



**Storey Park
Community Development District**

**Adopted Budget
FY 2020**



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Storey Park

Community Development District

Fiscal Year 2020 General Fund

<u>Description</u>	Adopted Budget FY2019	Actual Thru 7/31/19	Projected Next 2 Months	Total Thru 9/30/19	Adopted Budget FY2020
Revenues					
O&M Assessments	\$442,740	\$448,236	\$0	\$448,236	\$561,180
Developer Contribution - Admin. ⁽¹⁾	\$42,587	\$0	\$42,587	\$42,587	\$28,304
Developer Contribution - Deficit	\$19,669	\$0	\$4,535	\$4,535	\$142,668
Interest	\$0	\$50	\$5	\$55	\$0
Total Revenues	\$504,996	\$448,285	\$47,127	\$495,412	\$732,152

Expenditures

Administrative

Supervisor Fees	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0
Engineering	\$12,000	\$9,672	\$2,328	\$12,000	\$12,000
Attorney	\$25,000	\$7,381	\$5,119	\$12,500	\$25,000
Arbitrage	\$600	\$600	\$0	\$600	\$600
Dissemination Agent	\$7,500	\$6,833	\$1,833	\$8,667	\$11,000
Annual Audit	\$4,400	\$4,500	\$0	\$4,500	\$5,600
Trustee Fees	\$7,000	\$7,000	\$0	\$7,000	\$10,500
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	\$2,700	\$3,700	\$2,400
Telephone	\$300	\$51	\$39	\$90	\$300
Postage	\$1,000	\$150	\$50	\$200	\$1,000
Insurance	\$6,000	\$5,398	\$0	\$5,398	\$6,000
Printing & Binding	\$1,000	\$310	\$65	\$375	\$1,000
Legal Advertising	\$1,925	\$3,724	\$776	\$4,500	\$1,925
Other Current Charges	\$1,000	\$309	\$1,500	\$1,809	\$1,000
Property Appraiser	\$700	\$501	\$0	\$501	\$700
Property Taxes	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$625	\$17	\$58	\$75	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$110,425	\$81,788	\$20,302	\$102,089	\$119,825

Storey Park

Community Development District

Fiscal Year 2020 General Fund

Description	Adopted Budget FY2019	Actual Thru 7/31/19	Projected Next 2 Months	Total Thru 9/30/19	Adopted Budget FY2020
<i>Operation & Maintenance</i>					
Contract Services					
Field Management	\$15,000	\$12,500	\$2,500	\$15,000	\$15,000
Landscape Maintenance - Contract	\$237,283	\$219,963	\$39,547	\$259,510	\$372,707
Lake Maintenance	\$7,500	\$2,850	\$570	\$3,420	\$17,820
Mitigation Monitoring & Maintenance	\$10,300	\$16,434	\$0	\$16,434	\$10,300
Repairs & Maintenance					
Repairs - General	\$2,000	\$0	\$250	\$250	\$5,000
Operating Supplies	\$500	\$0	\$50	\$50	\$5,000
Landscape Contingency	\$10,000	\$1,000	\$500	\$1,500	\$10,000
Irrigation Repairs	\$6,000	\$3,842	\$1,158	\$5,000	\$10,000
Roadways & Sidewalks	\$5,000	\$0	\$0	\$0	\$10,000
Trail Maintenance	\$1,500	\$0	\$0	\$0	\$2,500
Signage	\$3,500	\$2,315	\$0	\$2,315	\$5,000
Utility					
Electric	\$1,000	\$338	\$72	\$410	\$3,000
Water & Sewer	\$14,000	\$1,971	\$660	\$2,631	\$25,000
Streetlights	\$79,488	\$65,712	\$19,000	\$84,712	\$115,000
Other					
Property Insurance	\$1,500	\$2,092	\$0	\$2,092	\$6,000
Operation & Maintenance Expenses	\$394,571	\$329,016	\$64,307	\$393,323	\$612,327
Total Expenditures	\$504,996	\$410,804	\$84,609	\$495,413	\$732,152
Excess Revenues/(Expenditures)	\$0	\$37,481	(\$37,482)	(\$0)	\$0

