



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

**Adopted Budget**  
**FY 2019**



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# Storey Park

## Community Development District

### Fiscal Year 2019 General Fund

<u>Description</u>	Adopted Budget FY2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Thru 9/30/18	Adopted Budget FY2019
<b>Revenues</b>					
O&M Assessments Assessment Area 1 & 2	\$320,544	\$325,847	\$0	\$325,847	\$442,740
Developer Contribution - Admin. <sup>(1)</sup>	\$0	\$0	\$0	\$0	\$42,587
Developer Contribution - Deficit	\$74,169	\$0	\$0	\$0	\$19,669
Interest	\$0	\$44	\$6	\$50	\$0
<b>Total Revenues</b>	<b>\$394,713</b>	<b>\$325,891</b>	<b>\$6</b>	<b>\$325,897</b>	<b>\$504,996</b>

### Expenditures

#### Administrative

Supervisor Fees	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0
Engineering	\$12,000	\$1,831	\$1,169	\$3,000	\$12,000
Attorney	\$25,000	\$6,867	\$2,133	\$9,000	\$25,000
Arbitrage	\$600	\$600	\$0	\$600	\$600
Dissemination Agent	\$3,500	\$2,917	\$583	\$3,500	\$7,500
Annual Audit	\$3,400	\$3,400	\$0	\$3,400	\$4,400
Trustee Fees	\$3,500	\$3,500	\$0	\$3,500	\$7,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$29,167	\$5,833	\$35,000	\$35,000
Information Technology	\$1,200	\$1,000	\$200	\$1,200	\$1,200
Telephone	\$300	\$14	\$16	\$30	\$300
Postage	\$1,000	\$91	\$109	\$200	\$1,000
Insurance	\$5,800	\$5,398	\$0	\$5,398	\$6,000
Printing & Binding	\$1,000	\$442	\$108	\$550	\$1,000
Legal Advertising	\$1,925	\$5,911	\$250	\$6,161	\$1,925
Other Current Charges	\$1,000	\$0	\$0	\$0	\$1,000
Property Appraiser	\$700	\$501	\$0	\$501	\$700
Property Taxes	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$625	\$12	\$13	\$25	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$101,725</b>	<b>\$66,823</b>	<b>\$10,415</b>	<b>\$77,238</b>	<b>\$110,425</b>

# Storey Park

## Community Development District

### Fiscal Year 2019 General Fund

Description	Adopted Budget FY2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Thru 9/30/18	Adopted Budget FY2019
<i>Operation &amp; Maintenance</i>					
<b>Contract Services</b>					
Field Management	\$15,000	\$12,500	\$1,250	\$13,750	\$15,000
Landscape Maintenance - Contract	\$150,000	\$86,600	\$17,320	\$103,920	\$237,283
Lake Maintenance	\$6,500	\$3,015	\$570	\$3,585	\$7,500
Mitigation Monitoring & Maintenance	\$9,000	\$8,275	\$0	\$8,275	\$10,300
<b>Repairs &amp; Maintenance</b>					
Repairs - General	\$2,000	\$0	\$250	\$250	\$2,000
Operating Supplies	\$500	\$32	\$0	\$32	\$500
Landscape Contingency	\$2,000	\$16,502	\$1,498	\$18,000	\$10,000
Irrigation Repairs	\$2,000	\$3,864	\$286	\$4,150	\$6,000
Roadways & Sidewalks	\$5,000	\$0	\$1,000	\$1,000	\$5,000
Trail Maintenance	\$1,500	\$0	\$250	\$250	\$1,500
Signage	\$3,500	\$0	\$500	\$500	\$3,500
<b>Utility</b>					
Electric	\$1,000	\$0	\$0	\$0	\$1,000
Water & Sewer	\$14,000	\$3,672	\$828	\$4,500	\$14,000
Streetlights	\$79,488	\$28,263	\$5,666	\$33,929	\$79,488
<b>Other</b>					
Property Insurance	\$1,500	\$1,311	\$98	\$1,409	\$1,500
<b>Operation &amp; Maintenance Expenses</b>	<b>\$292,988</b>	<b>\$164,034</b>	<b>\$29,516</b>	<b>\$193,550</b>	<b>\$394,571</b>
<b>Total Expenditures</b>	<b>\$394,713</b>	<b>\$230,858</b>	<b>\$39,931</b>	<b>\$270,789</b>	<b>\$504,996</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$95,033</b>	<b>(\$39,925)</b>	<b>\$55,108</b>	<b>\$0</b>

