



Storey Park
Community Development District

Proposed Budget
FY 2022



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Storey Park

Community Development District

Fiscal Year 2022 General Fund

<u>Description</u>	Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Revenues</u>					
Special Assessments - Tax Roll	\$593,470	\$536,425	\$57,045	\$593,470	\$966,940
Special Assessments - Direct Billed	\$24,589	\$0	\$24,589	\$24,589	\$136,957
Total Net Assessments	\$618,059	\$536,425	\$81,634	\$618,059	\$1,103,897
Developer Contribution - Deficit	\$154,779	\$36,600	\$118,179	\$154,779	\$0
Interest	\$0	\$14	\$6	\$20	\$0
Total Revenues	\$772,838	\$573,039	\$199,819	\$772,858	\$1,103,897

Expenditures

Administrative

Supervisor Fees	\$12,000	\$1,400	\$2,400	\$3,800	\$12,000
FICA Expense	\$918	\$107	\$184	\$291	\$918
Engineering	\$12,000	\$1,521	\$6,479	\$8,000	\$12,000
Attorney	\$25,000	\$12,876	\$12,124	\$25,000	\$25,000
Arbitrage	\$600	\$0	\$600	\$600	\$1,200
Dissemination Agent	\$10,500	\$5,250	\$5,250	\$10,500	\$14,000
Annual Audit	\$6,200	\$6,200	\$0	\$6,200	\$7,300
Trustee Fees	\$10,500	\$3,500	\$7,000	\$10,500	\$14,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$36,050	\$18,026	\$18,026	\$36,051	\$37,132
Information Technology	\$1,200	\$600	\$600	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$500	\$1,401	\$1,250	\$2,651	\$750
Insurance	\$6,100	\$5,810	\$0	\$5,810	\$6,400
Printing & Binding	\$1,000	\$133	\$1,250	\$1,383	\$750
Legal Advertising	\$1,925	\$1,888	\$6,000	\$7,888	\$1,925
Other Current Charges	\$500	\$0	\$100	\$100	\$500
Property Appraiser	\$950	\$1,140	\$0	\$1,140	\$950
Office Supplies	\$400	\$2	\$48	\$50	\$400
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$131,818	\$65,028	\$61,361	\$126,388	\$142,350

Storey Park

Community Development District

Fiscal Year 2022 General Fund

Description	Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
<i>Operation & Maintenance</i>					
Contract Services					
Field Management	\$15,450	\$7,725	\$7,725	\$15,450	\$15,922
Landscape Maintenance - Contract	\$335,000	\$156,523	\$176,322	\$332,845	\$430,160
Lake Maintenance	\$17,820	\$2,600	\$5,280	\$7,880	\$32,520
Mitigation Monitoring & Maintenance	\$13,750	\$7,500	\$2,900	\$10,400	\$13,750
Repairs & Maintenance					
Repairs - General	\$5,000	\$1,664	\$836	\$2,500	\$5,000
Operating Supplies	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Landscape Contingency	\$10,000	\$3,153	\$6,848	\$10,000	\$10,000
Irrigation Repairs	\$20,000	\$7,172	\$12,828	\$20,000	\$20,000
Roadways & Sidewalks	\$10,000	\$865	\$7,760	\$8,625	\$15,000
Trail & Boardwalk Maintenance	\$2,500	\$0	\$1,250	\$1,250	\$5,000
Dog Park Maintenance	\$2,500	\$1,288	\$1,200	\$2,488	\$2,500
Signage	\$5,000	\$4,419	\$581	\$5,000	\$5,000
Pressure Washing	\$0	\$0	\$0	\$0	\$5,000
Enhanced Traffic Enforcement	\$0	\$0	\$0	\$0	\$39,500
Utility					
Electric	\$3,000	\$452	\$510	\$962	\$3,000
Water & Sewer	\$30,000	\$7,392	\$8,378	\$15,770	\$30,000
Streetlights	\$160,000	\$93,427	\$93,600	\$187,027	\$241,740
Other					
Property Insurance	\$6,000	\$4,405	\$0	\$4,405	\$6,000
Contingency	\$0	\$0	\$0	\$0	\$2,500
Capital Outlay	\$0	\$0	\$0	\$0	\$73,956
Operation & Maintenance Expenses	\$641,020	\$298,584	\$328,518	\$627,102	\$961,548
Total Expenditures	\$772,838	\$363,612	\$389,878	\$753,490	\$1,103,897
Excess Revenues/(Expenditures)	\$0	\$209,427	(\$190,059)	\$19,368	\$0

