

*Storey Park Community
Development District*

Agenda

January 23, 2020

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

January 16, 2020

**Board of Supervisors
Storey Park Community
Development District**

Dear Board Members:

The meeting of the Board of Supervisors of Storey Park Community Development District will be held **Thursday, January 23, 2020 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 24, 2019 Meeting
4. Consideration of Parking and Towing Enforcement Agreement with Storey Park Community Association, Inc.
5. Consideration of Agreement with Towing Company Related to Parking Enforcement (Under Separate Cover)
6. Consideration of Addendum to Landscape Maintenance Agreement with Down to Earth Landscape & Irrigation
7. Consideration of Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser
8. Consideration of Series 2019 Requisition #2
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Agreement
10. Supervisor's Requests
11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the October 24, 2019 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of parking and towing enforcement agreement with the Storey Park Community Association, Inc. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of agreement with the proposed towing company related to parking enforcement in the community. This agreement will be provided under separate cover.

The sixth order of business is the consideration of addendum to the landscape maintenance agreement with Down to Earth Landscape & Irrigation adding maintenance areas and extending the term of services. A copy of the future maintenance areas being added to the agreement is enclosed for your review.

The seventh order of business is the consideration of the non-ad valorem assessment administration agreement with the Orange County Property Appraiser. A copy of the agreement is enclosed for your review.

The eighth order of business is the consideration of the Series 2019 Requisition #2. A copy of the Requisition is enclosed for your review.

The ninth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval and Sub-Section 2 includes the balance sheet and income statement for your review. Section 3 is the presentation of the arbitrage rebate calculation report for the Series 2015 bonds. A copy of the report is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "G. S. Flint", is written over the printed name.

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, October 24, 2019 at 4:00 p.m. at the Offices of GMS-CF, LLC, 135 W. Central Blvd, Suite 320, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin
Susan Kane
Ben Kraljev

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Andrew d'Adesky
Alan Scheerer
Michelle Barr
Tricia Adams

District Manager
District Counsel
Field Manager
Lennar
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 22,
2019 Meeting**

Mr. Flint: We have the minutes from the August 22, 2019 meeting. Does the Board have any additions, deletions or corrections?

Mr. Kraljev: I have no corrections.

Mr. Flint: If not, we need a motion to approve.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor the Minutes of the August 22, 2019 Meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019

Mr. Flint: The Board bid out independent auditing services and selected Grau & Associates. Their fee is a not-to-exceed of \$6,100 which is consistent with what they bid and what was budgeted. If there are no questions, we need a motion to approve the agreement.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2019 in an amount not-to-exceed \$6,100 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Aquatic Maintenance Agreement with Applied Aquatic Inc.

Mr. Flint: Is this for the retention ponds?

Mr. Scheerer: Yes, these are the four retention ponds that Applied Aquatic has been maintaining all this time. This contract is for October 1, 2019 through September 30, 2020. I can answer any questions that you have. There is no change in the cost.

Mr. Bonin: Is this just a renewal from last year?

Mr. Flint: Yes, they kept the price the same.

Mr. Bonin: Are there any issues?

Mr. Scheerer: Not with those ponds.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor the Aquatic Maintenance Agreement with Applied Aquatic Inc. was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2020-01 Adopting Proposed Parking and Towing Rules

Mr. Flint: Resolution 2020-01 adopts the Parking and Towing Rules. The Board previously approved a preliminary set of Parking and Towing Rules and authorized staff to advertise the public hearing for today. Two notices were run in the newspaper in accordance with the statutory requirements. The rule is attached to the resolution and there are also maps attached to the rule as an appendix, to allow the District to enforce the parking rules within the District and ultimately, if necessary, tow vehicles. We will go ahead and open the public hearing. No

members are present to provide comments, so we will bring it back to the Board for discussion and consideration of the resolution.

Mr. Bonin: Michelle, are there any issues?

Ms. Barr: I would say definitely approve it because of the concern about parking. Like George was saying earlier, parking everywhere and anywhere is a madhouse. Vehicles are blocking fire hydrants, access points, alleyways, everything.

Mr. Bonin: Is it just anywhere and everywhere for no rhyme or reason?

Mr. Flint: They are parking in the wrong direction and in alleys.

Ms. Barr: So there are areas they can park and can't park in. There will be signs where they can't park.

Mr. Kraljev: They are clearly designated for us. Alan spent a lot of time doing some research and legwork, putting that plan together until it was approved, so now we have something that we can share with the HOA and with members. so they know where they are supposed to be parking.

Mr. Bonin: The agenda had a map, right?

Mr. Flint: Yes.

Mr. Kraljev: Yes, so my question to Michelle is whether or not there is enough time to notify the HOA for enforcement or is there going to be a grace period?

Mr. Flint: We are going to hold off. We need to get the signs upgraded first. We will have a grace period where we issue warnings rather than tow. We are not towing immediately.

Mr. Bonin: Does that need to be set forth in the plan?

Mr. Flint: No. I think we will administratively do that.

Mr. d'Adesky: We noted in the rule that we can issue warnings prior to issuing tickets so that's covered. We don't need to detail what the language of the warning is.

Mr. Flint: The good thing is that we met with OPD before this meeting and they seemed very cooperative. We are cautiously optimistic that they will help us with some of this. They indicated that they can have Community Service Officers come out to spend some time helping us with enforcement and educating people.

<p>On MOTION by Mr. Bonin seconded by Mr. Kraljev: with all in favor Resolution 2020-01 Adopting Proposed Parking and Towing Rules was adopted.</p>

Mr. Flint: We will close the public hearing.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals (2) from
Fausnight Stripe & Line to Replace and
Install Various Signage – Language
Modified**

Mr. Flint: There are two agreements with Fausnight Stripe & Line (Fausnight). One is related to the parking. Alan investigated and the current parking signage is not adequate, we believe, to enforce the Towing and Parking Policy that was just adopted. With the current signage you may have a sign halfway down the street and instead of it being parallel to the road, it has two arrows pointing at the house across the street. So in every area where there is no parking, at one end of the street every 150 feet, there would be a sign with arrows going in both directions to delineate where the no parking areas are. The price that we received from Fausnight is \$24,130. In Phase 1, there are 83 signs, 29 signs in Phase 3 and 15 signs in Phase 4, for a total of 127 signs.

Mr. Kraljev: The preliminary plans identify the parking areas so we simply overlaid that to what the civil engineers identified with additional signage.

Ms. Barr: So everything in yellow is no parking.

Mr. Kraljev: That's correct.

Mr. Flint: We would like to get another price and revisit the signage one more time. There is one area that we are unsure of.

Mr. Scheerer: I'm not sure whether we need to include signage in Parcel L, Phase 1 at this point in time.

Mr. Kraljev: You can probably defer Parcels L1 and L2.

Mr. Scheerer: If we do, that will reduce the number of signs from 83 to 28. That takes the Phase 1 cost down to \$5,320, Phase 2 down to \$5,510 and Phase 4 down to \$2,580, for a grand total of \$13,680. This was the bigger ticket item.

Mr. Flint: It reduces the number of signs significantly.

Mr. Scheerer: It's at least a \$9,000 reduction.

Mr. d'Adesky: Do you want to set a not-to-exceed and then go out and seek proposals?

Mr. Flint: Yes. If the Board would set a not-to-exceed, we could get a separate quote and then we don't have to come back again for approval. What's the amount?

Mr. Scheerer: I totaled it based on the \$190 per sign and it is \$13,680.

Mr. Flint: If the Board approves a not-to-exceed of \$15,000, we will get a second bid and proceed.

Mr. Bonin: Sure.

Mr. Flint: Then we need a motion to that effect.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor the Proposal from Fausnight Stripe & Line to replace and install various signage in Phases 1, Phase 2 and Phase 4 in a not-to-exceed amount of \$13,680 was approved.

Mr. Kraljev: So we will do Phase L1 and L2 in the next round?

Mr. Scheerer: Yes, when we go through the approval portion of the signage and the roadways.

Mr. Kraljev: Then we will do L3 and L4 and that will be it.

Mr. Flint: The other agreement you have in your agenda from Fausnight relates to existing signage, replacing missing signs and striping. Ben, I think you went through it.

Mr. Kraljev: Alan and I have both been through it. I happened to speak to Mark on it and the recommendation is that Lennar would pick up what is missing, which is the \$8,750, plus \$950 for the pavement markings; with \$1,900 being funded by the CDD and Lennar paying \$9,000.

Mr. Flint: That sounds good to me. We need a motion to approve the Fausnight proposal, less the portions that Lennar agreed to fund, which cover the missing signs and striping.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor the Proposal from Fausnight Stripe & Line to replace missing signs and striping with the CDD paying \$1,900 and Lennar paying \$9,000 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: The City contracted the boundaries of the District by passing Resolution 2019-50. We had George execute it. Usually, we send an amended Notice of Establishment through the court showing the amended boundary of the District. After speaking with the President of Lennar, we are also going to record a Notice of Contraction for Parcels D and F, to show that those are clearly removed from the District. So we just want an approval to record

those and then we won't have to bring them back to ratify them. Usually we just file them, George signs them and we bring it back for ratification, but since we are doing it today, I just wanted to get that approval.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor authorization for staff to provide the amended Notice of Establishment, amending the boundaries of the District to the court and recording the Notice of Contraction for Parcels D and F was approved.

Mr. d'Adesky: I worked with Ben and the District Engineer to clear up plat issues. Hopefully we have everything corrected. We are going to get the language for issues we were running into. Secondly, Brian Cipollone, Director of Land Acquisition, contacted me regarding Parcel K. He wanted me to email a memo to him and Daniel H. regarding whether or not to expand the District or form a new one, so I gave him an analysis on that with some of the pros and cons.

Mr. Kraljev: Where do you think this will go?

Mr. d'Adesky: The pro is you get more time. You get at least four years more if you are forming a new CDD, based on when this one was formed. Because it was formed in 2015, the turnover is actually in 2022, not 2020, so we have some time. You would lose effective control of this District in 2024, so if you are not going to be completely done and happy with where you are in 2024, you might just want to form a new CDD. The costs are about the same in terms of overall filing fees, time and need. The unit count seems sufficient. That's all I have.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register in your agenda package for the General Fund for August 16, 2019 through October 17, 2019 totaling \$97,311.81. Are there any questions? If not, I would ask for a motion for approval.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the Unaudited Financial Statements through September 30, 2019. If you have any questions we can discuss those, otherwise no action is required.

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Are there any other items that the Board wants to discuss that were not on the agenda? Are there any Supervisor requests?

Mr. Bonin: Are we prepared to discuss the additional ponds and aquatics?

Mr. Scheerer: The Board granted you the authority to approve the original agreements.

Mr. Bonin: There's no further action beyond that?

Mr. Scheerer: I brought a copy of the map showing the ponds in green and the agreement, so when you are ready to execute it, we will go ahead and start the process.

Mr. Bonin: I will get with you on that.

Mr. Flint: We can ratify it, but no action is required.

Mr. Bonin: Okay.

Mr. Flint: If there is no further business, we need a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor the meeting was adjourned.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

PARKING AND TOWING ENFORCEMENT AGREEMENT
(Storey Park)

THIS PARKING AND TOWING ENFORCEMENT AGREEMENT (this “**Agreement**”) is effective as of the 24th day of October, 2019, by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Orlando, Florida (the “**District**”), and **STOREY PARK COMMUNITY ASSOCIATION, INC.** a Florida not-for-profit corporation (the “**HOA**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended.

WHEREAS, the HOA is the homeowner’s association responsible for enforcement of certain covenants, restrictions and conditions within the Storey Park development; and

WHEREAS, the District owns certain real property within the Storey Park development (collectively, the “**District Property**”), a map of which is attached hereto and incorporated herein as “**Exhibit A**”; and

WHEREAS, the District has, as authorized by Chapter 190, Florida Statutes, adopted certain rules and policies relating to parking and towing (“**Parking and Towing Rules**”) pursuant to Resolution 2020-01, approved after a public hearing conducted on October 24, 2019, attached hereto and incorporated herein as **Exhibit “B”**; and

WHEREAS, the District’s residents and guests benefit from the enforcement of the Parking and Towing Rules within the District.

WHEREAS, the District desires the benefit from the enforcement of the District’s Parking and Towing Rules as set forth in this Agreement, and the HOA is willing to provide such enforcement of the District’s Parking and Towing Rules directly or through an authorized sub-operator pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the sum of One and 00/100 Dollars (\$1.00), each to the other paid and other valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Term of Agreement. This Agreement shall be for an initial term beginning on October 24, 2019 and ending on September 31, 2022. At the end of this initial term, the Agreement shall be extended automatically for a period of three (3) years; all other conditions and provisions of the Agreement shall remain the same. Additional extensions shall be at the option of the District.

3. Acceptance of Parking and Towing Enforcement Responsibility. The District hereby retains the HOA to render the enforcement of Parking and Towing Rules herein stated in accordance with the standards set forth herein, and the HOA hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The HOA shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District, including, but not limited to, public access requirements.

4. Specific Authority. The District hereby grants to the HOA the power and authority to provide, either directly or through a sub-operator(s), the District's Parking and Towing Rules, which shall include, but is not limited to, surveillance, monitoring and patrolling of, the District Property.

5. Delegation. The HOA may retain a sub-operator(s), such as a professional towing company or other qualified operator, including, without limitation, an affiliate of the HOA, to perform some or all of its duties with respect to the District Property and may delegate to such sub-operator(s) some or all of its authorities and duties hereunder, so long as all of the terms of this Agreement are incorporated into the terms of any such agreement between the HOA and any sub-operator(s) (as applicable, the "**Sub-Operator**"). It shall be the responsibility of the HOA to require that any Sub-Operator has the ability to, and has in fact agreed to, assume the responsibilities of the HOA under this Agreement. Should the HOA elect to retain a Sub-Operator in accordance with this Agreement, and should such Sub-Operator assume all of the obligations and duties of the HOA hereunder, then any reference, where applicable, to the HOA in this Agreement shall automatically refer to the Sub-Operator. Any towing operator contracted hereunder shall comply with all authorization, notice and procedural requirements contained in Section 715.07, *Florida Statutes*. Further, selection of the towing operator must be from the approved list of towing operators maintained by the City of Orlando, or other local government having jurisdiction over the District property.