(1) Assessments are imposed on the platted and unplatted lots in Assessment Area One ("AA1"). The assessments on platted lots will be certified for collection on the tax bill and the assessments on the unplatted lots will be direct billed. The Developer Contribution consists of a prorated portion of the administrative costs attributable to areas outside of AA1 but within the CDD boundaries.

Net Assessments	\$442,740
Add: Discounts & Collection	\$28,260
Gross Assessments	<u>\$471,000</u>

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	30	0.25	8	\$0	\$0	\$148	\$158
Townhome - 20'	100	0.40	40	\$476	\$506	\$237	\$252
Townhome - 25'	90	0.50	45	\$595	\$633	\$296	\$315
Single Family 32'	130	0.64	83	\$761	\$810	\$379	\$403
Single Family 40'	112	0.80	90	\$952	\$1,013	\$474	\$504
Single Family 50'	172	1.00	172	\$1,190	\$1,266	\$592	\$630
Single Family 60'	67	1.20	80	\$1,428	\$1,519	\$711	\$756
	<u>701</u>		<u>518</u>				
Commercial (1,000 Square Feet)	82	0.25	21	\$ -	\$ -	\$148	\$158

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	O&M Assessments	Debt Assessments	Per Unit Gross Assessments
Apartments	30	0.25	7.50	1.00%	\$4,727	\$0	\$157.57
Townhome - 20'	100	0.40	40.00	5.35%	\$25,211	\$47,593	\$252.11
Townhome - 25'	90	0.50	45.00	6.02%	\$28,362	\$53,542	\$315.13
Single Family 32'	130	0.64	83.20	11.13%	\$52,438	\$98,993	\$403.37
Single Family 40'	112	0.80	89.60	11.99%	\$56,472	\$106,607	\$504.22
Single Family 50'	172	1.00	172.00	23.02%	\$108,406	\$204,648	\$630.27
Single Family 60'	67	1.20	80.40	10.76%	\$50,674	\$95,661	\$756.32
Commercial (1,000 Square Feet)	82.00	0.25	20.50	2.74%	\$12,921	\$0	\$157.57
	<u>783.00</u>		<u>538.20</u>	<u>72%</u>	<u>\$ 339,211</u>	<u>\$ 607,044</u>	

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	57	0.50	29	\$595	\$633	\$296	\$315
Single Family 32'	60	0.64	38	\$762	\$810	\$379	\$403
Single Family 40'	35	0.80	28	\$952	\$1,013	\$474	\$504
Single Family 50'	95	1.00	95	\$1,190	\$1,266	\$592	\$630
Single Family 60'	16	1.20	19	\$1,428	\$1,519	\$711	\$756
Single Family 70'	0	0.00	0	\$0	\$0	\$0	\$0
	<u>263</u>		<u>209</u>				

Total

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	O&M Assessments	Debt Assessments	Per Unit Gross Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	57	0.50	28.50	3.81%	\$17,963	\$33,911	\$315.13
Single Family 32'	60	0.64	38.40	5.14%	\$24,202	\$45,691	\$403.37
Single Family 40'	35	0.80	28.00	3.75%	\$17,648	\$33,316	\$504.22
Single Family 50'	95	1.00	95.00	12.71%	\$59,876	\$113,037	\$630.27
Single Family 60'	16	1.20	19.20	2.57%	\$12,101	\$22,845	\$756.32
	<u>263.00</u>		<u>209.10</u>	<u>28%</u>	<u>\$ 131,789</u>	<u>\$ 248,800</u>	

<b>747.30</b>	<b>100%</b>	<b>\$ 471,000.00</b>
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**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 Assessment Area 1 and Assessment Area 2 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.