Net Assessments	\$1,103,897
Add: Discounts & Collection	\$70,462
Gross Assessments	\$1,174,359

**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	Gross Annual Debt	Net Annual O&M	Gross Annual O&M
				Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit
Townhome - 20'	18	0.40	7	\$476	\$506	\$320	\$340
Townhome - 25'	117	0.50	59	\$595	\$633	\$400	\$425
Single Family 32'	170	0.64	109	\$761	\$810	\$512	\$545
Single Family 40'	159	0.80	127	\$952	\$1,013	\$640	\$681
Single Family 50'	161	1.00	161	\$1,190	\$1,266	\$800	\$851
Single Family 60'	46	1.20	55	\$1,428	\$1,519	\$960	\$1,021
	<u>671</u>		<u>518</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Townhome - 20'	18	0.40	7.20	0.52%	\$6,127	\$8,568	\$9,115
Townhome - 25'	117	0.50	58.50	4.24%	\$49,780	\$69,615	\$74,059
Single Family 32'	170	0.64	108.80	7.88%	\$92,583	\$129,370	\$137,628
Single Family 40'	159	0.80	127.20	9.22%	\$108,241	\$151,368	\$161,030
Single Family 50'	161	1.00	161.00	11.67%	\$137,003	\$191,590	\$203,819
Single Family 60'	46	1.20	55.20	4.00%	\$46,972	\$65,688	\$69,881
	<u>671.00</u>		<u>517.90</u>	<u>38%</u>	<u>\$ 440,706</u>	<u>\$ 616,199</u>	<u>\$655,531</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	Gross Annual Debt	Net Annual O&M	Gross Annual O&M
				Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	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	\$400	\$425
Single Family 32'	60	0.64	38	\$762	\$810	\$512	\$545
Single Family 40'	35	0.80	28	\$952	\$1,013	\$640	\$681
Single Family 50'	95	1.00	95	\$1,190	\$1,266	\$800	\$851
Single Family 60'	16	1.20	19	\$1,428	\$1,519	\$960	\$1,021
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	2.07%	\$24,252	\$33,911	\$36,076
Single Family 32'	60	0.64	38.40	2.78%	\$32,676	\$45,691	\$48,607
Single Family 40'	35	0.80	28.00	2.03%	\$23,827	\$33,316	\$35,443
Single Family 50'	95	1.00	95.00	6.88%	\$80,840	\$113,037	\$120,252
Single Family 60'	16	1.20	19.20	1.39%	\$16,338	\$22,845	\$24,303
	<u>263.00</u>		<u>209.10</u>	<u>15%</u>	<u>\$ 177,933</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 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'	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	\$640	\$681
Single Family 50'	82	1.00	82.00	\$1,190	\$1,266	\$800	\$851
Single Family 60'	51	1.20	61.20	\$1,428	\$1,519	\$960	\$1,021
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	205		200.80				

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	4.17%	\$49,015	\$68,536	\$72,910
Single Family 50'	82	1.00	82.00	5.94%	\$69,778	\$97,569	\$103,797
Single Family 60'	51	1.20	61.20	4.43%	\$52,078	\$72,818	\$77,466
Total	205.00		200.80	15%	\$ 170,870	\$ 238,923	\$ 254,173

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 4 (Parcel K - Phases 1 & 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'	86	0.50	43	\$0	\$0	\$400	\$425
Single Family 32'	76	0.64	49	\$0	\$0	\$512	\$545
Single Family 40'	77	0.80	61.60	\$0	\$0	\$640	\$681
Single Family 50'	69	1.00	69.00	\$0	\$0	\$800	\$851
Single Family 60'	49	1.20	58.80	\$0	\$0	\$960	\$1,021
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	357		281.04				

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'	86	0.50	43.00	3.12%	\$36,591	\$0	\$0.00
Single Family 32'	76	0.64	48.64	3.52%	\$41,390	\$0	\$0.00
Single Family 40'	77	0.80	61.60	4.46%	\$52,418	\$0	\$0.00
Single Family 50'	69	1.00	69.00	5.00%	\$58,715	\$0	\$0.00
Single Family 60'	49	1.20	58.80	4.26%	\$50,036	\$0	\$0.00
Total	357.00		281.04	20%	\$ 239,150	\$ -	\$ -