6. No Compensation. The District and HOA acknowledge that both parties benefit from the enforcement of Parking and Towing Enforcement. Therefore, there shall be no compensation hereunder for the Services (as defined below) provided by the HOA.

7. Services Provided by the HOA. The HOA, individually or through a Sub-Operator shall, in accordance with this Agreement, ensure that the District Property are provided with the Parking and Towing enforcement ("**Services**"), in accordance with the District's parking and towing rules, as adopted by Resolution 2020-01 and as may be amended from time to time.

8. Employees: Independent HOA Status. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by the

HOA, including the Sub-Operator, are the sole responsibility of such entities retained by the HOA. Any entity retained by the HOA shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any Services, the HOA shall be an independent contractor and not an employee of the District, and any Sub-Operator(s) or entity retained by the HOA to perform the Services shall only have contractual privity with the HOA and shall not be an employee or an independent contractor of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and the HOA. The HOA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District.

9. Insurance.

(a) In the event the HOA undertakes to directly provide the Services to the District, the HOA shall obtain and keep in force at HOA's expense all of the insurance policies listed below. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the District. The HOA shall furnish certificates of insurance to the District prior to the commencement of the Services, naming the District as an additional insured, and the HOA shall maintain such certificates in full force and effect. Each certificate shall clearly indicate that the HOA has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph, and there shall be no material change or cancellation of any insurance policy without thirty (30) days' prior written notice to the District. Insurance coverages shall be as follows:

- (i) Worker's Compensation: The HOA shall provide worker's compensation coverage for all employees and require any Sub-Operator to provide the same to its employees. The limits shall be the statutory limits for worker's compensation and \$1,000,000 for employer's liability.
- (ii) Comprehensive General Liability: The HOA shall provide coverage for all operations including, but not limited to, Contractual, Products and complete Operations and Personal Injury, in an amount of at least \$1,000,000 combined single limit.
- (iii) Other Insurance: The HOA agrees to acquire and maintain such other insurance as may be reasonably required by the District during the term of this Agreement.

In the event the HOA elects to retain a Sub-Operator(s) to perform its duties under this Agreement, the HOA shall be relieved from complying with the specific insurance requirements set forth in this paragraph 9; however, the HOA shall be responsible for assuring that any and all Sub-Operators carry insurance in the minimum amount set forth in this paragraph 10 and comply with all other requirements of this paragraph.

(b) The District shall be named as an additional insured under any and all policies required under this Agreement, whether such insurance policies are acquired by the HOA or a Sub-Operator. Acceptance by the District of any evidence of insurance submitted by the HOA does not relieve or decrease in any manner the liability of the HOA for performance of the Services in accordance with the terms and conditions hereof.

(c) The District hereby agrees to maintain an insurance policy insuring against comprehensive general liability with coverage limits as permitted by Florida law throughout the term of this Agreement.

10. Licenses, Transfers. The HOA or the Sub-Operator, as the case may be, shall, at its own expense, secure all required permits, licenses and/or authorizations as are necessary to perform the Services. All licenses will be obtained in the name of the HOA, if possible. In the event the HOA is in default under this Agreement and/or this Agreement is terminated by the District, the HOA agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the District's expense, all permits and licenses which may be held by the HOA as are necessary to provide the Services, to the District or, at the District's sole option, to the District's nominee.

11. Termination. This Agreement can be terminated by either party, with or without just cause, upon sixty (60) days' prior written notice to the other party. This Agreement may be terminated by the District upon a material breach of this Agreement by the HOA, which breach is not cured within ten (10) days after receipt of written notice thereof from the District.

12. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

District: Governmental Management Services, L.L.C.
RE: Storey Park Community Development District
219 E. Livingston Street
Orlando, FL 32801
Attention: District Manager

and a copy to: Latham, Luna, Eden & Beaudine.
111 N. Magnolia Ave, Suite 1400
Orlando, Florida 32801
Attention: District Counsel

HOA: Storey Park Community Association, Inc.
5540 State Road 64, East, Suite 220
Bradenton, Florida 34208
Attention: Association Manager

and a copy to: Lennar Homes, LLC
6750 Forum Drive, Suite 310
Orlando, Florida 32821
Attention: Land Department

13. Indemnification. Except for matters specified in Section 15, the HOA agrees to indemnify, save harmless and defend the District, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the HOA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of the HOA, its agents, employees or subcontractors, in the performance of this Agreement.

14. Compliance with All Laws, Regulations, Rules and Policies. Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply equally to both the HOA and any Sub-Operator(s) the HOA may retain to provide the Services.

(a) At all times, the HOA is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the authorization, notice and procedural requirements of Section 715.07, *Florida Statutes*, and the Parking and Towing Rules, a copy of which is attached hereto as Exhibit "B", as may be amended from time to time.

(b) The HOA hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District Property are located, at the HOA's sole cost and expense, and the HOA will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the HOA, unless specifically instructed by the District or the District Manager that it intends to contest such orders or requirements and that the HOA shall not comply with the same. The HOA shall provide immediate notice to the District Manager, which shall in turn notify the District within two (2) business days, of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. The HOA agrees to comply with all applicable requirements of the "Sunshine

Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to the HOA.

(d) The HOA shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the District Property except in quantities reasonably necessary to carry out its duties under this Agreement. The HOA shall hold the District harmless from any fines, penalties, costs and damages resulting from the HOA’s failure to do so. The HOA shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; the HOA shall be responsible for the payment of any associated fines or penalties.

(e) The HOA shall bear all costs associated with compliance under the Americans with Disabilities Act or any other such state or federal legislation related to its performance of the Services; provided, however, that the District shall be solely responsible for such compliance in respect of the improvements constituting the District Property.

15. Ownership of Books and Records & Public Records.

(a) HOA understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, HOA agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. HOA acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently GMS – Central Florida (the “Public Records Custodian”). HOA shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services.

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the HOA does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF HOA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE HOA’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS AT

(407) 841-5524, OR BY EMAIL AT GFLINT@GMSCFL.COM OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN: DISTRICT PUBLIC RECORDS CUSTODIAN.

16. Maintenance of District Property. The District shall be responsible for the maintenance of all District Property. However, the HOA or Sub-Operator shall be responsible for any and all installation and maintenance of equipment, tools, communication devices, monitoring devices or other items as deemed necessary or desirable for the HOA or Sub-Operator to provide the Services contemplated hereunder. In addition, the HOA or the Sub-Operator shall maintain a current inventory of all items or assets owned by the HOA or the Sub-Operator which are installed, placed or stored on District Property, but these items and assets shall at all times remain the property of the HOA or the Sub-Operator, as the case may be.

17. Sovereign Immunity. Nothing herein shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

18. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the District and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the District.

19. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN ORANGE COUNTY, FLORIDA.**

20. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

21. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) Except as set forth herein, the HOA may not assign this Agreement or any of the rights and duties expressed herein except with the District Manager's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The HOA and the District have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

(f) No Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

(g) Counterparts and Facsimile. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
PARKING AND TOWING ENFORCEMENT AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Print: _____

By: _____

Print: _____

Print: _____

Title: _____

WITNESSES:

**STOREY PARK COMMUNITY
ASSOCIATION, INC.** a Florida not-for-profit corporation

Print: Brian E. Krause

Print: Laney Sievert

By: [Signature]

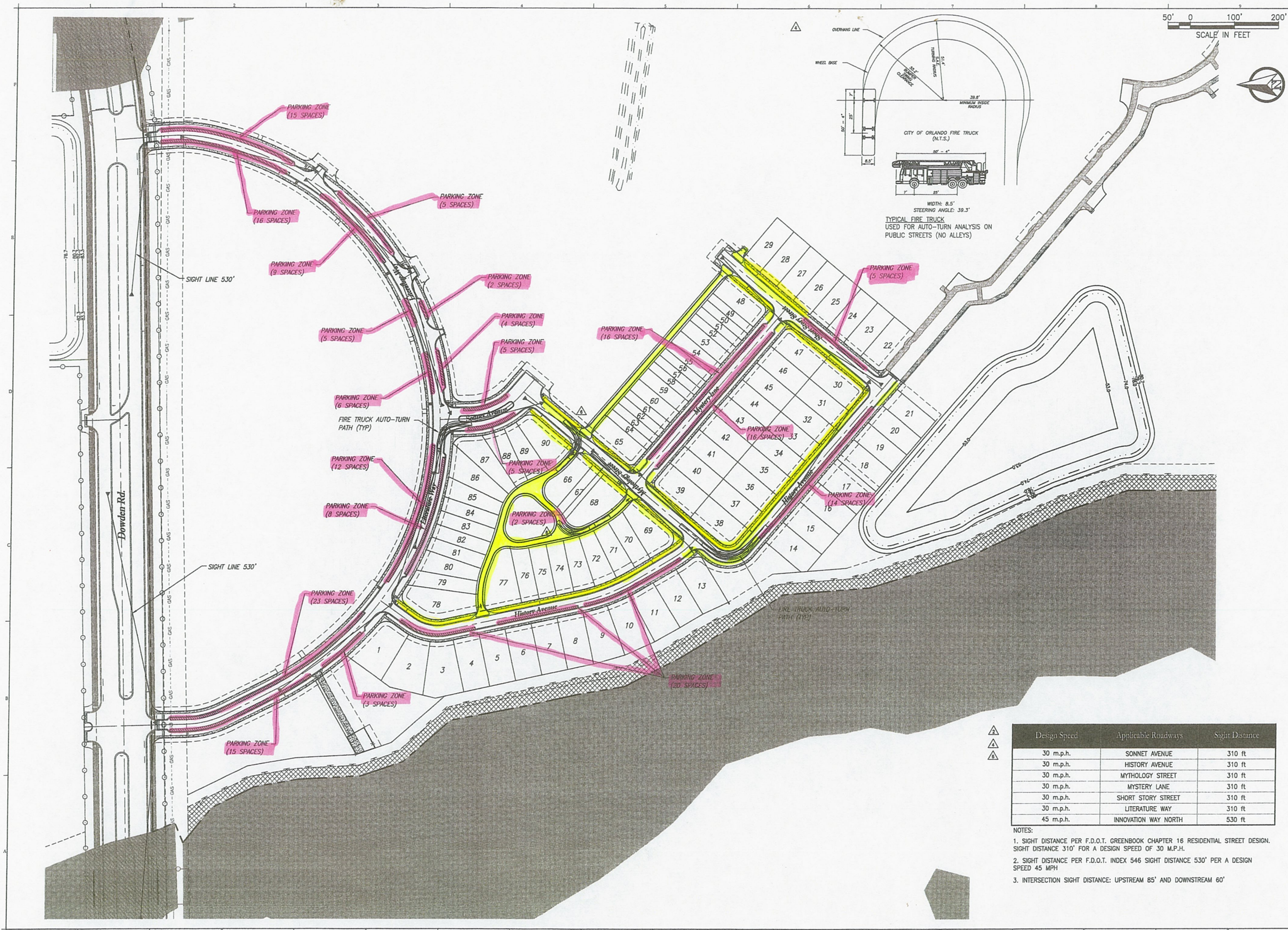
Print: Michelle Barr

Title: President

EXHIBIT "A"

MAP OF DISTRICT PROPERTY

Z:\2012\12-080 LENNAR - INNOVATION PLACE\DWG\FINAL\CITY\PHASE 1\2080-PH1-RS0P



Key Map:

Consultant:

12/11/2014	SUBMITTED FOR STAMPING OCU
11/11/2014	REV. PER SHOP DRAWINGS
10/10/2014	REV. PER OCU COMMENTS
09/10/2014	REV. PER OCU COMMENTS
08/09/2014	REV. PER OCU COMMENTS
07/08/2014	REV. PER OCU COMMENTS
06/08/2014	REV. PER CITY COMMENTS
05/07/2014	BID SET
04/07/2014	REV. PER CITY & OCU COMMENTS
03/06/2014	REV. PER FLORIDA GAS COMMENTS
02/06/2014	REV. PER CITY COMMENTS
01/04/2014	SUBMIT TO CITY & OCU

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
DATE:	APRIL 23, 2014	
JOB NO:	12-080	
DESIGNED BY:	DM/NV	
DRAWN BY:	DM	
CHECKED BY:	CMB	
APPROVED BY:	RLB	
SCALE IN FEET:	1" = 100'	

Project Name:
**STOREY PARK -
PHASE 1
(WEVAHOOTEE PD)**

VERTICAL DATUM: (NAVD 88)
Submittal To:
CITY OF ORLANDO, FL
Sheet Title:
**SIGHT DISTANCE
PLAN**

Sheet No.:
C3.10

Seal:

DATE: November 24, 2014

POULOS & BENNETT

Poulos & Bennett, LLC
4625 Halder Lane, Suite B, Orlando, FL 32814
Tel. 407.457.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

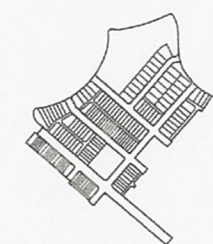
Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	SONNET AVENUE	310 ft
30 m.p.h.	HISTORY AVENUE	310 ft
30 m.p.h.	MYTHOLOGY STREET	310 ft
30 m.p.h.	MYSTERY LANE	310 ft
30 m.p.h.	SHORT STORY STREET	310 ft
30 m.p.h.	LITERATURE WAY	310 ft
45 m.p.h.	INNOVATION WAY NORTH	530 ft

- NOTES:
1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
 2. SIGHT DISTANCE PER F.D.O.T. INDEX 546 SIGHT DISTANCE 530' PER A DESIGN SPEED 45 MPH
 3. INTERSECTION SIGHT DISTANCE: UPSTREAM 85' AND DOWNSTREAM 60'

50' 0 100' 200'
SCALE IN FEET



Key Map:



Consultant:

03/09/2016 REVISED PER OUC/CITY
04/07/2016 REVISED 20' TOWNSHIP TO 25'
03/04/2016 RESUBMIT TO CITY/OCU
02/03/2016 RESUBMIT TO CITY/OCU
01/01/2016 SUBMIT TO CITY/OCU

