance Expenses</b>	<b>\$292,988</b>	<b>\$17,124</b>	<b>\$26,876</b>	<b>\$44,000</b>	<b>\$292,988</b>
<b>Total Expenditures</b>	<b>\$394,713</b>	<b>\$57,563</b>	<b>\$66,512</b>	<b>\$124,074</b>	<b>\$394,713</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$3,784</b>	<b>\$0</b>	<b>\$3,784</b>	<b>\$0</b>

Net Assessments	\$394,713
Add: Discounts & Collection	\$25,194
Gross Assessments	<u>\$419,907</u>

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

<b>Product Type</b>	<b>No. of Units</b>	<b>ERUs per Unit</b>	<b>Total ERUs</b>	<b>Net Annual Debt Assessment Per Unit</b>	<b>Gross Annual Debt Assessment Per Unit</b>	<b>Net Annual O&amp;M Assessment Per Unit</b>	<b>Gross Annual O&amp;M Assessment Per Unit</b>
Apartments	30	0.25	8	\$0	\$0	\$183	\$195
Townhome - 20'	100	0.40	40	\$476	\$506	\$293	\$312
Townhome - 25'	90	0.50	45	\$595	\$633	\$367	\$390
Single Family 32'	130	0.64	83	\$761	\$810	\$469	\$499
Single Family 40'	112	0.80	90	\$952	\$1,013	\$587	\$624
Single Family 50'	172	1.00	172	\$1,190	\$1,266	\$733	\$780
Single Family 60'	67	1.20	80	\$1,428	\$1,519	\$880	\$936
	<u>701</u>		<u>518</u>				
Commercial (1,000 Square Feet)	82	0.25	21	\$ -	\$ -	\$183	\$195

**Storey Park**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*O&M Assessments*

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

*Developer Contributions*

The District will enter into a Funding Agreement with the Developer to fund the General Fund administrative expenditures allocated to Developer for areas outside Phase I Assessment Area for the Fiscal Year.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The District has not budgeted nor anticipates an amount for this fiscal year.

*FICA Expense*

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

*Engineering*

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

*Attorney*

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

*Dissemination Agent*

The District is required by the Security and Exchange Commission to comply with Rule 15C2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services-CF, LLC has been retained to serve as the District's dissemination agent.

**Storey Park**  
**Community Development District**  
GENERAL FUND BUDGET

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2015 Special Assessment Bonds held at Regions Bank.

Assessment Administration

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

Management Fees

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

Information Technology

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

**Storey Park**  
**Community Development District**  
GENERAL FUND BUDGET

Legal Advertising

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

Other Current Charges

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

Property Appraiser Fee

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

**Operation & Maintenance:**

***Contract Services***

Field Management

It is anticipated that the District will contract to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with ValleyCrest Landscape Maintenance, Inc. for services on Phase I Assessment Area.

Lake Maintenance

Represents estimated cost for maintaining ponds within the Phase 1 Assessment Area. The budget is based on an estimate provided by a lake maintenance contractor.

***Repairs & Maintenance***

Repairs – General

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



**Storey Park**  
**Community Development District**  
GENERAL FUND BUDGET

Operating Supplies

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

Irrigation Repairs

Represents estimated costs for repairs to the irrigation system.

Roadways & Sidewalks

Represented estimated costs for any maintenance of roadways and sidewalks.

Trail Maintenance

Represents estimated costs for any maintenance to the trail.

Signage

Represents estimated cost to maintain all signs.

**Utilities**

Electric/Water

Represents estimated cost of electric for items such as irrigation controllers, monument lighting, etc. and reclaimed water for irrigation of common areas.

Streetlights

Represents estimated cost of electric for streetlights that will be coming on line within the community.

**Other**

Contingency

Represents unforeseen cost not budgeted in other line items.

# Storey Park

## Community Development District

### Fiscal Year 2016 Debt Service Fund

Adopted Budget FY2016	Actual Thru 3/31/16	Projected Next 6 Months	Total Thru 9/30/16	Proposed Budget FY2017
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**Revenues**

Special Assessments	\$607,044	\$0	\$606,854	\$606,854	\$607,044
Interest	\$0	\$114	\$86	\$200	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$316,559
<b>Total Revenues</b>	<b>\$607,044</b>	<b>\$114</b>	<b>\$606,940</b>	<b>\$607,054</b>	<b>\$923,602</b>

**Expenses**

Interest - 11/1	\$0	\$0	\$0	\$0	\$226,359
Principal - 11/1	\$0	\$0	\$0	\$0	\$90,000
Interest - 5/1	\$290,495	\$0	\$290,495	\$290,495	\$224,559
<b>Total Expenditures</b>	<b>\$290,495</b>	<b>\$0</b>	<b>\$290,495</b>	<b>\$290,495</b>	<b>\$540,918</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$316,549</b>	<b>\$114</b>	<b>\$316,445</b>	<b>\$316,559</b>	<b>\$382,684</b>

Principal - 11/1/2017	<b>\$155,000</b>
Interest - 11/1/2017	<b>\$224,559</b>
<b>Total</b>	<b>\$379,559</b>

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Apartments	30	\$0	\$0	\$0
Townhome - 20'	100	\$47,593	\$476	\$506
Townhome - 25'	90	\$53,542	\$595	\$633
Single Family - 32'	130	\$98,993	\$761	\$810
Single Family - 40'	112	\$106,607	\$952	\$1,013
Single Family - 50'	172	\$204,648	\$1,190	\$1,266
Single Family - 60'	67	\$95,661	\$1,428	\$1,519
	<u>701</u>	<u>\$607,044</u>		
Commercial	82	\$0	\$0	\$0