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 5 (Parcel K - Phase 3)

Product Type	No. of Units	ERUs per		Net Annual Debt	Gross Annual	Net Annual O&M	Gross Annual
		Unit	Total ERUs	Assessment Per Unit	Debt Assessment Per Unit	Assessment Per Unit	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'	65	0.50	33	\$0	\$0	\$400	\$425
Single Family 32'	58	0.64	37	\$0	\$0	\$512	\$545
Single Family 40'	43	0.80	34.40	\$0	\$0	\$640	\$681
Single Family 50'	54	1.00	54.00	\$0	\$0	\$800	\$851
Single Family 60'	11	1.20	13.20	\$0	\$0	\$960	\$1,021
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	231		171.22				

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'	65	0.50	32.50	2.35%	\$27,656	\$0	\$0.00
Single Family 32'	58	0.64	37.12	2.69%	\$31,587	\$0	\$0.00
Single Family 40'	43	0.80	34.40	2.49%	\$29,273	\$0	\$0.00
Single Family 50'	54	1.00	54.00	3.91%	\$45,951	\$0	\$0.00
Single Family 60'	11	1.20	13.20	0.96%	\$11,233	\$0	\$0.00
	231.00		171.22	12%	\$ 145,699	\$ -	\$ -

1727.00	1380.06	100%	\$ 1,174,359
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STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
SUMMARY OF ADOPTED INCREASE

Product Type	Units	Gross Annual O&M Assessment Per Unit		Adopted Increase Per Unit	% Increase
		FY 2021	FY 2022		
Townhome - 20'	18	\$272	\$340	\$68	25%
Townhome - 25'	325	\$340	\$425	\$85	25%
Single Family 32'	364	\$436	\$545	\$109	25%
Single Family 40'	386	\$544	\$681	\$137	25%
Single Family 50'	461	\$680	\$851	\$171	25%
Single Family 60'	173	\$817	\$1,021	\$204	25%

Product Type	Units	Gross O&M Assessments FY 2021	Gross O&M Assessments FY 2022	Adopted Increase	% Increase
Townhome - 20'	18	\$4,896	\$6,127	\$1,231	25%
Townhome - 25'	325	\$110,500	\$138,279	\$27,779	25%
Single Family 32'	364	\$158,704	\$198,237	\$39,533	25%
Single Family 40'	386	\$209,984	\$262,773	\$52,789	25%
Single Family 50'	461	\$313,480	\$392,287	\$78,807	25%
Single Family 60'	173	\$141,341	\$176,657	\$35,316	25%
	1,727	\$ 938,905	\$ 1,174,359	\$ 235,454	

Storey Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Roll

The District will levy a non-ad valorem assessment on all the assessable property (AA1, AA2, AA3 & AA4) within the District in order to pay for the operating expenditures during the fiscal year. These assessments are billed on tax bills.

Special Assessments – Direct

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. The District levies these assessments directly to the property owners.

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.

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, Luna, 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 & Series 2021 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 four 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, the Series 2019 Special Assessments Bonds and the upcoming Series 2021 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 the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Storey Park
Community Development District
GENERAL FUND BUDGET

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.

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 online during fiscal year.

Description	Monthly	Annual
Landscape Maintenance:		
OmegaScapes		
Common Areas, Lakes & Roadways Areas 1 - 5	\$27,917	\$ 335,000
Parcel L Phase 1 Tract OS-L1		
Parcel L Phase 1 Tract OS-L2		
Parcel L Phase 1 Tract OS-L3		
Parcel L Phase 1 P-L1		
Parcel I Phase 2 Dog Park		
Parcel L Phase 1 Tract OS-L7 (Future Area)		
Parcel L Phase 2 End Cap 1 (Future Area)		
Parcel L Phase 2 Tract OS-L7A (Future Area)		
Parcel L Phase 2 Tract OS-L8 & OS-L9 (Future Area)		
Parcel L Phase 2 Tract OS-L9A (Future Area)		
Parcel L Phase 2 Tract P-L2 (Future Area)		
Parcel L Phase 2 Tract P-L3 (Future Area)		
Parcel L Phase 3 Eastment 1		
Parcel L Phase 3 Eastment 2		
Parcel L Phase 3 Eastment 3 Gas (Future Area)		
Parcel L Phase 3 Pond L-2		
Parcel L Phase 3 Pond L-4		
Parcel L Phase 3 Pond L-5		
I-4 OS-5 (Future Area)		
I-4 East Park Tract P-10 (Future Area)		
I-5 OS-7 (Future Area)		
I-5 OS-8 (Future Area)		
I-5 OS-9 (Future Area)		
I-5 OS-10 (Future Area)		
I-5 Tract P-9 (Future Area)		
I-5 Tract P-11 (Future Area)		
Ponds L-6 (Future Areas)		
Parcel K	\$4,990	\$ 59,880
Yellowstone Landscape		
Dowden Extension	\$2,940	\$ 35,280
Total		\$ 430,160