(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	\$561,180
Add: Discounts & Collection	\$35,820
Gross Assessments	<u>\$597,000</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		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
		Unit	Total ERUs				
Apartments	30	0.25	8	\$0	\$0	\$148	\$157
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	\$710	\$756
	<u>701</u>		<u>518</u>				
Commercial (1,000 Square Feet)	82	0.25	20.50	\$ -	\$ -	\$148	\$157

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	30	0.25	7.50	0.79%	\$4,723	\$0	\$0.00
Townhome - 20'	100	0.40	40.00	4.22%	\$25,187	\$47,593	\$50,631
Townhome - 25'	90	0.50	45.00	4.75%	\$28,336	\$53,542	\$56,960
Single Family 32'	130	0.64	83.20	8.78%	\$52,389	\$98,993	\$105,312
Single Family 40'	112	0.80	89.60	9.45%	\$56,419	\$106,607	\$113,412
Single Family 50'	172	1.00	172.00	18.14%	\$108,305	\$204,648	\$217,711
Single Family 60'	67	1.20	80.40	8.48%	\$50,626	\$95,661	\$101,767
Commercial (1,000 Square Feet)	82.00	0.25	20.50	2.16%	\$12,908	\$0	\$0
	<u>783.00</u>		<u>538.20</u>	<u>57%</u>	<u>\$ 338,894</u>	<u>\$ 607,044</u>	<u>\$645,791</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		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
		Unit	Total ERUs				
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	\$710	\$756
Single Family 70'	0	0.00	0	\$0	\$0	\$0	\$0
Total	<u>263</u>		<u>209</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt 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	3.01%	\$17,946	\$33,911	\$36,076
Single Family 32'	60	0.64	38.40	4.05%	\$24,180	\$45,691	\$48,607
Single Family 40'	35	0.80	28.00	2.95%	\$17,631	\$33,316	\$35,443
Single Family 50'	95	1.00	95.00	10.02%	\$59,820	\$113,037	\$120,252
Single Family 60'	16	1.20	19.20	2.03%	\$12,090	\$22,845	\$24,303
	<u>263.00</u>		<u>209.10</u>	<u>22%</u>	<u>\$ 131,666</u>	<u>\$ 248,800</u>	<u>\$264,681</u>

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 3**

Product Type	No. of Units	ERUs per		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
		Unit	Total ERUs				
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	0	0.50	0	\$0	\$0	\$0	\$0
Single Family 32'	0	0.64	0	\$0	\$0	\$0	\$0
Single Family 40'	72	0.80	57.60	\$952	\$1,013	\$474	\$504
Single Family 50'	82	1.00	82.00	\$1,190	\$1,266	\$592	\$630
Single Family 60'	51	1.20	61.20	\$1,428	\$1,519	\$710	\$756
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	<u>205</u>		<u>200.80</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt 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'	0	0.50	0.00	0.00%	\$0	\$0	\$0.00
Single Family 32'	0	0.64	0.00	0.00%	\$0	\$0	\$0.00
Single Family 40'	72	0.80	57.60	6.08%	\$36,270	\$68,536	\$72,910
Single Family 50'	82	1.00	82.00	8.65%	\$51,634	\$97,569	\$103,797
Single Family 60'	51	1.20	61.20	6.46%	\$38,536	\$72,818	\$77,466
	<u>205.00</u>		<u>200.80</u>	<u>21%</u>	<u>\$ 126,440</u>	<u>\$ 238,923</u>	<u>\$ 254,173</u>

	<u>1251.00</u>		<u>948.10</u>	<u>100%</u>	<u>\$ 597,000.00</u>		
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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.