NO. DATE DESCRIPTION
SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 12-080

DESIGNED BY: NV

DRAWN BY: CSL

CHECKED BY: CMB/NV

APPROVED BY: CMB

SCALE IN PLOT: 1" = 100'

Project Name:

**STOREY PARK -
PHASE 3
(WEWAHOOTEE PD)**

Submitted To:
CITY OF ORLANDO, FL

Sheet Title:
**PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN**

Sheet No.:
C3.10

Seal:
CHRISTINA M. BAXTER
NO. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: September 20, 2016

FIELD REVISION
(THIS SUPERCEDES PREVIOUS PLANS)

APPROVED DATE OCT 13 2016

FOR THE MANAGER,
DEVELOPMENT ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPT.
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS
OF ORANGE COUNTY UTILITIES DIVISION STANDARDS
AND SPECIFICATIONS

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

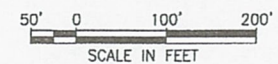
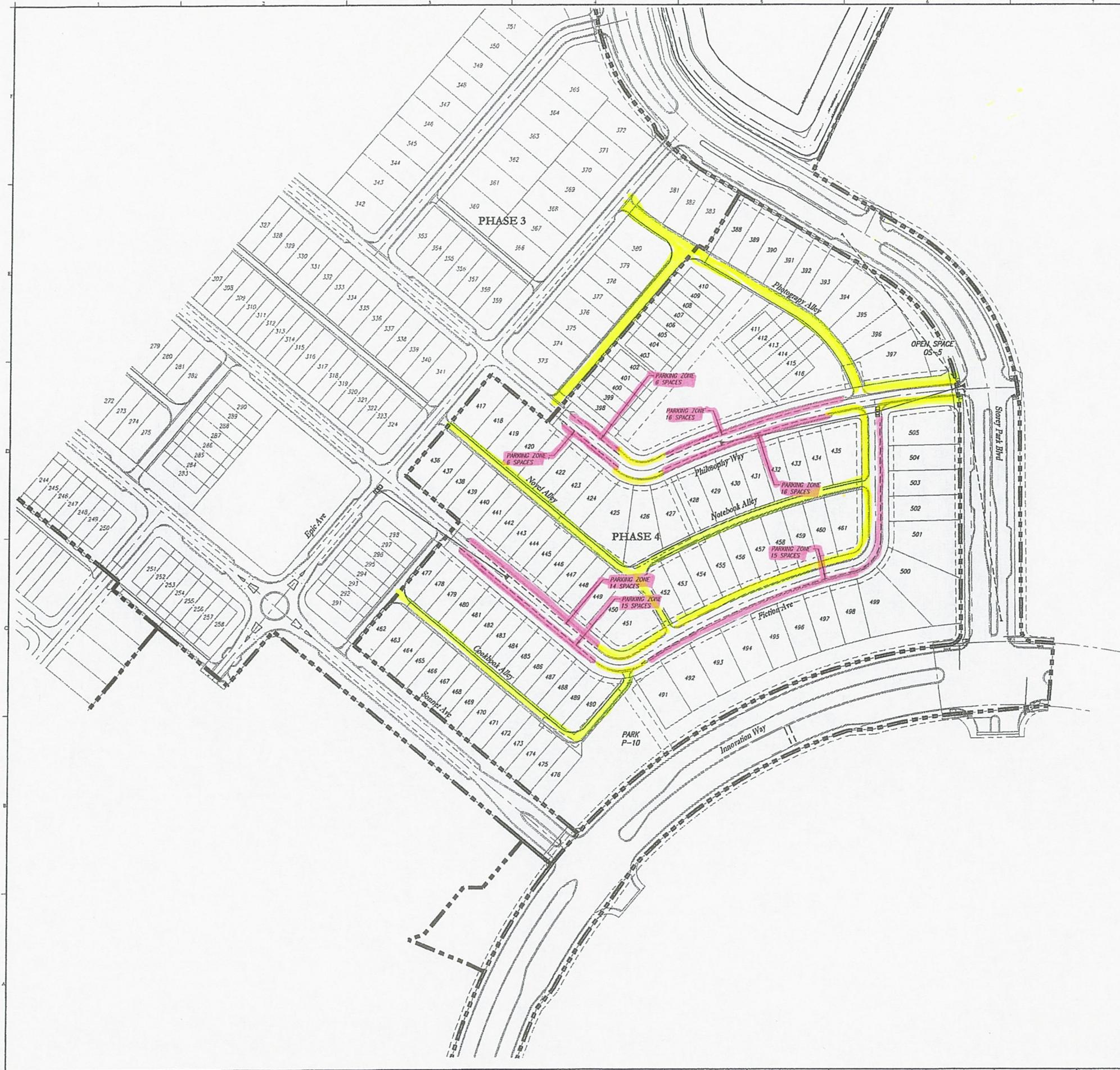
Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	SONNET AVE	310 ft
30 m.p.h.	FICTION AVE	310 ft
30 m.p.h.	PHILOSOPHY WAY	310 ft
30 m.p.h.	EPIC AVE	310 ft
30 m.p.h.	POETRY DRIVE	310 ft

- NOTES:
1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
 2. SIGHT DISTANCE PER F.D.O.T. INDEX 546 SIGHT DISTANCE 530' PER A DESIGN SPEED 45 M.P.H. INNOVATION WAY
 3. SIGHT DISTANCE PER FDOT INDEX 546 SIGHT DISTANCE 420' PER A DESIGN SPEED 30 M.P.H. STOREY PARK BLVD.
 4. ROUNDABOUT SIGHT DISTANCE PER DESIGN SPEED 15 MPH.

**ROUNDABOUT SIGHT DISTANCE
DETAIL 1**

NOTE: SHADED AREA IS LOW GROWTH LANDSCAPING ONLY
1"=30'

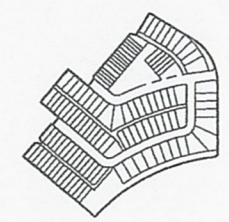
2/1/2016 12:38:00 LENNAIR - INNOVATION PLACE PHASE 3\12080-PH3-PDS.DWG



Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	FICTION AVE	310 ft
30 m.p.h.	PHILOSOPHY WAY	310 ft

NOTES:
1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
2. PER CITY OF ORLANDO REQUEST SIGHT DISTANCE DRAWN PER FDOT INDEX 546 SIGHT DISTANCE 460' FOR A DESIGN SPEED 35 M.P.H. EXCEPT WHERE NOTED. BASED ON 4 LANE DIVIDED PASSENGER VEHICLE/MEDIAN 22' OR LESS.

Key Map:



Consultant:

03/10/2016	REVISE PER OCU COMMENTS
02/01/2016	RESUBMIT TO CITY/OCU
01/03/2016	SUBMIT TO CITY/OCU
NO. DATE	DESCRIPTION
SUBMISSIONS/REVISIONS	
VERTICAL DATUM	NAVD 88
JOB NO.	12-080
DESIGNED BY:	NVV
DRAWN BY:	CSL
CHECKED BY:	CMB/NVV
APPROVED BY:	CMB
SCALE IN FEET:	1" = 100'

Project Name:
**STOREY PARK -
PHASE 4
(WEWAHOOTEE PD)**

Submitted To:
CITY OF ORLANDO, FL

Sheet Title:
**PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN**

Sheet No.:

C3.10

Seal:

NIKOLLE VAN VALKENBURG
LICENSE
No. 50698
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

NIKOLLE VAN VALKENBURG
P.E. No. 50698
DATE: February 17, 2017

This item has been electronically signed and sealed by Nicole Van Valkenburg, P.E. on 2/17/2017 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



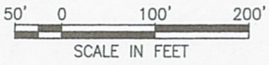
Poulos & Bennett, LLC
2603 E Livingston St, Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

REVIEWED FOR CODE COMPLIANCE

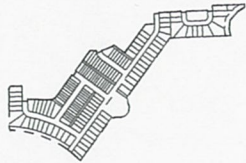
DATE: 01/2018 by: [Signature] City Engineer
PERMIT NO. ENB2017-01049
ADDRESS 12013 STORY TIME DR
CONTRACTOR ZON M HALL COMPANY

NOTE: Permit issuance does not grant permission to violate applicable codes. Keep this plan on-site at all times.

CITY OF ORLANDO
PERMITTING SERVICES DIVISION



Key Map:



Consultant:

02/09/2017	RESUBMIT TO CITY/OCU
01/07/2017	SUBMIT TO CITY/OCU
NO. DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	12-080
DESIGNED BY:	NVV
DRAWN BY:	CSL
CHECKED BY:	CMB/NVV
APPROVED BY:	CMB
SCALE IN FEET:	1" = 100'
Project Name:	

STOREY PARK -
PARCEL L
PHASE 2
(WEWAHOOTEE PD)

Submitted To:
CITY OF ORLANDO, FL

Sheet Title:
PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN

Sheet No.:

C3.10

Seal:
CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
CHRISTINA M. BAXTER
P.E. NO. 0007547
DATE: September 7, 2017

Digitally signed by
Christina M Baxter
Date: 2017.09.08
15:11:07-04'00'

This form has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

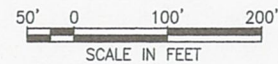
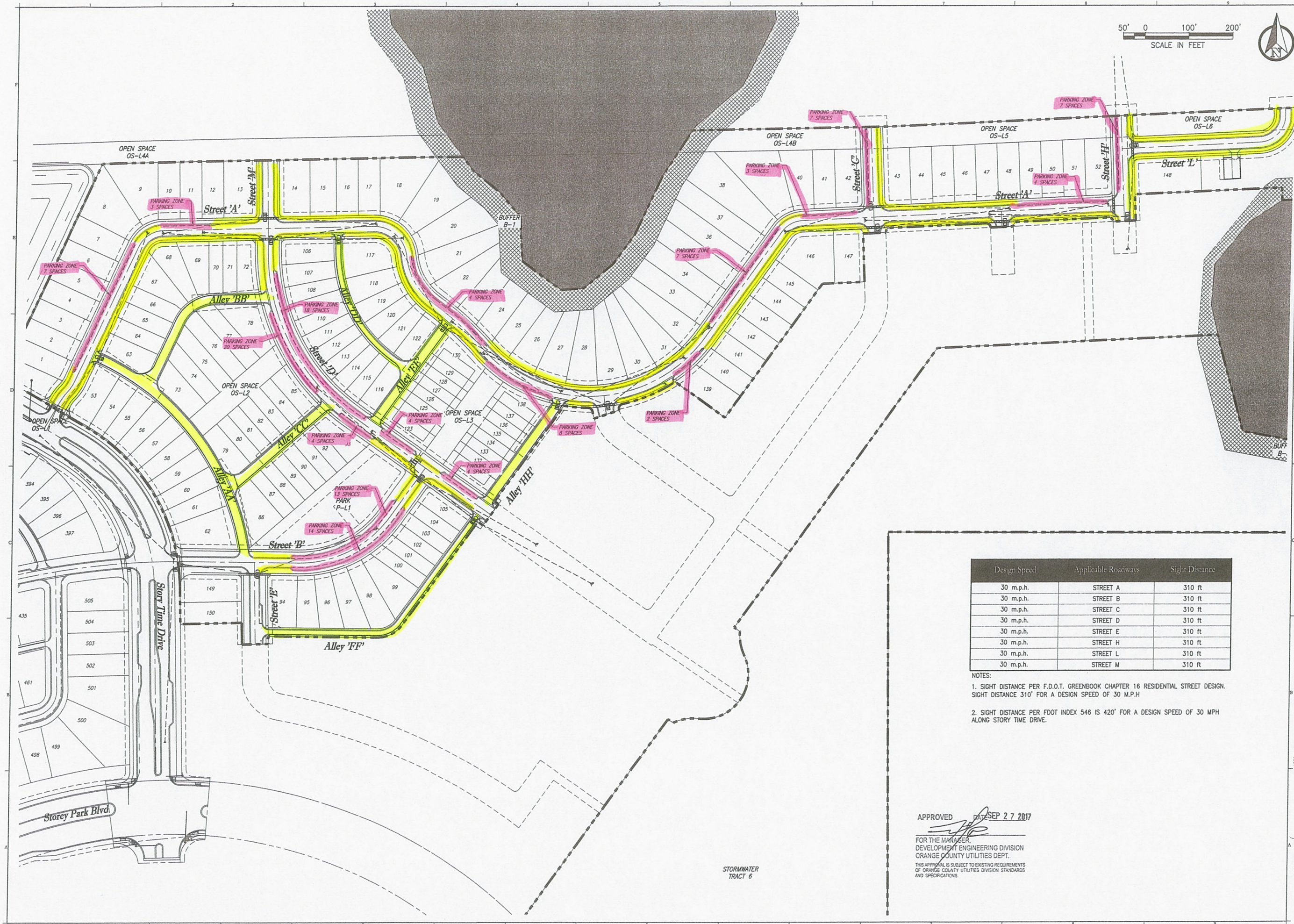
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

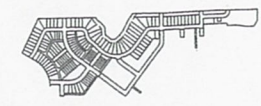
Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET D	310 ft
30 m.p.h.	STREET E	310 ft
30 m.p.h.	STREET F	310 ft
30 m.p.h.	STREET G	310 ft
30 m.p.h.	STREET H	310 ft

NOTES:
1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
2. SIGHT DISTANCE PER FDOT INDEX 546 IS 420' FOR A DESIGN SPEED OF 30 MPH ALONG STORY TIME DRIVE.