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/15	\$ 9,210,000	\$ -	\$ -	\$ -
5/1/16	\$ 9,210,000	\$ -	\$ 290,495	\$ -
11/1/16	\$ 9,210,000	\$ 90,000	\$ 226,359	\$ 606,854
5/1/17	\$ 9,120,000	\$ -	\$ 224,559	\$ -
11/1/17	\$ 9,120,000	\$ 155,000	\$ 224,559	\$ 604,119
5/1/18	\$ 8,965,000	\$ -	\$ 221,459	\$ -
11/1/18	\$ 8,965,000	\$ 160,000	\$ 221,459	\$ 602,919
5/1/19	\$ 8,805,000	\$ -	\$ 218,259	\$ -
11/1/19	\$ 8,805,000	\$ 170,000	\$ 218,259	\$ 606,519
5/1/20	\$ 8,635,000	\$ -	\$ 214,859	\$ -
11/1/20	\$ 8,635,000	\$ 175,000	\$ 214,859	\$ 604,719
5/1/21	\$ 8,460,000	\$ -	\$ 211,359	\$ -
11/1/21	\$ 8,460,000	\$ 180,000	\$ 211,359	\$ 602,719
5/1/22	\$ 8,280,000	\$ -	\$ 207,309	\$ -
11/1/22	\$ 8,280,000	\$ 190,000	\$ 207,309	\$ 604,619
5/1/23	\$ 8,090,000	\$ -	\$ 203,034	\$ -
11/1/23	\$ 8,090,000	\$ 200,000	\$ 203,034	\$ 606,069
5/1/24	\$ 7,890,000	\$ -	\$ 198,534	\$ -
11/1/24	\$ 7,890,000	\$ 205,000	\$ 198,534	\$ 602,069
5/1/25	\$ 7,685,000	\$ -	\$ 193,922	\$ -
11/1/25	\$ 7,685,000	\$ 215,000	\$ 193,922	\$ 602,844
5/1/26	\$ 7,245,000	\$ -	\$ 189,084	\$ -
11/1/26	\$ 7,245,000	\$ 225,000	\$ 189,084	\$ 603,169
5/1/27	\$ 7,245,000	\$ -	\$ 184,022	\$ -
11/1/27	\$ 7,245,000	\$ 235,000	\$ 184,022	\$ 603,044
5/1/28	\$ 7,010,000	\$ -	\$ 178,147	\$ -
11/1/28	\$ 7,010,000	\$ 250,000	\$ 178,147	\$ 606,294
5/1/29	\$ 6,760,000	\$ -	\$ 171,897	\$ -
11/1/29	\$ 6,760,000	\$ 260,000	\$ 171,897	\$ 603,794
5/1/30	\$ 6,500,000	\$ -	\$ 165,397	\$ -
11/1/30	\$ 6,500,000	\$ 275,000	\$ 165,397	\$ 605,794
5/1/31	\$ 6,225,000	\$ -	\$ 158,522	\$ -
11/1/31	\$ 6,225,000	\$ 290,000	\$ 158,522	\$ 607,044
5/1/32	\$ 5,935,000	\$ -	\$ 151,272	\$ -
11/1/32	\$ 5,935,000	\$ 300,000	\$ 151,272	\$ 602,544
5/1/33	\$ 5,635,000	\$ -	\$ 143,772	\$ -
11/1/33	\$ 5,635,000	\$ 315,000	\$ 143,772	\$ 602,544
5/1/34	\$ 5,320,000	\$ -	\$ 135,897	\$ -
11/1/34	\$ 5,320,000	\$ 335,000	\$ 135,897	\$ 606,794
5/1/35	\$ 4,985,000	\$ -	\$ 127,522	\$ -
11/1/35	\$ 4,985,000	\$ 350,000	\$ 127,522	\$ 605,044
5/1/36	\$ 4,635,000	\$ -	\$ 118,772	\$ -
11/1/36	\$ 4,635,000	\$ 365,000	\$ 118,772	\$ 602,544

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/37	\$ 4,270,000	\$ -	\$ 109,419	\$ -
11/1/37	\$ 4,270,000	\$ 385,000	\$ 109,419	\$ 603,838
5/1/38	\$ 3,885,000	\$ -	\$ 99,553	\$ -
11/1/38	\$ 3,885,000	\$ 405,000	\$ 99,553	\$ 604,106
5/1/39	\$ 3,480,000	\$ -	\$ 89,175	\$ -
11/1/39	\$ 3,480,000	\$ 425,000	\$ 89,175	\$ 603,350
5/1/40	\$ 3,055,000	\$ -	\$ 78,284	\$ -
11/1/40	\$ 3,055,000	\$ 450,000	\$ 78,284	\$ 606,569
5/1/41	\$ 2,605,000	\$ -	\$ 66,753	\$ -
11/1/41	\$ 2,605,000	\$ 470,000	\$ 66,753	\$ 603,506
5/1/42	\$ 2,135,000	\$ -	\$ 54,709	\$ -
11/1/42	\$ 2,135,000	\$ 495,000	\$ 54,709	\$ 604,419
5/1/43	\$ 1,640,000	\$ -	\$ 42,025	\$ -
11/1/43	\$ 1,640,000	\$ 520,000	\$ 42,025	\$ 604,050
5/1/44	\$ 1,120,000	\$ -	\$ 28,700	\$ -
11/1/44	\$ 1,120,000	\$ 545,000	\$ 28,700	\$ 602,400
5/1/45	\$ 575,000	\$ -	\$ 14,734	\$ -
11/1/45	\$ 575,000	\$ 575,000	\$ 14,734	\$ 604,469
<b>Totals</b>		<b>\$ 9,210,000</b>	<b>\$ 8,918,760</b>	<b>\$ 18,128,760</b>