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 three 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, the Series 2018 Special Assessment Bonds and the Series 2019 Special Assessments 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.

Storey Park
Community Development District
GENERAL FUND BUDGET

Printing & Binding

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

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.

Storey Park Community Development District

GENERAL FUND BUDGET

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:		
Common Areas, Lakes & Roadways	\$8,660	\$ 103,920
Areas 1 - 5	\$11,114	\$ 133,363
Areas L6-1 & L6-2 (Future Areas)	\$1,788	\$ 21,456
Parcel I Phase 2 - Dog Park (Future Area)	\$761	\$ 9,130
Parce L Phase 1 L300 - L305 (Future Area)	\$2,824	\$ 33,888
Parcel L Phase 2 L301 - L302 (Future Area)	\$2,298	\$ 27,570
Parcel L Phase 3 (Future Areas)	\$3,615	\$ 43,378
Total		\$ 372,707

Lake Maintenance

Represents cost for maintaining 4 retention ponds within the District boundaries as well as contingency for 10 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 Retention Ponds	\$285	\$3,420
L-2, L-4 & L-5 Ponds (Future Ponds)	\$300	\$3,600
L6-1 & L6-2 Ponds (Future Ponds)	\$300	\$3,600
L-7, M1 Prcl M Tracts A & F, Ponds 1-2 & 1-3	\$600	\$7,200
Total		\$17,820

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.

Storey Park Community Development District

GENERAL FUND BUDGET

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.

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 two accounts with Duke Energy.

Description	Monthly	Annual
11647 Epic Avenue	\$15	\$180
11868 Dowden Road	\$35	\$420
Contingency (Approx. 8 Future Meters)		\$2,400
Total		\$3,000

Water & Sewer

Represents cost of reclaimed water within the common areas of the District. District currently has one master account with Orange County Utilities that covers four service locations.

Description	Monthly	Annual
11002 History Avenue	\$125	\$1,500
11354 Dowden Road	\$350	\$4,200
11548 Thriller Lane	\$25	\$300
11810 Sonnet Avenue	\$25	\$300
Contingency (Approx. 20 Future Meters)		\$18,700
Total		\$25,000

Storey Park
Community Development District
 GENERAL FUND BUDGET

Streetlights

Represents cost of electric for streetlights currently billed to the District and small contingency. District currently has four accounts with Duke Energy.

Description	Monthly	Annual
000 Dowden Rd. Lite, SL (42)	\$1,515	\$18,180
000 Storey Time Dr. Lite SL L PH1&2 (77)	\$3,300	\$39,600
000 Wewahootee Rd. Lite PH4 SL (33)	\$1,325	\$15,900
000 Wewahootee Rd. Lite PH3 SL (50)	\$2,005	\$24,060
000 Wewahootee Rd. Lite PH1B SL (33)	\$1,320	\$15,840
Contingency		\$1,420
Total		\$115,000

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 2020 Debt Service Fund Series 2015

Adopted Budget FY2019	Actual Thru 7/31/19	Projected Next 2 Months	Total Thru 9/30/19	Adopted Budget FY2020
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Revenues

Assessments - Tax Roll	\$450,904	\$461,195	\$0	\$461,195	\$483,751
Assessments - Direct Billed	\$156,140	\$101,491	\$54,649	\$156,140	\$123,292
Interest	\$0	\$11,071	\$929	\$12,000	\$2,500
Carry Forward Surplus	\$399,733	\$382,463	\$0	\$382,463	\$412,079
Total Revenues	\$1,006,776	\$956,220	\$55,578	\$1,011,798	\$1,021,622

Expenses

Interest - 11/1	\$221,459	\$221,459	\$0	\$221,459	\$218,259
Principal - 11/1	\$160,000	\$160,000	\$0	\$160,000	\$170,000
Interest - 5/1	\$218,259	\$218,259	\$0	\$218,259	\$214,859
Transfer Out	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$599,718	\$599,719	\$0	\$599,719	\$603,118
Excess Revenues/(Expenditures)	\$407,058	\$356,501	\$55,578	\$412,079	\$418,504