Z:\2012\12-080 LENAR - INNOVATION PLACE\PARCEL L1_PHASE 1\CAUTION\12080-L-PH1-PDSOP



Key Map:



Consultant:

04	7/06/2017	RESUBMIT TO CITY/OCU
03	5/5/2017	RESUBMIT TO SPWMD
02	4/21/2017	RESUBMIT TO CITY/OCU
01	2/14/2017	SUBMIT TO CITY/OCU
NO. DATE DISCUSSIONS		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		12-080
DESIGNED BY:		NVV
DRAWN BY:		CSL
CHECKED BY:		CMB/NVV
APPROVED BY:		CMB
SCALE IN FEET:		1" = 100'
Project Name:		

**STOREY PARK -
PARCEL L
PHASE 1
(WEWAHOOTEE PD)**

Submitted To:
CITY OF ORLANDO, FL

Sheet Title:
**PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN**

Sheet No.:
C3.10

Seal:

NICOLE VAN VALKENBURG
P.E. NO. 066616
DATE: August 30, 2017

Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	STREET A	310 ft
30 m.p.h.	STREET B	310 ft
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET D	310 ft
30 m.p.h.	STREET E	310 ft
30 m.p.h.	STREET H	310 ft
30 m.p.h.	STREET L	310 ft
30 m.p.h.	STREET M	310 ft

- NOTES:
1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
 2. SIGHT DISTANCE PER FDOT INDEX 546 IS 420' FOR A DESIGN SPEED OF 30 MPH ALONG STORY TIME DRIVE.

APPROVED DATE SEP 27 2017

FOR THE MANAGER,
DEVELOPMENT ENGINEERING DIVISION
ORANGE COUNTY UTILITIES DEPT.
THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS
OF ORANGE COUNTY UTILITIES DIVISION STANDARDS
AND SPECIFICATIONS

STORMWATER
TRACT 6

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E Livingston St, Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

EXHIBIT "B"

PARKING AND TOWING RULES

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted October 24, 2019 (Resolution 2020-01)

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Storey Park Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing map shown in Appendix 1.0 (the "Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes Parking Areas throughout the community on District property. No trailers shall be parked in any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 On-Street Parking.
 - 1.3.1 On-street parking in the District is prohibited in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:
 - (a) Guests and visitors shall be permitted to park on the streets for no longer than six (6) continuous hours in any one day. While parking, guests and visitors shall follow all parking rules and regulations, including those of the

Orange County, the City of Orlando and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

(f) Overnight parking, defined as parking between the hours of 10:00pm and 8:00am, shall be prohibited in the areas as indicated on the District Parking and Towing Map attached as Appendix 1.0

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to single-family home mailboxes. A clearance of fifteen (15') feet before the mailbox and fifteen (15') feet after the mailbox is required.

1.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

1.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area, and shall immediately be removed.

1.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

1.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

1.5 Enforcement

1.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules upon first offense, may receive a warning affixed to the vehicle or vessel. Towing may be initiated only after the first offense of the vehicle, trailer, or object parked in violation of these Rules. Thereafter, upon direction in writing (email and facsimile are acceptable) from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida Statutes*. A vehicle or vessel parked in violation of the District Parking and Towing Rules for a period of longer than twenty-four (24) hours after receiving its initial warning under this section shall be subject to towing.

1.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

1.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

1.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

SECTION V

*This item will be provided under
separate cover*

SECTION VI



Landscape Maintenance Addendum to Contract

Attn: STOREY PARK CDD
c/o GMS
9145 Narcoossee Rd., Suite A206
Orlando, FL 32827

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Storey Park CDD Future Addendum Areas Parcels I and L

Landscape Maintenance Summary

Parcel, I Phase 2 "Dog Park" (*ESTIMATED AREA NO PLANS PROVIDED*)

Basic Maintenance	\$ 9,130.53	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch	Included	Annually
Trees/Palms	Included	Annually
Dog Bag Stations	Included	Annually

Total Annually \$ 9,130.53

Total Monthly \$ 760.88

Additional Items

Mulch	\$ 45.00 per Cubic Yard
Pine Straw	\$ 6.50 per Bale

STOREY PARK CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC



Landscape Maintenance Addendum to Contract

Attn: STOREY PARK CDD
c/o GMS
9145 Narcoossee Rd., Suite A206
Orlando, FL 32827

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Storey Park CDD Future Addendum Areas Parcels I and L

Landscape Maintenance Summary

Parcel L Phase 1 Tract P-L1

Basic Maintenance	\$ 18,413.56	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch	Included	Annually
Trees/Palms	Included	Annually
 Total Annually	 \$ 18,413.56	
Total Monthly	\$ 1,534.46	

Additional Items

Mulch	\$ 45.00 per Cubic Yard
Pine Straw	\$ 6.50 per Bale

STOREY PARK CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC



Landscape Maintenance Addendum to Contract

Attn: STOREY PARK CDD
c/o GMS
9145 Narcoossee Rd., Suite A206
Orlando, FL 32827

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Storey Park CDD Future Addendum Areas Parcels I and L

Landscape Maintenance Summary

Parcel L Phase 2 Tract P-L3

Basic Maintenance	\$ 7,995.67	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch	Included	Annually
Trees/Palms	Included	Annually
 Total Annually	 \$ 7,995.67	
Total Monthly	\$ 666.31	

Additional Items

Mulch	\$ 45.00 per Cubic Yard
Pine Straw	\$ 6.50 per Bale

STOREY PARK CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC



Landscape Maintenance Addendum to Contract

Attn: STOREY PARK CDD
c/o GMS
9145 Narcoossee Rd., Suite A206
Orlando, FL 32827

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Storey Park CDD Future Addendum Areas Parcels I and L

Landscape Maintenance Summary

Parcel L Phase 3 EASEMENT 1 (*ESTIMATED AREA NO PLANS PROVIDED*)

Basic Maintenance	\$ 2,992.17	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch	Included	Annually
Trees/Palms	Included	Annually
 Total Annually	 \$ 2,992.17	
Total Monthly	\$ 249.35	

Additional Items

Mulch	\$ 45.00 per Cubic Yard
Pine Straw	\$ 6.50 per Bale

STOREY PARK CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC



Landscape Maintenance Addendum to Contract

Attn: STOREY PARK CDD
c/o GMS
9145 Narcoossee Rd., Suite A206
Orlando, FL 32827

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Storey Park CDD Future Addendum Areas Parcels I and L

Landscape Maintenance Summary

Parcel L Phase 3 EASEMENT 2 (*ESTIMATED AREA NO PLANS PROVIDED*)

Basic Maintenance	\$ 3,007.83	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch	Included	Annually
Trees/Palms	Included	Annually

Total Annually \$ 3,007.83

Total Monthly \$ 250.65

Additional Items

Mulch	\$ 45.00 per Cubic Yard
Pine Straw	\$ 6.50 per Bale

STOREY PARK CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC



Landscape Maintenance Addendum to Contract

Attn: STOREY PARK CDD
c/o GMS
9145 Narcoossee Rd., Suite A206
Orlando, FL 32827

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Storey Park CDD Future Addendum Areas Parcels I and L

Landscape Maintenance Summary

Parcel L Phase 3 EASEMENT 3 GAS (ESTIMATED AREA NO PLANS PROVIDED)

Basic Maintenance	\$ 5,480.60	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch	Included	Annually
Trees/Palms	Included	Annually

Total Annually \$ 5,480.60

Total Monthly \$ 456.72

Additional Items

Mulch	\$ 45.00 per Cubic Yard
Pine Straw	\$ 6.50 per Bale

STOREY PARK CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC



LANDSCAPE & IRRIGATION

Landscape Maintenance Addendum to Contract

Attn: STOREY PARK CDD
c/o GMS
9145 Narcoossee Rd., Suite A206
Orlando, FL 32827

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Storey Park CDD Future Addendum Areas Parcels I and L

Landscape Maintenance Summary

Parcel L Phase 3 POND L-2 (*ESTIMATED AREA NO PLANS PROVIDED*)

Basic Maintenance	\$ 15,319.47	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch	Included	Annually
Trees/Palms	Included	Annually

Total Annually \$ 15,319.47

Total Monthly \$ 1,276.62

Additional Items

Mulch	\$ 45.00 per Cubic Yard
Pine Straw	\$ 6.50 per Bale

STOREY PARK CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC



Landscape Maintenance Addendum to Contract

Attn: STOREY PARK CDD
c/o GMS
9145 Narcoossee Rd., Suite A206
Orlando, FL 32827

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Storey Park CDD Future Addendum Areas Parcels I and L

Landscape Maintenance Summary

Parcel L Phase 3 POND L-4 (*ESTIMATED AREA NO PLANS PROVIDED*)

Basic Maintenance	\$ 8,386.93	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch	Included	Annually
Trees/Palms	Included	Annually

Total Annually \$ 8,386.93

Total Monthly \$ 698.91

Additional Items

Mulch	\$ 45.00 per Cubic Yard
Pine Straw	\$ 6.50 per Bale

STOREY PARK CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC



Landscape Maintenance Addendum to Contract

Attn: STOREY PARK CDD
c/o GMS
9145 Narcoossee Rd., Suite A206
Orlando, FL 32827

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Storey Park CDD Future Addendum Areas Parcels I and L

Landscape Maintenance Summary

Parcel L Phase 3 POND L-5 (*ESTIMATED AREA NO PLANS PROVIDED*)

Basic Maintenance	\$ 8,191.27	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch	Included	Annually
Trees/Palms	Included	Annually

Total Annually	\$ 8,191.27
Total Monthly	\$ 682.61

Additional Items

Mulch	\$ 45.00 per Cubic Yard
Pine Straw	\$ 6.50 per Bale

STOREY PARK CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

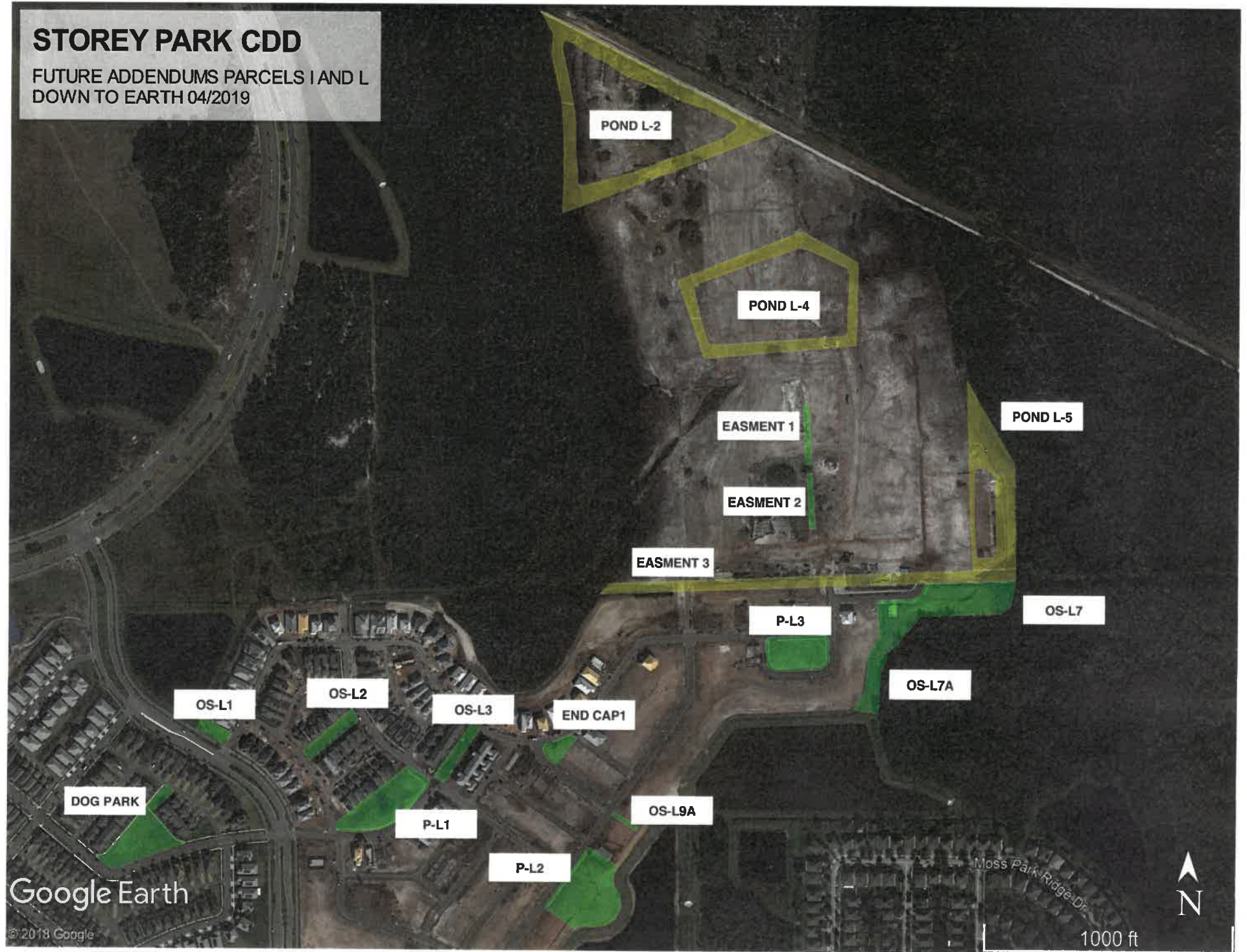
BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC

STOREY PARK CDD

FUTURE ADDENDUMS PARCELS I AND L
DOWN TO EARTH 04/2019



SECTION VII

NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 21st day of October, 2019 between **RICK SINGH, CFA**, as Orange County Property Appraiser (Property Appraiser) and **Storey Park CDD**, (Taxing Authority), and is effective upon acceptance by both parties and through September 30, 2020.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions necessary to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

G. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2019 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

H. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments. Provide subsequent files or reports at request of the Taxing Authority.

I. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and extend that amount against each parcel of real property as stipulated by Taxing Authority.

J. Include the Taxing Authority's non-ad valorem assessments on the Notice Of Proposed Property Taxes And Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

K. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

L. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:

E. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non-ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and carry out its responsibilities under said sections.

F. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

G. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.

H. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.

4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date data concerning its boundaries, proposed assessments and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the District's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.

5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming or any other associated costs.

On October 21, 2019, an administrative fee will be invoiced to the Taxing Authority equivalent to \$1 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.

6. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar For Implementation Of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.