Arbitrage

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

# **Storey Park**

## **Community Development District**

GENERAL FUND BUDGET

### 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. Amount budgeted is based on two bond series.

### 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 current auditing firm is Grau & Associates.

### Trustee Fees

The District will pay annual trustee fees for the Series 2015 Special Assessment Bonds and the Series 2018 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

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. Amount budgeted represents current areas being maintained and a contingency for areas due to come on line during fiscal year. The District has contracted with Down to Earth Inc. for these services.

Description	Monthly	Annual
Landscape Maintenance	\$8,660	\$ 103,920
Additional Upcoming Areas	\$11,114	\$ 133,363
<b>Total</b>		<b>\$ 237,283</b>



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

Lake Maintenance

Represents cost for maintaining 4 ponds within the District boundaries as well as 4 additional ponds due to come on line during fiscal year. The District has contracted with Applied Aquatic Management Inc. for these services.

Description	Monthly	Annual
Lake Maintenance (4 Ponds)	\$285	\$3,420
Additional 4 Ponds	\$285	\$3,420
3% Annual Increase		\$205
Contingency		\$455
<b>Total</b>		<b>\$7,500</b>

Mitigation Monitoring & Maintenance

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

**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.

Operating Supplies

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

Landscape Contingency

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

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.

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

**Utilities**

Electric

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

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
11868 Dowden Road	\$50	\$600
Contingency		\$400
<b>Total</b>		<b>\$1,000</b>

Water & Sewer

Represents cost of reclaimed water within the common areas of the District. District currently has one account with Orange County Utilities.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
11002 History Avenue	\$125	\$1,500
11354 Dowden Road	\$350	\$4,200
11548 Thriller Lane	\$25	\$300
11810 Sonnet Avenue	\$25	\$300
Contingency		\$7,700
<b>Total</b>		<b>\$14,000</b>

Streetlights

Represents cost of electric for streetlights currently billed to the District as well as those that will be coming on line within the community. District currently has two accounts with Duke Energy.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
000 Dowden Rd. Lite, SL (42)	\$1,550	\$18,600
000 Wewahootee Rd. Lite SL (33)	\$1,350	\$16,200
Contingency		\$44,688
<b>Total</b>		<b>\$79,488</b>

**Other**

Property Insurance

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

# Storey Park

## Community Development District

### Fiscal Year 2019 Debt Service Fund Series 2015

Adopted Budget FY2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Thru 9/30/18	Adopted Budget FY2019
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**Revenues**

Special Assessments	\$607,044	\$533,318	\$84,315	\$617,633	\$607,044
Interest	\$0	\$6,374	\$626	\$7,000	\$0
Carry Forward Surplus	\$399,572	\$379,668	\$0	\$379,668	\$399,733

<b>Total Revenues</b>	<b>\$1,006,616</b>	<b>\$919,359</b>	<b>\$84,941</b>	<b>\$1,004,300</b>	<b>\$1,006,776</b>
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**Expenses**

Interest - 11/1	\$224,559	\$224,559	\$0	\$224,559	\$221,459
Principal - 11/1	\$155,000	\$155,000	\$0	\$155,000	\$160,000
Interest - 5/1	\$221,459	\$221,459	\$0	\$221,459	\$218,259
Transfer Out	\$0	\$3,549	\$0	\$3,549	\$0

<b>Total Expenditures</b>	<b>\$601,018</b>	<b>\$604,568</b>	<b>\$0</b>	<b>\$604,568</b>	<b>\$599,718</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$405,598</b>	<b>\$314,791</b>	<b>\$84,941</b>	<b>\$399,733</b>	<b>\$407,058</b>
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<b>Principal - 11/1/2019</b>	<b>\$170,000</b>
<b>Interest - 11/1/2019</b>	<b>\$218,259</b>
<b>Total</b>	<b>\$388,259</b>