Principal - 11/1/20	<u>\$175,000</u>
Interest - 11/1/20	<u>\$214,859</u>
Total	<u>\$389,859</u>

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Apartments	0	\$0	\$0	\$0
Townhome - 20'	18	\$506	\$9,108	\$8,562
Townhome - 25'	80	\$633	\$50,640	\$47,602
Single Family - 32'	153	\$810	\$123,930	\$116,494
Single Family - 40'	123	\$1,013	\$124,599	\$117,123
Single Family - 50'	127	\$1,266	\$160,782	\$151,135
Single Family - 60'	30	\$1,519	\$45,570	\$42,836
Unplatted	0	N/A	\$131,162	\$123,292
	531		\$645,791	\$607,044
Commercial	82	\$0	\$0	

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$8,805,000	\$ 170,000	\$ 218,259	\$ 388,259
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 Park Community Development District
Series 2015, Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$8,805,000	\$7,291,609	\$ 16,096,609

Storey Park

Community Development District

Fiscal Year 2020 Debt Service Fund Series 2018

Proposed Budget FY2019	Actual Thru 7/31/19	Projected Next 2 Months	Total Thru 9/30/19	Adopted Budget FY2020
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Revenues

Assessments - Tax Roll	\$248,800	\$161,738	\$87,090	\$248,827	\$248,827
Interest	\$0	\$1,813	\$237	\$2,050	\$500
Transfer In	\$0	\$3,439	\$0	\$3,439	\$0
Carry Forward Surplus	\$92,781	\$92,522	\$0	\$92,522	\$96,820
Total Revenues	\$341,581	\$259,512	\$87,327	\$346,838	\$346,147

Expenses

Interest - 12/15	\$92,509	\$92,509	\$0	\$92,509	\$91,291
Principal - 6/15	\$65,000	\$65,000	\$0	\$65,000	\$65,000
Interest - 6/15	\$92,509	\$92,509	\$0	\$92,509	\$91,291
Total Expenditures	\$250,018	\$250,019	\$0	\$250,019	\$247,582
Excess Revenues/(Expenditures)	\$91,563	\$9,493	\$87,327	\$96,820	\$98,565

Interest - 12/15/20	\$90,072
Total	\$90,072

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Townhome - 25'	57	\$633	\$36,081	\$33,916
Single Family - 32'	60	\$810	\$48,600	\$45,684
Single Family - 40'	35	\$1,013	\$35,455	\$33,328
Single Family - 50'	95	\$1,266	\$120,270	\$113,054
Single Family - 60'	16	\$1,519	\$24,304	\$22,846
	263		\$264,710	\$248,827