7. This agreement constitutes the entire agreement between the parties and can only be modified in writing.

8. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

9. All communications required by this agreement shall be in writing and sent by first class mail, email or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Storey Park CDD
c/o Teresa Viscarra
Governmental Management Services-CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771
tviscarra@gmscfl.com
(407)347-4103

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Manager Finance & Budget
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(407)836-5353

10. TERMINATION. This Agreement may be terminated by either party upon written notice. If terminated on or before April 1, a 100% refund of fee will apply. If terminated between April 2 and July 15, a 50% refund of fee will apply. Property Appraiser will perform no further work after the written termination notice is received.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
Rick Singh, CFA

Date _____

STOREY PARK CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st - Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearings.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

SECTION VIII

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA THREE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of August 1, 2015, as supplemented by that certain Third Supplemental Trust Indenture dated as of May 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Governmental Management Services-CF, LLC
- (D) Amount Payable: **\$3,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice #115 - FY2020 Series 2019 Construction Accounting**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Three Project; and
- 4. each disbursement represents a cost of Assessment Area Three Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Three Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

SECTION IX

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

October 17, 2019 to January 16, 2020

Bank	Date	Check #	Amount
General Fund	10/30/19	424	\$ 9,375.00
	11/6/19	425	\$ 285.00
	11/13/19	426-428	\$ 692.85
	11/15/19	429-430	\$ 1,524.00
	11/20/19	431-432	\$ 22,915.30
	11/25/19	433-435	\$ 9,575.69
	12/3/19	436-441	\$ 215,885.71
	12/4/19	442	\$ 285.00
	12/6/19	443	\$ 5,141.67
	12/9/19	444	\$ 20.48
	12/10/19	445-447	\$ 95,718.22
	12/11/19	448-450	\$ 24,003.83
	12/18/19	451-452	\$ 3,051.76
	12/23/19	453-454	\$ 912.00
	1/8/20	455	\$ 285.00
	1/10/20	456	\$ 5,155.74
	1/15/20	457	\$ 21,126.72
			<hr/>
			\$ 415,953.97
			<hr/>
			\$ 415,953.97

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/30/19	00017	10/08/19 29810	201909 320-53800-47100		*	2,000.00	
		10/08/19 29810	201909 320-53800-47100	MONITORING REPORT - ACOE	*	2,000.00	
		10/08/19 29810	201909 320-53800-47100	MONITORING REPORT - SFWM	*	2,475.00	
		10/08/19 29810	201909 320-53800-47100	HERBICIDE TRMT PH1 AUG19	*	2,900.00	
		10/08/19 29810	201909 320-53800-47100	HERBICIDE TRMT PH2 AUG19	*		
				MODICA & ASSOCIATES, INC.			9,375.00 000424
11/06/19	00012	10/31/19 181051	201910 320-53800-47000		*	285.00	
				AQUATIC PLANT MGMT OCT19			
				APPLIED AQUATIC MANAGEMENT, INC.			285.00 000425
11/13/19	00015	11/13/19 11132019	201911 300-20700-10000		*	382.52	
				FY20 DEBT SERV SER2015			
				STOREY PARK CDD C/O REGIONS BANK			382.52 000426
11/13/19	00015	11/13/19 11132019	201911 300-20700-10100		*	196.28	
				FY20 DEBT SERV SER2018			
				STOREY PARK CDD C/O REGIONS BANK			196.28 000427
11/13/19	00015	11/13/19 11132019	201911 300-20700-10200		*	114.05	
				FY20 DEBT SERV SER2019			
				STOREY PARK CDD C/O REGIONS BANK			114.05 000428
11/15/19	00009	11/06/19 18841	201909 310-51300-31200		*	600.00	
				ARBITRAGE REPORT SER2015			
				GRAU & ASSOCIATES			600.00 000429
11/15/19	00022	10/24/19 1412	201910 310-51300-49100		*	924.00	
				FY20 TAX ROLL ADMIN FEE			
				ORANGE COUNTY PROPERTY APPRAISER			924.00 000430
11/20/19	00007	10/31/19 51118	201910 320-53800-47300		*	232.98	
				RPR COUPLING/LINE FITTING	*		
		11/10/19 50188	201911 320-53800-46200		*	11,113.57	
				LANDSCAPE AREAS 1-5 NOV19	*		
		11/10/19 50250	201911 320-53800-46200		*	8,660.00	
				LANDSCAPE COMMON AREAS			
				DOWN TO EARTH LAWN CARE II, INC.			20,006.55 000431
11/20/19	00006	11/20/19 15-060(5	201910 310-51300-31100		*	2,800.00	
				PUBLIC FACILITY RPT OCT19	*		
		11/20/19 15-060(5	201910 310-51300-31100		*	108.75	
				BOARD MTG/REV.POND MAINT.			
				POULOS & BENNETT			2,908.75 000432
				STOR -STOREY PARK- TVISCARRA			

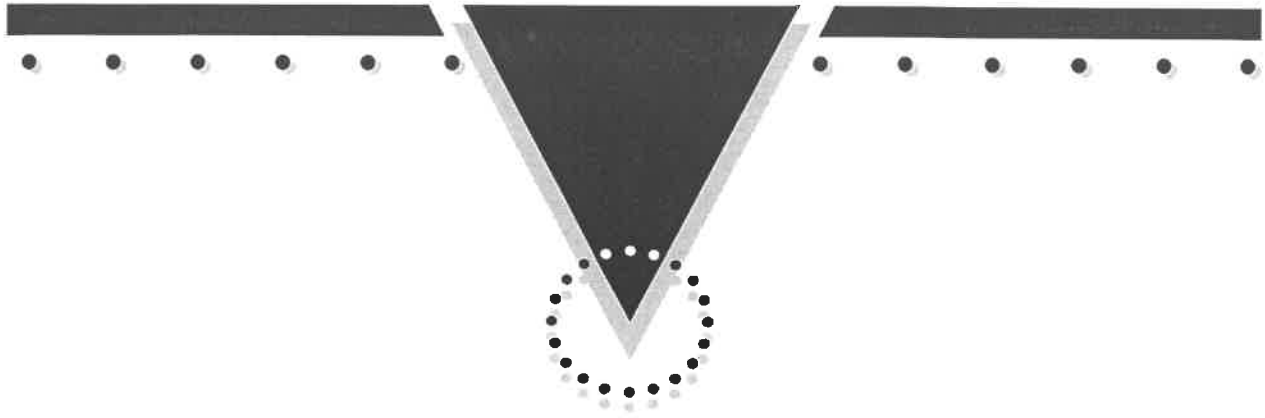
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11/25/19	00002	11/01/19	108	201911	310-51300-34000					*	2,916.67		
			MANAGEMENT FEES-NOV19										
		11/01/19	108	201911	310-51300-35100					*	100.00		
			INFORMATION TECH-NOV19										
		11/01/19	108	201911	310-51300-31300					*	875.00		
			DISSEMINATION FEE-NOV19										
		11/01/19	108	201911	310-51300-51000					*	5.27		
			OFFICE SUPPLIES										
		11/01/19	108	201911	310-51300-42000					*	32.10		
			POSTAGE										
		11/01/19	108	201911	310-51300-42500					*	41.10		
			COPIES										
		11/01/19	109	201911	320-53800-12000					*	1,250.00		
			FIELD MANAGEMENT-NOV19										
		11/01/19	109	201911	310-51300-49000					*	16.55		
			STAPLES-MAPS										
									GOVERNMENTAL MANAGEMENT SERVICES			5,236.69	000433
11/25/19	00023	11/19/19	1660	201911	320-53800-48000					*	1,494.00		
			RPR/TST LIGHT/INST.DRIVER										
									HERITAGE SERVICE SOLUTIONS LLC			1,494.00	000434
11/25/19	00005	11/21/19	88459	201910	310-51300-31500					*	2,845.00		
			MTGS/PLAT REV/MEMORANDUM										
									LATHAM, LUNA, EDEN & BEAUDINE			2,845.00	000435
12/03/19	00015	12/03/19	12032019	201912	300-20700-10000					*	12,896.01		
			FY20 DEBT SERVICE SER2015										
									STOREY PARK CDD C/O REGIONS BANK			12,896.01	000436
12/03/19	00015	12/03/19	12032019	201912	300-20700-10000					*	61,646.14		
			FY20 LENNAR HOMES SER2015										
									STOREY PARK CDD C/O REGIONS BANK			61,646.14	000437
12/03/19	00015	12/03/19	12032019	201912	300-20700-10100					*	6,617.46		
			FY20 DEBT SERVICE SER2018										
									STOREY PARK CDD C/O REGIONS BANK			6,617.46	000438
12/03/19	00015	12/03/19	12032019	201912	300-20700-10200					*	83,519.00		
			FY19 LENNAR HOMES SER2019										
									STOREY PARK CDD C/O REGIONS BANK			83,519.00	000439
12/03/19	00015	12/03/19	12032019	201912	300-20700-10200					*	3,845.20		
			FY20 DEBT SERVICE SER2019										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/11/19	00005	12/07/19 88841	201911 310-51300-31500 PRP MTG/PARCEL PLAT/AGREE	LATHAM, LUNA, EDEN & BEAUDINE	*	2,203.50	2,203.50 000449
12/11/19	00017	11/06/19 29840	201910 320-53800-47100 MONITORING REPORT - SFWMD	MODICA & ASSOCIATES, INC.	*	1,500.00	1,500.00 000450
12/18/19	00007	12/12/19 53869	201910 320-53800-46200 PARCEL L-PH1-MAINT-SEP19		*	709.94	
		12/12/19 53869	201910 320-53800-46200 PARCEL L-PH1-MAINT-OCT19		*	709.94	
		12/12/19 53869A	201911 320-53800-46200 PARCEL L-PH1-MAINT-NOV19		*	709.94	
		12/12/19 53869B	201912 320-53800-46200 PARCEL L-PH1-MAINT-DEC19		*	709.94	
			DOWN TO EARTH LAWN CARE II, INC.				2,839.76 000451
12/18/19	00023	12/08/19 1697	201912 320-53800-48000 INSPCT.SIGN/RPLC PHOTOCEL	HERITAGE SERVICE SOLUTIONS LLC	*	212.00	212.00 000452
12/23/19	00023	12/18/19 1738	201912 320-53800-48000 INSPCT.SIGN/RPLC PHOTOCEL	HERITAGE SERVICE SOLUTIONS LLC	*	212.00	212.00 000453
12/23/19	00017	12/06/19 29951	201911 320-53800-47100 AGENCY SITE VISIT	MODICA & ASSOCIATES, INC.	*	700.00	700.00 000454
1/08/20	00012	12/31/19 182585	201912 320-53800-47000 AQUATIC PLANT MGMT DEC19	APPLIED AQUATIC MANAGEMENT, INC.	*	285.00	285.00 000455
1/10/20	00002	1/01/20 113	202001 310-51300-34000 MANAGEMENT FEES-JAN20		*	2,916.67	
		1/01/20 113	202001 310-51300-35100 INFORMATION TECH-JAN20		*	100.00	
		1/01/20 113	202001 310-51300-31300 DISSEMINATION FEE-JAN20		*	875.00	
		1/01/20 113	202001 310-51300-51000 OFFICE SUPPLIES		*	.48	
		1/01/20 113	202001 310-51300-42000 POSTAGE		*	13.59	
		1/01/20 114	202001 320-53800-12000 FIELD MANAGEMENT-JAN20		*	1,250.00	
			GOVERNMENTAL MANAGEMENT SERVICES				5,155.74 000456
			STOR -STOREY PARK- TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/15/20	00007	12/31/19 55318	201912 320-53800-47300	RPR/RPLC SPRAY/ROTOR/HEAD	*	643.21	
		1/10/20 53814	202001 320-53800-46200	LANDSCAPE AREAS 1-5 JAN20	*	11,113.57	
		1/10/20 53814	202001 320-53800-46200	LANDSCAPE COMMON AREAS	*	8,660.00	
		1/10/20 53814	202001 320-53800-46200	PARCEL L-PH1-MAINT-JAN20	*	709.94	
DOWN TO EARTH LAWN CARE II, INC.						21,126.72	000457
TOTAL FOR BANK A						415,953.97	
TOTAL FOR REGISTER						415,953.97	

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
December 31, 2019**



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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
<u>ASSETS:</u>				
CASH	\$450,542	---	---	\$450,542
DUE FROM GENERAL FUND	---	\$248,458	---	\$248,458
SERIES 2015				
RESERVE	---	\$314,174	---	\$314,174
REVENUE	---	\$128,846	---	\$128,846
INTEREST	---	\$31	---	\$31
SINKING FUND	---	\$24	---	\$24
CONSTRUCTION	---	---	\$15	\$15
SERIES 2018				
RESERVE	---	\$64,164	---	\$64,164
REVENUE	---	\$34,104	---	\$34,104
SINKING FUND	---	\$12	---	\$12
CONSTRUCTION	---	---	\$580	\$580
SERIES 2019				
RESERVE	---	\$120,895	---	\$120,895
REVENUE	---	\$67,086	---	\$67,086
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$3,629,948	\$3,629,948
COST OF ISSUANCE	---	---	\$6,791	\$6,791
TOTAL ASSETS	\$450,542	\$977,793	\$3,637,334	\$5,065,669
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$928	---	---	\$928
DUE TO DEBT SERVICE 2015	\$137,170	---	---	\$137,170
DUE TO DEBT SERVICE 2018	\$70,388	---	---	\$70,388
DUE TO DEBT SERVICE 2019	\$40,900	---	---	\$40,900
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$580,245	---	\$580,245
RESTRICTED FOR DEBT SERVICE 2018	---	\$168,668	---	\$168,668
RESTRICTED FOR DEBT SERVICE 2019	---	\$228,880	---	\$228,880
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$15	\$15
RESTRICTED FOR CAPITAL PROJECTS 2018	---	---	\$580	\$580
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$3,636,739	\$3,636,739
UNASSIGNED	\$201,156	---	---	\$201,156
TOTAL LIABILITIES & FUND EQUITY	\$450,542	\$977,793	\$3,637,334	\$5,065,669