Product Type	Platted Units	Gross Per Unit	Gross Total
Apartments	0	\$0	\$0
Townhome - 20'	18	\$506	\$9,108
Townhome - 25'	80	\$633	\$50,640
Single Family - 32'	153	\$810	\$123,930
Single Family - 40'	108	\$1,013	\$109,404
Single Family - 50'	115	\$1,266	\$145,590
Single Family - 60'	27	\$1,519	\$41,013
Unplatted	0	N/A	\$166,106
	501		\$645,791
Commercial	82	\$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>
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>\$8,965,000</b>	<b>\$7,952,788</b>	<b>\$ 16,917,788</b>

# Storey Park

## Community Development District

### Fiscal Year 2019 Debt Service Fund Series 2018

	Proposed Budget FY2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Thru 9/30/18	Adopted Budget FY2019
<b>Revenues</b>					
Special Assessments	\$0	\$0	\$92,509	\$92,509	\$248,800
Interest	\$0	\$128	\$172	\$300	\$0
Bond Proceeds	\$74,021	\$74,021	\$0	\$74,021	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$92,781 *
<b>Total Revenues</b>	<b>\$74,021</b>	<b>\$74,149</b>	<b>\$92,681</b>	<b>\$166,830</b>	<b>\$341,581</b>
<b>Expenses</b>					
Interest - 12/15	\$0	\$0	\$0	\$0	\$92,509
Principal - 6/15	\$0	\$0	\$0	\$0	\$65,000
Interest - 6/15	\$11,821	\$11,821	\$0	\$11,821	\$92,509
<b>Total Expenditures</b>	<b>\$11,821</b>	<b>\$11,821</b>	<b>\$0</b>	<b>\$11,821</b>	<b>\$250,018</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$62,200</b>	<b>\$62,328</b>	<b>\$92,681</b>	<b>\$155,009</b>	<b>\$91,563</b>
				<b>Interest - 12/15/2019</b>	<b>\$91,291</b>
				<b>Total</b>	<b>\$91,291</b>

\*Represents carry forward surplus less reserves.