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/19	\$3,800,000	\$ -	\$ 91,291	\$ 91,291
6/15/20	\$3,800,000	\$ 65,000	\$ 91,291	\$ -
12/15/20	\$3,735,000	\$ -	\$ 90,072	\$ 246,363
6/15/21	\$3,735,000	\$ 65,000	\$ 90,072	\$ -
12/15/21	\$3,670,000	\$ -	\$ 88,853	\$ 243,925
6/15/22	\$3,670,000	\$ 70,000	\$ 88,853	\$ -
12/15/22	\$3,600,000	\$ -	\$ 87,541	\$ 246,394
6/15/23	\$3,600,000	\$ 70,000	\$ 87,541	\$ -
12/15/23	\$3,530,000	\$ -	\$ 86,228	\$ 243,769
6/15/24	\$3,530,000	\$ 75,000	\$ 86,228	\$ -
12/15/24	\$3,455,000	\$ -	\$ 84,588	\$ 245,816
6/15/25	\$3,455,000	\$ 80,000	\$ 84,588	\$ -
12/15/25	\$3,375,000	\$ -	\$ 82,838	\$ 247,425
6/15/26	\$3,375,000	\$ 80,000	\$ 82,838	\$ -
12/15/26	\$3,295,000	\$ -	\$ 81,088	\$ 243,925
6/15/27	\$3,295,000	\$ 85,000	\$ 81,088	\$ -
12/15/27	\$3,210,000	\$ -	\$ 79,228	\$ 245,316
6/15/28	\$3,210,000	\$ 90,000	\$ 79,228	\$ -
12/15/28	\$3,120,000	\$ -	\$ 77,259	\$ 246,488
6/15/29	\$3,120,000	\$ 95,000	\$ 77,259	\$ -
12/15/29	\$3,025,000	\$ -	\$ 74,944	\$ 247,203
6/15/30	\$3,025,000	\$ 100,000	\$ 74,944	\$ -
12/15/30	\$2,925,000	\$ -	\$ 72,506	\$ 247,450
6/15/31	\$2,925,000	\$ 105,000	\$ 72,506	\$ -
12/15/31	\$2,820,000	\$ -	\$ 69,947	\$ 247,453
6/15/32	\$2,820,000	\$ 110,000	\$ 69,947	\$ -
12/15/32	\$2,710,000	\$ -	\$ 67,266	\$ 247,213
6/15/33	\$2,710,000	\$ 115,000	\$ 67,266	\$ -
12/15/33	\$2,595,000	\$ -	\$ 64,463	\$ 246,728
6/15/34	\$2,595,000	\$ 120,000	\$ 64,463	\$ -
12/15/34	\$2,475,000	\$ -	\$ 61,538	\$ 246,000
6/15/35	\$2,475,000	\$ 125,000	\$ 61,538	\$ -
12/15/35	\$2,350,000	\$ -	\$ 58,491	\$ 245,028
6/15/36	\$2,350,000	\$ 130,000	\$ 58,491	\$ -
12/15/36	\$2,220,000	\$ -	\$ 55,322	\$ 243,813
6/15/37	\$2,220,000	\$ 140,000	\$ 55,322	\$ -
12/15/37	\$2,080,000	\$ -	\$ 51,909	\$ 247,231
6/15/38	\$2,080,000	\$ 145,000	\$ 51,909	\$ -
12/15/38	\$1,935,000	\$ -	\$ 48,375	\$ 245,284
6/15/39	\$1,935,000	\$ 155,000	\$ 48,375	\$ -

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/39	\$ 1,780,000	\$ -	\$ 44,500	\$ 247,875
6/15/40	\$ 1,780,000	\$ 160,000	\$ 44,500	\$ -
12/15/40	\$ 1,620,000	\$ -	\$ 40,500	\$ 245,000
6/15/41	\$ 1,620,000	\$ 170,000	\$ 40,500	\$ -
12/15/41	\$ 1,450,000	\$ -	\$ 36,250	\$ 246,750
6/15/42	\$ 1,450,000	\$ 180,000	\$ 36,250	\$ -
12/15/42	\$ 1,270,000	\$ -	\$ 31,750	\$ 248,000
6/15/43	\$ 1,270,000	\$ 185,000	\$ 31,750	\$ -
12/15/43	\$ 1,085,000	\$ -	\$ 27,125	\$ 243,875
6/15/44	\$ 1,085,000	\$ 195,000	\$ 27,125	\$ -
12/15/44	\$ 890,000	\$ -	\$ 22,250	\$ 244,375
6/15/45	\$ 890,000	\$ 205,000	\$ 22,250	\$ -
12/15/45	\$ 685,000	\$ -	\$ 17,125	\$ 244,375
6/15/46	\$ 685,000	\$ 215,000	\$ 17,125	\$ -
12/15/46	\$ 470,000	\$ -	\$ 11,750	\$ 243,875
6/15/47	\$ 470,000	\$ 230,000	\$ 11,750	\$ -
12/15/47	\$ 240,000	\$ -	\$ 6,000	\$ 247,750
6/15/48	\$ 240,000	\$ 240,000	\$ 6,000	\$ 246,000
Totals		\$3,800,000	\$3,421,988	\$ 7,221,988