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$436,235	\$436,235	\$183,325	(\$252,910)
ASSESSMENTS - DIRECT BILLED	\$124,945	\$62,473	\$62,473	\$0
DEVELOPER CONTRIBUTIONS	\$170,972	\$42,743	\$0	(\$42,743)
INTEREST	\$0	\$0	\$9	\$9
TOTAL REVENUES	\$732,152	\$541,450	\$245,807	(\$295,644)
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	\$12,000	\$3,000	\$2,909	\$91
ATTORNEY	\$25,000	\$6,250	\$5,049	\$1,202
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$11,000	\$2,750	\$2,625	\$125
ANNUAL AUDIT	\$5,600	\$500	\$500	\$0
TRUSTEE FEES	\$10,500	\$3,500	\$3,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$8,750	\$8,750	(\$0)
INFORMATION TECHNOLOGY	\$2,400	\$600	\$300	\$300
TELEPHONE	\$300	\$75	\$11	\$64
POSTAGE	\$1,000	\$250	\$56	\$194
INSURANCE	\$6,000	\$6,000	\$5,533	\$467
PRINTING & BINDING	\$1,000	\$250	\$71	\$180
LEGAL ADVERTISING	\$1,925	\$481	\$0	\$481
OTHER CURRENT CHARGES	\$1,000	\$250	\$17	\$233
PROPERTY APPRAISER	\$700	\$700	\$924	(\$224)
OFFICE SUPPLIES	\$625	\$156	\$6	\$151
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,000	\$3,750	\$3,750	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$372,707	\$93,177	\$62,160	\$31,016
LAKE MAINTENANCE	\$17,820	\$4,455	\$855	\$3,600
MITIGATION MONITORING & MAINTENANCE	\$10,300	\$2,575	\$2,200	\$375
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$1,250	\$1,918	(\$668)
OPERATING SUPPLIES	\$5,000	\$1,250	\$0	\$1,250
LANDSCAPE CONTINGENCY	\$10,000	\$2,500	\$0	\$2,500
IRRIGATION REPAIRS	\$10,000	\$2,500	\$1,403	\$1,097
ROADWAYS & SIDEWALKS	\$10,000	\$2,500	\$0	\$2,500
TRAIL MAINTENANCE	\$2,500	\$625	\$0	\$625
SIGNAGE	\$5,000	\$1,250	\$0	\$1,250
UTILITY				
ELECTRIC	\$3,000	\$750	\$87	\$663
STREETLIGHTS	\$115,000	\$28,750	\$24,664	\$4,086
WATER & SEWER	\$25,000	\$6,250	\$1,847	\$4,403
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$2,154	\$3,846
TOTAL EXPENDITURES	\$732,152	\$196,269	\$136,462	\$59,807
EXCESS REVENUES (EXPENDITURES)	\$0		\$109,345	
FUND BALANCE - Beginning	\$0		\$91,811	
FUND BALANCE - Ending	\$0		\$201,156	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending December 31, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$483,751	\$203,294	\$203,294	\$0
ASSESSMENTS - DIRECT BILLED	\$123,292	\$61,646	\$61,646	\$0
INTEREST	\$2,500	\$625	\$2,518	\$1,893
TOTAL REVENUES	\$609,543	\$265,565	\$267,457	\$1,893

EXPENDITURES:

INTEREST - 11/1	\$218,259	\$218,259	\$218,259	\$0
PRINCIPAL - 11/1	\$170,000	\$170,000	\$170,000	\$0
INTEREST - 5/1	\$214,859	\$0	\$0	\$0
TOTAL EXPENDITURES	\$603,118	\$388,259	\$388,259	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,425		(\$120,802)	
FUND BALANCE - Beginning	\$412,079		\$701,047	
FUND BALANCE - Ending	\$418,504		\$580,245	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending December 31, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$104,318	\$104,318	\$0
INTEREST	\$500	\$125	\$455	\$330
TOTAL REVENUES	\$249,327	\$104,443	\$104,774	\$330

EXPENDITURES:

INTEREST - 12/15	\$91,291	\$91,291	\$91,291	\$0
PRINCIPAL - 6/15	\$65,000	\$0	\$0	\$0
INTEREST - 6/15	\$91,291	\$0	\$0	\$0
TOTAL EXPENDITURES	\$247,582	\$91,291	\$91,291	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,745		\$13,483	
FUND BALANCE - Beginning	\$96,820		\$155,185	
FUND BALANCE - Ending	\$98,565		\$168,668	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending December 31, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$144,240	\$60,502	\$60,502	\$0
ASSESSMENTS - DIRECT BILLED	\$95,151	\$47,362	\$47,362	\$0
INTEREST	\$500	\$125	\$649	\$524
TOTAL REVENUES	\$239,891	\$107,989	\$108,513	\$524

EXPENDITURES:

INTEREST - 12/15	\$83,519	\$83,519	\$83,519	\$0
PRINCIPAL - 6/15	\$70,000	\$0	\$0	\$0
INTEREST - 6/15	\$83,519	\$0	\$0	\$0
TOTAL EXPENDITURES	\$237,038	\$83,519	\$83,519	\$0
EXCESS REVENUES (EXPENDITURES)	\$2,853		\$24,994	
FUND BALANCE - Beginning	\$83,539		\$203,886	
FUND BALANCE - Ending	\$86,392		\$228,880	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending December 31, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$15	
FUND BALANCE - Ending	\$0		\$15	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending December 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$0	\$0	\$3	\$3
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3	
FUND BALANCE - Beginning	\$0		\$577	
FUND BALANCE - Ending	\$0		\$580	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending December 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$16,104	\$16,104
TOTAL REVENUES	\$0	\$0	\$16,104	\$16,104
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$16,104	
FUND BALANCE - Beginning	\$0		\$3,620,635	
FUND BALANCE - Ending	\$0		\$3,636,739	

**Storey Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$11,974	\$171,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,325
ASSESSMENTS - DIRECT BILLED	\$0	\$62,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,473
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTEREST	\$1	\$2	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
TOTAL REVENUES	\$1	\$74,448	\$171,357	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245,807
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$2,908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,908
ATTORNEY	\$2,845	\$2,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,049
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,625
ANNUAL AUDIT	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
TRUSTEE FEES	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,750
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
TELEPHONE	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
POSTAGE	\$4	\$32	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56
INSURANCE	\$5,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,533
PRINTING & BINDING	\$29	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
PROPERTY APPRAISER	\$924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$924
OFFICE SUPPLIES	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
LANDSCAPE MAINTENANCE	\$21,193	\$20,484	\$20,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,160
LAKE MAINTENANCE	\$285	\$285	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$855
MITIGATION MONITORING & MAINTENANCE	\$1,500	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$0	\$1,494	\$424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,918
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$760	\$0	\$643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,403
ROADWAYS & SIDEWALKS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITY													
ELECTRIC	\$28	\$27	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87
STREETLIGHTS	\$6,164	\$9,250	\$9,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,664
WATER & SEWER	\$530	\$646	\$671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,847
OTHER													
PROPERTY INSURANCE	\$2,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,154
TOTAL EXPENDITURES	\$59,185	\$40,325	\$36,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,462
EXCESS REVENUES (EXPENDITURES)	(\$59,183)	\$34,123	\$134,405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,345

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)	
INTEREST RATES:	4.000%, 4.500%, 5.000%, 5.125%
MATURITY DATE:	11/1/2045
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$303,522
RESERVE FUND BALANCE	\$314,174
BONDS OUTSTANDING - 9/30/15	\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16	(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/18	(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/19	(\$170,000)
CURRENT BONDS OUTSTANDING	\$8,635,000

SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)	
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%
MATURITY DATE:	6/15/2048
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$62,200
RESERVE FUND BALANCE	\$64,164
BONDS OUTSTANDING - 5/22/18	\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19	(\$65,000)
CURRENT BONDS OUTSTANDING	\$3,800,000

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)	
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%
MATURITY DATE:	6/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$119,695
RESERVE FUND BALANCE	\$120,895
BONDS OUTSTANDING - 5/31/19	\$3,995,000
CURRENT BONDS OUTSTANDING	\$3,995,000

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015	SERIES 2019
11/25/19	11/1/19	01338022	\$ 171,480.55	\$ 171,480.55	\$ 62,472.51	\$ 61,646.14	\$ 47,361.90
	2/1/20		\$ 85,740.28	\$ -	\$ -	\$ -	\$ -
	4/1/20		\$ 85,740.28	\$ -	\$ -	\$ -	\$ -
			\$ 342,961.11	\$ 171,480.55	\$ 62,472.51	\$ 61,646.14	\$ 47,361.90

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2015				
9/25/15	1	Lennar Corporation	Assesment Area One Costs	\$ 4,929,563.38
TOTAL				\$ 4,929,563.38
Fiscal Year 2015				
9/1/15		Interest		\$ -
TOTAL				\$ -
Acquisition/Construction Fund at 8/28/15				\$ 8,382,013.52
Interest Earned thru 9/30/15				\$ -
Requisitions Paid thru 9/30/15				\$ (4,929,563.38)
Remaining Acquisition/Construction Fund				\$ 3,452,450.14
Fiscal Year 2016				
1/7/16	2	Poulos & Bennett	Review & Certification of Req.1	\$ 1,370.75
4/13/16	3	Lennar Corporation	Assessment Area One Costs	\$ 1,253,954.70
8/8/16	4	Latham, Shuker, Eden & Beaudine	Reimbursement of Bond Filing & Publication of Notice	\$ 1,463.59
TOTAL				\$ 1,256,789.04
Fiscal Year 2016				
10/1/15		Interest		\$ 40.13
11/1/15		Interest		\$ 29.33
12/1/15		Interest		\$ 28.38
1/1/16		Interest		\$ 182.41
2/1/16		Interest		\$ 470.10
3/1/16		Interest		\$ 561.99
4/1/16		Interest		\$ 658.81
5/1/16		Interest		\$ 515.96
6/1/16		Interest		\$ 451.85
7/1/16		Interest		\$ 465.27
8/1/16		Interest		\$ 463.99
9/1/16		Interest		\$ 480.02
TOTAL				\$ 4,348.24
Acquisition/Construction Fund at 10/1/15				\$ 3,452,450.14
Interest Earned thru 9/30/16				\$ 4,348.24
Requisitions Paid thru 9/30/16				\$ (1,256,789.04)
Remaining Acquisition/Construction Fund				\$ 2,200,009.34

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2017				
6/30/17	5	Lennar Corporation	Reimbursement costs for Phase 3	\$ 2,205,691.09
TOTAL				\$ 2,205,691.09
Fiscal Year 2017				
10/1/16		Interest		\$ 485.90
11/1/16		Interest		\$ 498.48
12/1/16		Interest		\$ 498.02
1/1/17		Interest		\$ 632.80
2/1/17		Interest		\$ 788.57
3/1/17		Interest		\$ 753.84
4/1/17		Interest		\$ 944.69
5/1/17		Interest		\$ 1,079.45
6/1/17		Interest		\$ 1,178.65
7/1/17		Interest		\$ 1,294.26
8/1/17		Interest		\$ 1.73
9/1/17		Interest		\$ 1.86
TOTAL				\$ 8,158.25
Acquisition/Construction Fund at 9/30/16				\$ 2,200,009.34
Interest Earned thru 9/30/17				\$ 8,158.25
Requisitions Paid thru 9/30/17				\$ (2,205,691.09)
Remaining Acquisition/Construction Fund				\$ 2,476.50
Fiscal Year 2018				
TOTAL				\$ -
Fiscal Year 2018				
10/1/17		Interest		\$ 1.84
11/1/17		Interest		\$ 1.99
12/1/17		Interest		\$ 1.93
1/1/18		Interest		\$ 2.26
2/1/18		Interest		\$ 2.52
3/1/18		Interest		\$ 2.37
4/1/18		Interest		\$ 2.92
4/30/18		Transfer In	Transfer from Reserve Account	\$ 3,548.80
5/1/18		Interest		\$ 3.16
6/1/18		Interest		\$ 8.29
7/1/18		Interest		\$ 8.52
8/1/18		Interest		\$ 9.24
9/1/18		Interest		\$ 9.33
TOTAL				\$ 3,603.17
Acquisition/Construction Fund at 9/30/17				\$ 2,476.50
Interest Earned thru 9/30/18				\$ 3,603.17
Requisitions Paid thru 9/30/18				\$ -
Remaining Acquisition/Construction Fund				\$ 6,079.67

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
3/7/19	6	Governmental Management Services-CF	Invoice #88 - Construction Accounting	\$ 3,500.00
5/24/19	7	Lennar Corporation	Phase 3 Construction Costs	\$ 2,643.84
TOTAL				\$ 6,143.84
Fiscal Year 2019				
10/1/18		Interest		\$ 9.36
11/1/18		Interest		\$ 10.50
12/1/18		Interest		\$ 10.47
1/2/19		Interest		\$ 11.26
2/1/19		Interest		\$ 11.83
3/1/19		Interest		\$ 10.75
4/1/19		Interest		\$ 6.25
5/1/19		Interest		\$ 5.02
6/3/19		Interest		\$ 3.67
7/1/19		Interest		\$ 0.03
8/1/19		Interest		\$ 0.03
9/1/19		Interest		\$ 0.03
TOTAL				\$ 79.20
Acquisition/Construction Fund at 9/30/18				\$ 6,079.67
Interest Earned thru 9/30/19				\$ 79.20
Requisitions Paid thru 9/30/19				\$ (6,143.84)
Remaining Acquisition/Construction Fund				\$ 15.03
Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 0.02
11/1/19		Interest		\$ 0.02
12/1/19		Interest		\$ 0.02
TOTAL				\$ 0.06
Acquisition/Construction Fund at 9/30/19				\$ 15.03
Interest Earned thru 12/31/19				\$ 0.06
Requisitions Paid thru 12/31/19				\$ -
Remaining Acquisition/Construction Fund				\$ 15.09

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2018
(Assessment Area Two Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2018				
TOTAL				\$ -
Fiscal Year 2018				
6/1/18		Interest		\$ 1,582.37
7/1/18		Interest		\$ 4,977.51
8/1/18		Interest		\$ 5,386.33
9/1/18		Interest		\$ 5,443.01
TOTAL				\$ 17,389.22
Acquisition/Construction Fund at 5/22/18				\$ 3,534,179.36
Interest Earned thru 9/30/18				\$ 17,389.22
Requisitions Paid thru 9/30/18				\$ -
Remaining Acquisition/Construction Fund				\$ 3,551,568.58