Storey Park Community Development District

GENERAL FUND BUDGET

Lake Maintenance

Represents cost for maintaining 4 retention ponds and 6 additional ponds within the District boundaries as well as contingency for 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	\$300	\$3,600
L6-1 & L6-2 Ponds	\$295	\$3,540
L-7, M1 Prcl M Tracts A & F, Ponds 1-2 & 1-3	\$600	\$7,200
K-1, K-2 & K-4	\$1,230	\$14,760
Total		\$32,520

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 & Boardwalk Maintenance

Represents estimated costs for any maintenance to the trail and boardwalk.

Dog Park Maintenance

Represents estimated costs for any maintenance to the dog park.

Storey Park Community Development District

GENERAL FUND BUDGET

Signage

Represents estimated cost to maintain all signs.

Pressure Washing

Represents estimated cost to pressure wash areas within the District boundaries.

Enhanced Traffic Enforcement

Represents proposed costs from Orlando Police Department to provide traffic enforcement 3 days a week by an office for 4 hours each day.

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
13903 Storey Park Blvd Sign	\$45	\$540
Contingency (Approx. 8 Future Meters)		\$1,860
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
Orange County Utilities Acct#4516746301	\$2,200	\$26,400
11002 History Avenue		
11354 Dowden Road		
11548 Thriller Lane		
11801 Imaginary Way		
11810 Sonnet Avenue		
11836 Prologue Avenue		
11883 Prologue Avenue		
11943 Hometown Place		
12069 Satire Street		
12094 Ballad Place		
12181 Philosophy Way		
12281 Satire Street		
12330 Folklore Lane		
Future Areas		\$3,600
Total		\$30,000

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)	\$1,525	\$18,300
000 Dowden Rd. Ph 2 SL	\$225	\$2,700
000 Dowden Rod Ph3 & 4 SL	\$825	\$9,900
000 Innovation Way S Ph 1 SL	\$600	\$7,200
000 Storey Time Dr. Lite SL L PH1&2 (77)	\$3,100	\$37,200
000 Wewahootee Rd. Connector Rd SL	\$825	\$9,900
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)	\$1,325	\$15,900
00 State Road 528 Lite	\$1,525	\$18,300
0000 State Road 528 Lite	\$1,040	\$12,480
0000 State Road 528 Lite SP L PH3	\$1,325	\$15,900
Contingency - PH I & 11 SP Parcel K		\$54,000
Total		\$241,740

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.

Contingency

Represents estimated costs for any maintenance expenses not properly classified in any of the other accounts.

Capital Outlay

Represents estimated costs for any capital project expenses.

FY22 Proposed Expenses	Annual
Fencing Painting	\$10,000
Fausnight Stripe & Line	
Qty. 80 Traffic Paint Arrows in Alley	\$7,965
Fausnight Stripe & Line	
Qty. 29 - 12x18 No Parking Signs	\$5,235
Fausnight Stripe & Line	
Qty. 52 - 12x18 No Parking Signs	\$9,386
Fence Outlet	
1800' LF of 4 Rail Wood Ranch Rail	\$41,370
Total	\$73,956

Storey Park

Community Development District

Fiscal Year 2022 Debt Service Fund Series 2015

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$616,298	\$557,663	\$58,635	\$616,298	\$616,298
Interest	\$500	\$29	\$21	\$50	\$50
Carry Forward Surplus	\$401,268	\$407,041	\$0	\$407,041	\$425,417
Transfer In	\$0	\$3,247	\$0	\$3,247	\$0
Total Revenues	\$1,018,066	\$967,980	\$58,656	\$1,026,636	\$1,041,765