Storey Park

Community Development District

Fiscal Year 2020 Debt Service Fund Series 2019

Proposed Budget FY2019	Actual Thru 7/31/19	Projected Next 2 Months	Total Thru 9/30/19	Adopted Budget FY2020
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Revenues

Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$144,240
Assessments - Direct Billed	\$83,519	\$0	\$83,519	\$83,519	\$95,151
Bond Proceeds	\$126,655	\$126,655	\$0	\$126,655	\$0
Interest	\$250	\$237	\$13	\$250	\$500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$83,539
Total Revenues	\$210,424	\$126,892	\$83,532	\$210,424	\$323,431

Expenses

Interest - 12/15	\$0	\$0	\$0	\$0	\$83,519
Principal - 6/15	\$0	\$0	\$0	\$0	\$70,000
Interest - 6/15	\$6,960	\$6,960	\$0	\$6,960	\$83,519
Transfer Out	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$6,960	\$6,960	\$0	\$6,960	\$237,038

Excess Revenues/(Expenditures)	\$203,464	\$119,932	\$83,532	\$203,464	\$86,393
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Interest - 12/15/20	\$82,294
Total	\$82,294

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Single Family - 40'	72	\$1,013	\$72,936	\$68,560
Single Family - 50'	24	\$1,266	\$30,384	\$28,561
Single Family - 60'	33	\$1,519	\$50,127	\$47,119
Unplatted				\$95,151
	129		\$153,447	\$239,391

**Storey Park Community Development District
Series 2019, Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/19	\$3,995,000	\$ -	\$ 83,518.75	\$ 83,518.75
6/15/20	\$9,210,000	\$ 70,000	\$ 83,518.75	\$ -
12/15/20	\$3,925,000	\$ -	\$ 82,293.75	\$ 235,812.50
6/15/21	\$3,925,000	\$ 75,000	\$ 82,293.75	\$ -
12/15/21	\$3,850,000	\$ -	\$ 80,981.25	\$ 238,275.00
6/15/22	\$3,850,000	\$ 75,000	\$ 80,981.25	\$ -
12/15/22	\$3,775,000	\$ -	\$ 79,668.75	\$ 235,650.00
6/15/23	\$3,775,000	\$ 80,000	\$ 79,668.75	\$ -
12/15/23	\$3,695,000	\$ -	\$ 78,268.75	\$ 237,937.50
6/15/24	\$3,695,000	\$ 80,000	\$ 78,268.75	\$ -
12/15/24	\$3,615,000	\$ -	\$ 76,868.75	\$ 235,137.50
6/15/25	\$3,615,000	\$ 85,000	\$ 76,868.75	\$ -
12/15/25	\$3,530,000	\$ -	\$ 75,275.00	\$ 237,143.75
6/15/26	\$3,530,000	\$ 90,000	\$ 75,275.00	\$ -
12/15/26	\$3,440,000	\$ -	\$ 73,587.50	\$ 238,862.50
6/15/27	\$3,440,000	\$ 90,000	\$ 73,587.50	\$ -
12/15/27	\$3,350,000	\$ -	\$ 71,900.00	\$ 235,487.50
6/15/28	\$3,350,000	\$ 95,000	\$ 71,900.00	\$ -
12/15/28	\$3,255,000	\$ -	\$ 70,118.75	\$ 237,018.75
6/15/29	\$3,255,000	\$ 100,000	\$ 70,118.75	\$ -
12/15/29	\$3,155,000	\$ -	\$ 68,243.75	\$ 238,362.50
6/15/30	\$3,155,000	\$ 100,000	\$ 68,243.75	\$ -
12/15/30	\$3,055,000	\$ -	\$ 66,118.75	\$ 234,362.50
6/15/31	\$3,055,000	\$ 105,000	\$ 66,118.75	\$ -
12/15/31	\$2,950,000	\$ -	\$ 63,887.50	\$ 235,006.25
6/15/32	\$2,950,000	\$ 110,000	\$ 63,887.50	\$ -
12/15/32	\$2,840,000	\$ -	\$ 61,550.00	\$ 235,437.50
6/15/33	\$2,840,000	\$ 115,000	\$ 61,550.00	\$ -
12/15/33	\$2,725,000	\$ -	\$ 59,106.25	\$ 235,656.25
6/15/34	\$2,725,000	\$ 120,000	\$ 59,106.25	\$ -
12/15/34	\$2,605,000	\$ -	\$ 56,556.25	\$ 235,662.50
6/15/35	\$2,605,000	\$ 125,000	\$ 56,556.25	\$ -
12/15/35	\$2,480,000	\$ -	\$ 53,900.00	\$ 235,456.25
6/15/36	\$2,480,000	\$ 130,000	\$ 53,900.00	\$ -
12/15/36	\$2,350,000	\$ -	\$ 51,137.50	\$ 235,037.50
6/15/37	\$2,350,000	\$ 135,000	\$ 51,137.50	\$ -
12/15/37	\$2,215,000	\$ -	\$ 48,268.75	\$ 234,406.25
6/15/38	\$2,215,000	\$ 145,000	\$ 48,268.75	\$ -
12/15/38	\$2,070,000	\$ -	\$ 45,187.50	\$ 238,456.25
6/15/39	\$2,070,000	\$ 150,000	\$ 45,187.50	\$ -
12/15/39	\$1,920,000	\$ -	\$ 42,000.00	\$ 237,187.50
6/15/40	\$1,920,000	\$ 155,000	\$ 42,000.00	\$ -