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
10/3/18	1	Lennar Homes, LLC	Construction Cost PH1&2, Parcel L	\$ 3,445,499.01
3/7/19	2	Governmental Management Services-CF	Invoice #89 - Construction Accounting	\$ 3,500.00
5/23/19	3	Lennar Homes, LLC	Construction Cost PH1&2, Parcel L	\$ 109,419.03
TOTAL				\$ 3,558,418.04
Fiscal Year 2019				
10/1/18		Interest		\$ 5,466.72
11/1/18		Interest		\$ 568.44
12/1/18		Interest		\$ 192.33
1/2/19		Interest		\$ 207.02
2/1/19		Interest		\$ 217.46
3/1/19		Interest		\$ 197.49
4/1/19		Interest		\$ 214.51
5/1/19		Interest		\$ 207.86
6/3/19		Interest		\$ 151.79
7/1/19		Interest		\$ 1.04
8/1/19		Interest		\$ 1.09
9/1/19		Interest		\$ 1.00
TOTAL				\$ 7,426.75
Acquisition/Construction Fund at 9/30/18				\$ 3,551,568.58
Interest Earned thru 9/30/19				\$ 7,426.75
Requisitions Paid thru 9/30/19				\$ (3,558,418.04)
Remaining Acquisition/Construction Fund				\$ 577.29

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2018
(Assessment Area Two Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
		TOTAL		\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 0.95
11/1/19		Interest		\$ 0.88
12/1/19		Interest		\$ 0.74
		TOTAL		\$ 2.57
		Acquisition/Construction Fund at 9/30/19		\$ 577.29
		Interest Earned thru 12/31/19		\$ 2.57
		Requisitions Paid thru 12/31/19		\$ -
		Remaining Acquisition/Construction Fund		\$ 579.86

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2019
(Assessment Area Three Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
		TOTAL		\$ -
Fiscal Year 2019				
6/3/19		Interest		\$ 225.85
7/1/19		Interest		\$ 6,663.52
8/1/19		Interest		\$ 6,810.72
9/1/19		Interest		\$ 6,243.68
		TOTAL		\$ 19,943.77
		Acquisition/Construction Fund at 5/31/19		\$ 3,593,938.38
		Interest Earned thru 9/30/19		\$ 19,943.77
		Requisitions Paid thru 9/30/19		\$ -
		Remaining Acquisition/Construction Fund		\$ 3,613,882.15
Fiscal Year 2020				
		TOTAL		\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 5,923.09
11/1/19		Interest		\$ 5,484.17
12/1/19		Interest		\$ 4,658.57
		TOTAL		\$ 16,065.83
		Acquisition/Construction Fund at 9/30/19		\$ 3,613,882.15
		Interest Earned thru 12/31/19		\$ 16,065.83
		Requisitions Paid thru 12/31/19		\$ -
		Remaining Acquisition/Construction Fund		\$ 3,629,947.98

SECTION 3

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
\$9,210,000
SPECIAL ASSESSMENT BONDS
SERIES 2015
ARBITRAGE REBATE REQUIREMENT
AUGUST 31, 2019**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

October 31, 2019

Storey Park Community Development District
City of Orlando, Florida

Re: \$9,210,000 Storey Park Community Development District
(City of Orlando, Florida),
Special Assessment Bonds, Series 2015 (the "Bonds")

Storey Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended August 31, 2019 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$351,318) for August 31, 2019. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (August 31, 2019).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Storey Park CDD
Special Assessment Bonds, Series 2015
Summary of Rebate Calculations
\$ 9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015

<i>Anniversary Date.</i>	05/01/2016
<i>Future-Value Date.</i>	08/31/2019
<i>Arbitrage Yield Limit.</i>	5.1188657
<i>Total of Purpose Expenditures.</i>	\$8,813,336.00
<i>Internal Rate of Return.</i>	0.3867320
<i>90% of rebate liability.</i>	-\$316,185.76
<i>Full rebate liability.</i>	-\$351,317.51

Storey Park CDD
Special Assessment Bonds, Series 2015
Purpose Expenditures Future Value Report
\$ 9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015
Future Valued To: 08/31/2019

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
9/17/2005	2016	COI	Vendor payment	27.9111111	1,250.00	100.0000000	2.0246105	2,530.76
8/28/2015	-1	COI	Beg. Arbitrage Gross Proceeds	8.0166667	-9,100,563.60	100.0000000	1.2245818	-11,144,384.81
9/10/2015	2016	COI	Vendor payment	7.9500000	25,000.00	100.0000000	1.2225204	30,563.01
9/10/2015	2016	COI	Vendor payment	7.9500000	27,500.00	100.0000000	1.2225204	33,619.31
9/10/2015	2016	COI	Vendor payment	7.9500000	5,000.00	100.0000000	1.2225204	6,112.60
9/10/2015	2016	COI	Trustee reimbursement	7.9500000	-27,500.00	100.0000000	1.2225204	-33,619.31
9/10/2015	2016	COI	Vendor payment	7.9500000	27,500.00	100.0000000	1.2225204	33,619.31
9/10/2015	2016	COI	Vendor payment	7.9500000	36,500.00	100.0000000	1.2225204	44,621.99
9/10/2015	2016	COI	Vendor payment	7.9500000	37,500.00	100.0000000	1.2225204	45,844.51
9/10/2015	2016	COI	Vendor payment	7.9500000	5,077.00	100.0000000	1.2225204	6,206.74
9/10/2015	2016	COI	Vendor payment	7.9500000	1,551.00	100.0000000	1.2225204	1,896.13
9/10/2015	2016	COI	Vendor payment	7.9500000	12,500.00	100.0000000	1.2225204	15,281.50
9/10/2015	2016		Underwriter's Discount	7.9500000	197,278.00	100.0000000	1.2225204	241,176.37
9/10/2015	2016	COI	Vendor payment	7.9500000	2,608.00	100.0000000	1.2225204	3,188.33
9/10/2015	2016	COI	Vendor payment	7.9500000	51,000.00	100.0000000	1.2225204	62,348.54
9/10/2015	2016	COI	Vendor payment	7.9500000	2,093.00	100.0000000	1.2225204	2,558.74
9/10/2015	2016	COI	Vendor payment	7.9500000	1,954.00	100.0000000	1.2225204	2,388.80
9/25/2015	2016	CONSTRUCT	Req payment	7.8666667	4,929,563.00	100.0000000	1.2199484	6,013,812.60
1/7/2016	2016	CONSTRUCT	Req payment	7.3000000	1,371.00	100.0000000	1.2026021	1,648.77
3/18/2016	2016	RESERVE	Transf	6.9055556	114.00	100.0000000	1.1906735	135.74
4/5/2016	2016	COI	Transf to close acct	6.8111111	8,223.00	100.0000000	1.1878350	9,767.57
4/13/2016	2016	CONSTRUCT	Req payment	6.7666667	1,253,955.00	100.0000000	1.1865015	1,487,819.51
8/8/2016	2016	CONSTRUCT	Req payment	6.1277778	1,464.00	100.0000000	1.1674979	1,709.22
6/30/2017	2017	CONSTRUCT	Req payment	4.3388889	2,205,691.00	100.0000000	1.1158915	2,461,311.75
3/7/2019	2019	CONSTRUCT	Disbursement	0.9666667	3,500.00	100.0000000	1.0247307	3,586.56
5/24/2019	2019	CONSTRUCT	Disbursement	0.5388889	2,644.00	100.0000000	1.0137121	2,680.25
8/31/2019	-1		Unspent Proceeds as of 08/31/2019	0.0000000	312,258.00	100.0000000	1.0000000	312,258.00
					25,030.40			-351,317.51

<i>Arbitrage Yield Limit (AYL)</i>	5.1188657
<i>Internal Rate of Return (IRR)</i>	0.3867320
<i>Future Valued To</i>	8/31/2019

Storey Park CDD
Special Assessment Bonds, Series 2015
A.Y.L. Verification Report
9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015
FMS Bonds
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	05/01/2016			305,585.16	-	305,585.16	0.9664579	295,335.18
3	11/01/2016	90,000.00	4.000	226,359.36	-	316,359.36	0.9423393	298,117.87
4	05/01/2017			224,559.36	-	224,559.36	0.9188227	206,330.23
5	11/01/2017	155,000.00	4.000	224,559.36	-	379,559.36	0.8958929	340,044.54
6	05/01/2018			221,459.36	-	221,459.36	0.8735353	193,452.58
7	11/01/2018	160,000.00	4.000	221,459.36	-	381,459.36	0.8517357	324,902.57
8	05/01/2019			218,259.36	-	218,259.36	0.8304802	181,260.07
9	11/01/2019	170,000.00	4.000	218,259.36	-	388,259.36	0.8097550	314,394.97
10	05/01/2020			214,859.36	-	214,859.36	0.7895471	169,641.58
11	11/01/2020	175,000.00	4.000	214,859.36	-	389,859.36	0.7698435	300,130.68
12	05/01/2021			211,359.36	-	211,359.36	0.7506316	158,653.01
13	11/01/2021	180,000.00	4.500	211,359.36	-	391,359.36	0.7318991	286,435.56
14	05/01/2022			207,309.36	-	207,309.36	0.7136341	147,943.03
15	11/01/2022	190,000.00	4.500	207,309.36	-	397,309.36	0.6958249	276,457.76
16	05/01/2023			203,034.36	-	203,034.36	0.6784602	137,750.73
17	11/01/2023	200,000.00	4.500	203,034.36	-	403,034.36	0.6615288	266,618.84
18	05/01/2024			198,534.36	-	198,534.36	0.6450200	128,058.63
19	11/01/2024	205,000.00	4.500	198,534.36	-	403,534.36	0.6289231	253,792.08
20	05/01/2025			193,921.86	-	193,921.86	0.6132279	118,918.30
21	11/01/2025	215,000.00	4.500	193,921.86	-	408,921.86	0.5979245	244,504.39
22	05/01/2026			189,084.36	-	189,084.36	0.5830029	110,236.73
23	11/01/2026	225,000.00	4.500	189,084.36	-	414,084.36	0.5684537	235,387.79
24	05/01/2027			184,021.86	-	184,021.86	0.5542676	101,997.36
25	11/01/2027	235,000.00	5.000	184,021.86	-	419,021.86	0.5404355	226,454.30
26	05/01/2028			178,146.86	-	178,146.86	0.5269486	93,874.24
27	11/01/2028	250,000.00	5.000	178,146.86	-	428,146.86	0.5137983	219,981.13
28	05/01/2029			171,896.86	-	171,896.86	0.5009762	86,116.23
29	11/01/2029	260,000.00	5.000	171,896.86	-	431,896.86	0.4884740	210,970.38
30	05/01/2030			165,396.86	-	165,396.86	0.4762838	78,775.85
31	11/01/2030	275,000.00	5.000	165,396.86	-	440,396.86	0.4643979	204,519.37
32	05/01/2031			158,521.86	-	158,521.86	0.4528085	71,780.05
33	11/01/2031	290,000.00	5.000	158,521.86	-	448,521.86	0.4415084	198,026.18
34	05/01/2032			151,271.86	-	151,271.86	0.4304903	65,121.07
35	11/01/2032	300,000.00	5.000	151,271.86	-	451,271.86	0.4197472	189,420.09
36	05/01/2033			143,771.86	-	143,771.86	0.4092721	58,841.82
37	11/01/2033	315,000.00	5.000	143,771.86	-	458,771.86	0.3990585	183,076.81
38	05/01/2034			135,896.86	-	135,896.86	0.3890997	52,877.43
39	11/01/2034	335,000.00	5.000	135,896.86	-	470,896.86	0.3793895	178,653.34
40	05/01/2035			127,521.86	-	127,521.86	0.3699216	47,173.09
41	11/01/2035	350,000.00	5.000	127,521.86	-	477,521.86	0.3606900	172,237.37
42	05/01/2036			118,771.86	-	118,771.86	0.3516888	41,770.73

STOREYPARK-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 11/01/2019 | 16:2 | Rpt01h

Storey Park CDD
Special Assessment Bonds, Series 2015
A.Y.L. Verification Report
9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015
FMS Bonds
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	11/01/2036	365,000.00	5.125	118,771.86	-	483,771.86	0.3429122	165,891.26
44	05/01/2037			109,418.74	-	109,418.74	0.3343546	36,584.66
45	11/01/2037	385,000.00	5.125	109,418.74	-	494,418.74	0.3260106	161,185.73
46	05/01/2038			99,553.12	-	99,553.12	0.3178748	31,645.43
47	11/01/2038	405,000.00	5.125	99,553.12	-	504,553.12	0.3099420	156,382.21
48	05/01/2039			89,175.00	-	89,175.00	0.3022072	26,949.33
49	11/01/2039	425,000.00	5.125	89,175.00	-	514,175.00	0.2946655	151,509.61
50	05/01/2040			78,284.38	-	78,284.38	0.2873119	22,492.03
51	11/01/2040	450,000.00	5.125	78,284.38	-	528,284.38	0.2801419	147,994.57
52	05/01/2041			66,753.13	-	66,753.13	0.2731508	18,233.67
53	11/01/2041	470,000.00	5.125	66,753.13	-	536,753.13	0.2663341	142,955.67
54	05/01/2042			54,709.38	-	54,709.38	0.2596876	14,207.35
55	11/01/2042	495,000.00	5.125	54,709.38	-	549,709.38	0.2532069	139,190.22
56	05/01/2043			42,025.00	-	42,025.00	0.2468880	10,375.47
57	11/01/2043	520,000.00	5.125	42,025.00	-	562,025.00	0.2407267	135,294.45
58	05/01/2044			28,700.00	-	28,700.00	0.2347193	6,736.44
59	11/01/2044	545,000.00	5.125	28,700.00	-	573,700.00	0.2288617	131,297.96
60	05/01/2045			14,734.38	-	14,734.38	0.2231503	3,287.98
61	11/01/2045	575,000.00	5.125	14,734.38	-	589,734.38	0.2175815	128,315.27
		9,210,000.00		8,933,850.18	0.00	18,143,850.18		9,100,563.26

<i>True Interest Cost (TIC).</i>	5.3098694
<i>Net Interest Cost (NIC).</i>	5.2136843
<i>Arbitrage Yield Limit (AYL).</i>	5.1188667
<i>Arbitrage Net Interest Cost (ANIC).</i>	5.1784599