Expenses

Interest - 11/1	\$214,859	\$214,859	\$0	\$214,859	\$211,359
Principal - 11/1	\$175,000	\$175,000	\$0	\$175,000	\$180,000
Interest - 5/1	\$211,359	\$0	\$211,359	\$211,359	\$207,309
Total Expenditures	\$601,219	\$389,859	\$211,359	\$601,219	\$598,668
Excess Revenues/(Expenditures)	\$416,847	\$578,121	(\$152,704)	\$425,417	\$443,097

Principal - 11/1/22	\$190,000
Interest - 11/1/22	\$207,309
Total	\$397,309

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'	117	\$633	\$74,061	\$69,617
Single Family - 32'	170	\$810	\$137,700	\$129,438
Single Family - 40'	159	\$1,013	\$161,067	\$151,403
Single Family - 50'	161	\$1,266	\$203,826	\$191,596
Single Family - 60'	46	\$1,519	\$69,874	\$65,682
	671		\$655,636	\$616,298
Commercial	82	\$0	\$0	

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/21	\$8,460,000	\$ 180,000	\$ 211,359	\$ 391,359
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		\$8,460,000	\$6,432,272	\$ 14,892,272

Storey Park

Community Development District

Fiscal Year 2022 Debt Service Fund Series 2018

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$248,827	\$224,338	\$24,489	\$248,827	\$248,827
Interest	\$250	\$9	\$6	\$15	\$0
Carry Forward Surplus	\$98,730	\$99,137	\$0	\$99,137	\$102,835
Total Revenues	\$347,807	\$323,484	\$24,495	\$347,979	\$351,662

Expenses

Interest - 12/15	\$90,072	\$90,072	\$0	\$90,072	\$88,853
Principal - 6/15	\$65,000	\$0	\$65,000	\$65,000	\$70,000
Interest - 6/15	\$90,072	\$0	\$90,072	\$90,072	\$88,853
Total Expenditures	\$245,144	\$90,072	\$155,072	\$245,144	\$247,706
Excess Revenues/(Expenditures)	\$102,663	\$233,412	(\$130,577)	\$102,835	\$103,956

Interest - 12/15/22	<u>\$87,541</u>
Total	<u>\$87,541</u>

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
12/15/21	\$3,670,000	\$ -	\$ 88,853	\$ 88,853
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		\$3,670,000	\$3,059,263	\$ 6,729,263

Storey Park

Community Development District

Fiscal Year 2022 Debt Service Fund Series 2019

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$238,964	\$215,962	\$23,002	\$238,964	\$238,964
Interest	\$500	\$11	\$6	\$17	\$0
Carry Forward Surplus	\$98,623	\$89,707	\$0	\$89,707	\$95,925
Transfer In	\$0	\$6,824	\$0	\$6,824	\$0
Total Revenues	\$338,087	\$312,505	\$23,008	\$335,512	\$334,889

Expenses

Interest - 12/15	\$82,294	\$82,294	\$0	\$82,294	\$80,981
Principal - 6/15	\$75,000	\$0	\$75,000	\$75,000	\$75,000
Interest - 6/15	\$82,294	\$0	\$82,294	\$82,294	\$80,981
Total Expenditures	\$239,588	\$82,294	\$157,294	\$239,588	\$236,962
Excess Revenues/(Expenditures)	\$98,500	\$230,211	(\$134,286)	\$95,925	\$97,927

Interest - 12/15/22	\$79,669
Total	\$79,669

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Single Family - 40'	72	\$1,013	\$72,936	\$68,560
Single Family - 50'	82	\$1,266	\$103,812	\$97,583
Single Family - 60'	51	\$1,519	\$77,469	\$72,821
	205		\$254,217	\$238,964