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

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
6/15/18	\$3,865,000	\$ -	\$ 11,821	\$ 11,821
12/15/18	\$3,865,000	\$ -	\$ 92,509	\$ -
6/15/19	\$9,210,000	\$ 65,000	\$ 92,509	\$ 250,019
12/15/19	\$9,120,000	\$ -	\$ 91,291	\$ -
6/15/20	\$3,800,000	\$ 65,000	\$ 91,291	\$ 247,581
12/15/20	\$3,735,000	\$ -	\$ 90,072	\$ -
6/15/21	\$3,735,000	\$ 65,000	\$ 90,072	\$ 245,144
12/15/21	\$3,670,000	\$ -	\$ 88,853	\$ -
6/15/22	\$3,670,000	\$ 70,000	\$ 88,853	\$ 247,706
12/15/22	\$3,600,000	\$ -	\$ 87,541	\$ -
6/15/23	\$3,600,000	\$ 70,000	\$ 87,541	\$ 245,081
12/15/23	\$3,530,000	\$ -	\$ 86,228	\$ -
6/15/24	\$3,530,000	\$ 75,000	\$ 86,228	\$ 247,456
12/15/24	\$3,455,000	\$ -	\$ 84,588	\$ -
6/15/25	\$3,455,000	\$ 80,000	\$ 84,588	\$ 249,175
12/15/25	\$3,375,000	\$ -	\$ 82,838	\$ -
6/15/26	\$3,375,000	\$ 80,000	\$ 82,838	\$ 245,675
12/15/26	\$3,295,000	\$ -	\$ 81,088	\$ -
6/15/27	\$3,295,000	\$ 85,000	\$ 81,088	\$ 247,175
12/15/27	\$3,210,000	\$ -	\$ 79,228	\$ -
6/15/28	\$3,210,000	\$ 90,000	\$ 79,228	\$ 248,456
12/15/28	\$3,120,000	\$ -	\$ 77,259	\$ -
6/15/29	\$3,120,000	\$ 95,000	\$ 77,259	\$ 249,519
12/15/29	\$3,025,000	\$ -	\$ 74,944	\$ -
6/15/30	\$3,025,000	\$ 100,000	\$ 74,944	\$ 249,888
12/15/30	\$2,925,000	\$ -	\$ 72,506	\$ -
6/15/31	\$2,925,000	\$ 105,000	\$ 72,506	\$ 250,013
12/15/31	\$2,820,000	\$ -	\$ 69,947	\$ -
6/15/32	\$2,820,000	\$ 110,000	\$ 69,947	\$ 249,894
12/15/32	\$2,710,000	\$ -	\$ 67,266	\$ -
6/15/33	\$2,710,000	\$ 115,000	\$ 67,266	\$ 249,531
12/15/33	\$2,595,000	\$ -	\$ 64,463	\$ -
6/15/34	\$2,595,000	\$ 120,000	\$ 64,463	\$ 248,925
12/15/34	\$2,475,000	\$ -	\$ 61,538	\$ -
6/15/35	\$2,475,000	\$ 125,000	\$ 61,538	\$ 248,075
12/15/35	\$2,350,000	\$ -	\$ 58,491	\$ -
6/15/36	\$2,350,000	\$ 130,000	\$ 58,491	\$ 246,981
12/15/36	\$2,220,000	\$ -	\$ 55,322	\$ -
6/15/37	\$2,220,000	\$ 140,000	\$ 55,322	\$ 250,644
12/15/37	\$2,080,000	\$ -	\$ 51,909	\$ -
6/15/38	\$2,080,000	\$ 145,000	\$ 51,909	\$ 248,819
12/15/38	\$1,935,000	\$ -	\$ 48,375	\$ -
6/15/39	\$1,935,000	\$ 155,000	\$ 48,375	\$ 251,750

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/39	\$ 1,780,000	\$ -	\$ 44,500	\$ -
6/15/40	\$ 1,780,000	\$ 160,000	\$ 44,500	\$ 249,000
12/15/40	\$ 1,620,000	\$ -	\$ 40,500	\$ -
6/15/41	\$ 1,620,000	\$ 170,000	\$ 40,500	\$ 251,000
12/15/41	\$ 1,450,000	\$ -	\$ 36,250	\$ -
6/15/42	\$ 1,450,000	\$ 180,000	\$ 36,250	\$ 252,500
12/15/42	\$ 1,270,000	\$ -	\$ 31,750	\$ -
6/15/43	\$ 1,270,000	\$ 185,000	\$ 31,750	\$ 248,500
12/15/43	\$ 1,085,000	\$ -	\$ 27,125	\$ -
6/15/44	\$ 1,085,000	\$ 195,000	\$ 27,125	\$ 249,250
12/15/44	\$ 890,000	\$ -	\$ 22,250	\$ -
6/15/45	\$ 890,000	\$ 205,000	\$ 22,250	\$ 249,500
12/15/45	\$ 685,000	\$ -	\$ 17,125	\$ -
6/15/46	\$ 685,000	\$ 215,000	\$ 17,125	\$ 249,250
12/15/46	\$ 470,000	\$ -	\$ 11,750	\$ -
6/15/47	\$ 470,000	\$ 230,000	\$ 11,750	\$ 253,500
12/15/47	\$ 240,000	\$ -	\$ 6,000	\$ -
6/15/48	\$ 240,000	\$ 240,000	\$ 6,000	\$ 252,000
<b>Totals</b>		<b>\$3,865,000</b>	<b>\$3,618,827</b>	<b>\$ 7,483,827</b>