<i>Face value of bond Issue.</i>	\$9,210,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+).</i>	(\$109,436.40)
<i>Bond surety fee (-).</i>	\$0.00
<i>Lump-sum credit enhancements (-).</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target.</i>	\$9,100,563.60

Storey Park CDD

Special Assessment Bonds, Series 2015

T.I.C. Verification Report (Regular)

9,210,000.00

1
MSRB 30/360 SEMI 4/3

FMS Bonds

Dated: 8/28/2015

Delivered: 8/28/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
2	5/1/2016			305,585.16	-	305,585.16	0.9652443	294,964.33
3	11/1/2016	90,000.00	4.000	226,359.36	-	316,359.36	0.9402804	297,466.52
4	5/1/2017			224,559.36	-	224,559.36	0.9159622	205,687.89
5	11/1/2017	155,000.00	4.000	224,559.36	-	379,559.36	0.8922730	338,670.56
6	5/1/2018			221,459.36	-	221,459.36	0.8691964	192,491.67
7	11/1/2018	160,000.00	4.000	221,459.36	-	381,459.36	0.8467166	322,987.97
8	5/1/2019			218,259.36	-	218,259.36	0.8248182	180,024.30
9	11/1/2019	170,000.00	4.000	218,259.36	-	388,259.36	0.8034862	311,961.03
10	5/1/2020			214,859.36	-	214,859.36	0.7827059	168,171.68
11	11/1/2020	175,000.00	4.000	214,859.36	-	389,859.36	0.7624630	297,253.32
12	5/1/2021			211,359.36	-	211,359.36	0.7427436	156,985.81
13	11/1/2021	180,000.00	4.500	211,359.36	-	391,359.36	0.7235342	283,161.90
14	5/1/2022			207,309.36	-	207,309.36	0.7048217	146,116.13
15	11/1/2022	190,000.00	4.500	207,309.36	-	397,309.36	0.6865931	272,789.86
16	5/1/2023			203,034.36	-	203,034.36	0.6688359	135,796.67
17	11/1/2023	200,000.00	4.500	203,034.36	-	403,034.36	0.6515380	262,592.21
18	5/1/2024			198,534.36	-	198,534.36	0.6346875	126,007.27
19	11/1/2024	205,000.00	4.500	198,534.36	-	403,534.36	0.6182727	249,494.30
20	5/1/2025			193,921.86	-	193,921.86	0.6022825	116,795.75
21	11/1/2025	215,000.00	4.500	193,921.86	-	408,921.86	0.5867059	239,916.86
22	5/1/2026			189,084.36	-	189,084.36	0.5715321	108,067.78
23	11/1/2026	225,000.00	4.500	189,084.36	-	414,084.36	0.5567507	230,541.76
24	5/1/2027			184,021.86	-	184,021.86	0.5423516	99,804.56
25	11/1/2027	235,000.00	5.000	184,021.86	-	419,021.86	0.5283249	221,379.70
26	5/1/2028			178,146.86	-	178,146.86	0.5146610	91,685.25
27	11/1/2028	250,000.00	5.000	178,146.86	-	428,146.86	0.5013505	214,651.64
28	5/1/2029			171,896.86	-	171,896.86	0.4883842	83,951.71
29	11/1/2029	260,000.00	5.000	171,896.86	-	431,896.86	0.4757533	205,476.35
30	5/1/2030			165,396.86	-	165,396.86	0.4634490	76,653.01
31	11/1/2030	275,000.00	5.000	165,396.86	-	440,396.86	0.4514630	198,822.87
32	5/1/2031			158,521.86	-	158,521.86	0.4397869	69,715.84
33	11/1/2031	290,000.00	5.000	158,521.86	-	448,521.86	0.4284128	192,152.52
34	5/1/2032			151,271.86	-	151,271.86	0.4173329	63,130.73
35	11/1/2032	300,000.00	5.000	151,271.86	-	451,271.86	0.4065396	183,459.86
36	5/1/2033			143,771.86	-	143,771.86	0.3960253	56,937.30
37	11/1/2033	315,000.00	5.000	143,771.86	-	458,771.86	0.3857831	176,986.41
38	5/1/2034			135,896.86	-	135,896.86	0.3758057	51,070.81
39	11/1/2034	335,000.00	5.000	135,896.86	-	470,896.86	0.3660863	172,388.89
40	5/1/2035			127,521.86	-	127,521.86	0.3566183	45,476.63
41	11/1/2035	350,000.00	5.000	127,521.86	-	477,521.86	0.3473952	165,888.80
42	5/1/2036			118,771.86	-	118,771.86	0.3384106	40,193.66

STOREYPARK-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 11/01/2019 | 16:3 | Rpt01a

Grau & Associates

Grau & Associates CPAs

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Storey Park CDD

Special Assessment Bonds, Series 2015

T.I.C. Verification Report (Regular)

9,210,000.00

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MSRB 30/360 SEMI #13

FMS Bonds

Dated: 8/28/2015

Delivered: 8/28/2015

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	11/1/2036	365,000.00	5.125	118,771.86	-	483,771.86	0.3296584	159,479.46
44	5/1/2037			109,418.74	-	109,418.74	0.3211325	35,137.92
45	11/1/2037	385,000.00	5.125	109,418.74	-	494,418.74	0.3128272	154,667.63
46	5/1/2038			99,553.12	-	99,553.12	0.3047366	30,337.48
47	11/1/2038	405,000.00	5.125	99,553.12	-	504,553.12	0.2968553	149,779.28
48	5/1/2039			89,175.00	-	89,175.00	0.2891778	25,787.43
49	11/1/2039	425,000.00	5.125	89,175.00	-	514,175.00	0.2816989	144,842.54
50	5/1/2040			78,284.38	-	78,284.38	0.2744134	21,482.28
51	11/1/2040	450,000.00	5.125	78,284.38	-	528,284.38	0.2673163	141,219.05
52	5/1/2041			66,753.13	-	66,753.13	0.2604028	17,382.70
53	11/1/2041	470,000.00	5.125	66,753.13	-	536,753.13	0.2536681	136,157.14
54	5/1/2042			54,709.38	-	54,709.38	0.2471076	13,519.10
55	11/1/2042	495,000.00	5.125	54,709.38	-	549,709.38	0.2407167	132,324.22
56	5/1/2043			42,025.00	-	42,025.00	0.2344911	9,854.49
57	11/1/2043	520,000.00	5.125	42,025.00	-	562,025.00	0.2284265	128,381.42
58	5/1/2044			28,700.00	-	28,700.00	0.2225188	6,386.29
59	11/1/2044	545,000.00	5.125	28,700.00	-	573,700.00	0.2167639	124,357.42
60	5/1/2045			14,734.38	-	14,734.38	0.2111578	3,111.28
61	11/1/2045	575,000.00	5.125	14,734.38	-	589,734.38	0.2056966	121,306.38
		9,210,000.00		8,933,850.18	0.00	18,143,850.18		8,903,285.61
				True Interest Cost (TIC)	5.3098694			
				Net Interest Cost (NIC)	5.2136843			
				Arbitrage Yield Limit (AYL)	5.1188657			
				Arbitrage Net Interest Cost (ANIC)	5.1784599			
						Face value of bond Issue		\$9,210,000.00
						Accrued interest (+)		
						Original issue premium/discount (+)		(\$109,436.40)
						Underwriter discount (+)		(\$197,278.00)
						Lump-sum credit enhancements (-)		\$0.00
						Other TIC costs (-)		
						Bond surety fee (-)		N/A
						= TIC Target		\$8,903,285.60

Storey Park CDD
Special Assessment Bonds, Series 2015
Unspent Proceeds Report
\$ 9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
09/17/2005	2016	Y	COI	Vendor payment	1,250.00	100.0000000		1,250.00	-1,250.00
08/28/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			9,099,313.60
09/10/2015	2016	Y	COI	Vendor payment	25,000.00	100.0000000		25,000.00	9,074,313.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	9,046,813.60
09/10/2015	2016	Y	COI	Vendor payment	5,000.00	100.0000000		5,000.00	9,041,813.60
09/10/2015	2016	Y	COI	Vendor payment	36,500.00	100.0000000		36,500.00	9,005,313.60
09/10/2015	2016	Y		Underwriter's Discount	197,278.00	100.0000000		197,278.00	8,808,035.60
09/10/2015	2016	Y	COI	Trustee reimbursement	-27,500.00	100.0000000		-27,500.00	8,835,535.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	8,808,035.60
09/10/2015	2016	Y	COI	Vendor payment	1,551.00	100.0000000		1,551.00	8,806,484.60
09/10/2015	2016	Y	COI	Vendor payment	2,093.00	100.0000000		2,093.00	8,804,391.60
09/10/2015	2016	Y	COI	Vendor payment	12,500.00	100.0000000		12,500.00	8,791,891.60
09/10/2015	2016	Y	COI	Vendor payment	5,077.00	100.0000000		5,077.00	8,786,814.60
09/10/2015	2016	Y	COI	Vendor payment	51,000.00	100.0000000		51,000.00	8,735,814.60
09/10/2015	2016	Y	COI	Vendor payment	37,500.00	100.0000000		37,500.00	8,698,314.60
09/10/2015	2016	Y	COI	Vendor payment	1,954.00	100.0000000		1,954.00	8,696,360.60
09/10/2015	2016	Y	COI	Vendor payment	2,608.00	100.0000000		2,608.00	8,693,752.60
09/25/2015	2016	Y	CONSTRUCT	Req payment	4,929,563.00	100.0000000		4,929,563.00	3,764,189.60
01/07/2016	2016	Y	CONSTRUCT	Req payment	1,371.00	100.0000000		1,371.00	3,762,818.60
03/18/2016	2016	Y	RESERVE	Transf	114.00	100.0000000		114.00	3,762,704.60
04/05/2016	2016	Y	COI	Transf to close acct	8,223.00	100.0000000		8,223.00	3,754,481.60
04/13/2016	2016	Y	CONSTRUCT	Req payment	1,253,955.00	100.0000000		1,253,955.00	2,500,526.60
08/08/2016	2016	Y	CONSTRUCT	Req payment	1,464.00	100.0000000		1,464.00	2,499,062.60
06/30/2017	2017	Y	CONSTRUCT	Req payment	2,205,691.00	100.0000000		2,205,691.00	293,371.60
03/07/2019	2019	Y	CONSTRUCT	Disbursement	3,500.00	100.0000000		3,500.00	289,871.60
05/24/2019	2019	Y	CONSTRUCT	Disbursement	2,644.00	100.0000000		2,644.00	287,227.60
					8,813,336.00		0.00	8,813,336.00	

<i>First Investment Date</i>	9/17/2005
<i>Calculation Date</i>	8/31/2019
<i>Arbitrage Yield Limit (AYL)</i>	5.1188657
<i>Internal Rate of Return (IRR)</i>	0.3867320

Storey Park CDD
Special Assessment Bonds, Series 2015
I.R.R. Report Via Purpose Expenditures
\$ 9,210,000.00

Dated: 08/28/2015
Delivered: 08/28/2015

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	08/28/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(9,100,563.60)	100.000	1.0000000	(9,100,563.60)
2016	09/17/2005	COI	Vendor payment	-19.8944444	1,250.00	100.000	1.0391800	1,250.00
	09/10/2015	COI	Vendor payment	0.0666667	12,500.00	100.000	0.9998712	12,498.39
	09/10/2015		Underwriter's Discount	0.0666667	197,278.00	100.000	0.9998712	197,252.59
	09/10/2015	COI	Vendor payment	0.0666667	5,077.00	100.000	0.9998712	5,076.35
	09/10/2015	COI	Vendor payment	0.0666667	1,551.00	100.000	0.9998712	1,550.80
	09/10/2015	COI	Vendor payment	0.0666667	2,093.00	100.000	0.9998712	2,092.73
	09/10/2015	COI	Vendor payment	0.0666667	1,954.00	100.000	0.9998712	1,953.75
	09/10/2015	COI	Vendor payment	0.0666667	2,608.00	100.000	0.9998712	2,607.66
	09/10/2015	COI	Vendor payment	0.0666667	51,000.00	100.000	0.9998712	50,993.43
	09/10/2015	COI	Vendor payment	0.0666667	37,500.00	100.000	0.9998712	37,495.17
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9998712	27,496.46
	09/10/2015	COI	Vendor payment	0.0666667	5,000.00	100.000	0.9998712	4,999.36
	09/10/2015	COI	Vendor payment	0.0666667	36,500.00	100.000	0.9998712	36,495.30
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9998712	27,496.46
	09/10/2015	COI	Trustee reimbursement	0.0666667	(27,500.00)	100.000	0.9998712	(27,496.46)
	09/10/2015	COI	Vendor payment	0.0666667	25,000.00	100.000	0.9998712	24,996.78
	09/25/2015	CONSTRUCT	Req payment	0.1500000	4,929,563.00	100.000	0.9997103	4,928,134.77
	01/07/2016	CONSTRUCT	Req payment	0.7166667	1,371.00	100.000	0.9986165	1,369.10
	03/18/2016	RESERVE	Tranf	1.1111111	114.00	100.000	0.9978559	113.76
	04/05/2016	COI	Transf to close acct	1.2055556	8,223.00	100.000	0.9976738	8,203.87
	04/13/2016	CONSTRUCT	Req payment	1.2500000	1,253,955.00	100.000	0.9975882	1,250,930.68
	08/08/2016	CONSTRUCT	Req payment	1.8888889	1,464.00	100.000	0.9963577	1,458.67
2017	06/30/2017	CONSTRUCT	Req payment	3.6777778	2,205,691.00	100.000	0.9929205	2,190,075.75
2019	03/07/2019	CONSTRUCT	Disbursement	7.0500000	3,500.00	100.000	0.9864732	3,452.66
	05/24/2019	CONSTRUCT	Disbursement	7.4777778	2,644.00	100.000	0.9856583	2,606.08
99999	08/31/2019		Unspent Proceeds as of 08/31/2019	8.0166667	312,258.00	100.000	0.9846328	307,459.46
					25,030.40			(0.03)
Arbitrage Yield Limit					5.1188657			
Internal Rate of Return					0.3867320			
Calculation Standard					MSRB 30/360 SEMI 4/3			