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/21	\$3,850,000	\$ -	\$ 80,981	\$ 80,981
6/15/22	\$3,850,000	\$ 75,000	\$ 80,981	\$ -
12/15/22	\$3,775,000	\$ -	\$ 79,669	\$ 235,650
6/15/23	\$3,775,000	\$ 80,000	\$ 79,669	\$ -
12/15/23	\$3,695,000	\$ -	\$ 78,269	\$ 237,938
6/15/24	\$3,695,000	\$ 80,000	\$ 78,269	\$ -
12/15/24	\$3,615,000	\$ -	\$ 76,869	\$ 235,138
6/15/25	\$3,615,000	\$ 85,000	\$ 76,869	\$ -
12/15/25	\$3,530,000	\$ -	\$ 75,275	\$ 237,144
6/15/26	\$3,530,000	\$ 90,000	\$ 75,275	\$ -
12/15/26	\$3,440,000	\$ -	\$ 73,588	\$ 238,863
6/15/27	\$3,440,000	\$ 90,000	\$ 73,588	\$ -
12/15/27	\$3,350,000	\$ -	\$ 71,900	\$ 235,488
6/15/28	\$3,350,000	\$ 95,000	\$ 71,900	\$ -
12/15/28	\$3,255,000	\$ -	\$ 70,119	\$ 237,019
6/15/29	\$3,255,000	\$ 100,000	\$ 70,119	\$ -
12/15/29	\$3,155,000	\$ -	\$ 68,244	\$ 238,363
6/15/30	\$3,155,000	\$ 100,000	\$ 68,244	\$ -
12/15/30	\$3,055,000	\$ -	\$ 66,119	\$ 234,363
6/15/31	\$3,055,000	\$ 105,000	\$ 66,119	\$ -
12/15/31	\$2,950,000	\$ -	\$ 63,888	\$ 235,006
6/15/32	\$2,950,000	\$ 110,000	\$ 63,888	\$ -
12/15/32	\$2,840,000	\$ -	\$ 61,550	\$ 235,438
6/15/33	\$2,840,000	\$ 115,000	\$ 61,550	\$ -
12/15/33	\$2,725,000	\$ -	\$ 59,106	\$ 235,656
6/15/34	\$2,725,000	\$ 120,000	\$ 59,106	\$ -
12/15/34	\$2,605,000	\$ -	\$ 56,556	\$ 235,663
6/15/35	\$2,605,000	\$ 125,000	\$ 56,556	\$ -
12/15/35	\$2,480,000	\$ -	\$ 53,900	\$ 235,456
6/15/36	\$2,480,000	\$ 130,000	\$ 53,900	\$ -
12/15/36	\$2,350,000	\$ -	\$ 51,138	\$ 235,038
6/15/37	\$2,350,000	\$ 135,000	\$ 51,138	\$ -
12/15/37	\$2,215,000	\$ -	\$ 48,269	\$ 234,406
6/15/38	\$2,215,000	\$ 145,000	\$ 48,269	\$ -
12/15/38	\$2,070,000	\$ -	\$ 45,188	\$ 238,456
6/15/39	\$2,070,000	\$ 150,000	\$ 45,188	\$ -
12/15/39	\$1,920,000	\$ -	\$ 42,000	\$ 237,188
6/15/40	\$1,920,000	\$ 155,000	\$ 42,000	\$ -

**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	\$ 235,609
6/15/41	\$ 1,765,000	\$ 165,000	\$ 38,609	\$ -
12/15/41	\$ 1,600,000	\$ -	\$ 35,000	\$ 238,609
6/15/42	\$ 1,600,000	\$ 170,000	\$ 35,000	\$ -
12/15/42	\$ 1,430,000	\$ -	\$ 31,281	\$ 236,281
6/15/43	\$ 1,430,000	\$ 180,000	\$ 31,281	\$ -
12/15/43	\$ 1,250,000	\$ -	\$ 27,344	\$ 238,625
6/15/44	\$ 1,250,000	\$ 185,000	\$ 27,344	\$ -
12/15/44	\$ 1,065,000	\$ -	\$ 23,297	\$ 235,641
6/15/45	\$ 1,065,000	\$ 195,000	\$ 23,297	\$ -
12/15/45	\$ 870,000	\$ -	\$ 19,031	\$ 237,328
6/15/46	\$ 870,000	\$ 205,000	\$ 19,031	\$ -
12/15/46	\$ 665,000	\$ -	\$ 14,547	\$ 238,578
6/15/47	\$ 665,000	\$ 215,000	\$ 14,547	\$ -
12/15/47	\$ 450,000	\$ -	\$ 9,844	\$ 239,391
6/15/48	\$ 450,000	\$ 220,000	\$ 9,844	\$ -
12/15/48	\$ 230,000	\$ -	\$ 5,031	\$ 234,875
6/15/49	\$ 230,000	\$ 230,000	\$ 5,031	\$ 235,031
Totals		\$ 3,850,000	\$ 2,853,219	\$ 6,703,219