**Storey Park Community Development District
Series 2019, Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/40	\$ 1,765,000	\$ -	\$ 38,609.38	\$ 235,609.38
6/15/41	\$ 1,765,000	\$ 165,000	\$ 38,609.38	\$ -
12/15/41	\$ 1,600,000	\$ -	\$ 35,000.00	\$ 238,609.38
6/15/42	\$ 1,600,000	\$ 170,000	\$ 35,000.00	\$ -
12/15/42	\$ 1,430,000	\$ -	\$ 31,281.25	\$ 236,281.25
6/15/43	\$ 1,430,000	\$ 180,000	\$ 31,281.25	\$ -
12/15/43	\$ 1,250,000	\$ -	\$ 27,343.75	\$ 238,625.00
6/15/44	\$ 1,250,000	\$ 185,000	\$ 27,343.75	\$ -
12/15/44	\$ 1,065,000	\$ -	\$ 23,296.88	\$ 235,640.63
6/15/45	\$ 1,065,000	\$ 195,000	\$ 23,296.88	\$ -
12/15/45	\$ 870,000	\$ -	\$ 19,031.25	\$ 237,328.13
6/15/46	\$ 870,000	\$ 205,000	\$ 19,031.25	\$ -
12/15/46	\$ 665,000	\$ -	\$ 14,546.88	\$ 238,578.13
6/15/47	\$ 665,000	\$ 215,000	\$ 14,546.88	\$ -
12/15/47	\$ 450,000	\$ -	\$ 9,843.75	\$ 239,390.63
6/15/48	\$ 450,000	\$ 220,000	\$ 9,843.75	\$ -
12/15/48	\$ 230,000	\$ -	\$ 5,031.25	\$ 234,875.00
6/15/49	\$ 230,000	\$ 230,000	\$ 5,031.25	\$ 235,031.25
Totals		\$ 3,995,000	\$ 3,184,843.75	\$ 7,179,843.75