

*Storey Park Community  
Development District*

*Agenda*

*February 28, 2019*

# AGENDA

# *Storey Park*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

February 21, 2019

**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, February 28, 2019 at 4:00 PM at the Offices of GMS-CF, 135 W. Central Blvd., Suite 320, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Organizational Matters
  - A. Acceptance of Resignation from Jeffrey Adelman
  - B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2019-01 Electing Assistant Secretary
3. Approval of Minutes of the October 25, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the October 25, 2018 Audit Committee Meeting
4. Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2018
5. Consideration of Non-Ad Valorem Assessment Administration Agreement
6. Consideration of Disclosure of Public Financing for Series 2015 and 2018 Bonds
7. Consideration of Renewal of Landscape Maintenance Agreement with Down to Earth Landscape
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
9. Supervisor's Requests
10. Adjournment

The second order of business of the Board of Supervisors meeting is Organizational Matters. Section A is the acceptance of resignation from Jeffrey Adelman. A copy of his resignation letter is enclosed for your review. Section B is the discussion of an individual to fulfill the Board vacancy with a term ending November 2020. Section C is the Administration of Oath to the newly appointed Officer. Section D is the consideration of Resolution 2019-01 electing an assistant secretary. A copy of the Resolution is enclosed for your review.

The third order of business is the approval of the minutes of the October 25, 2018 Board of Supervisors meeting and the acceptance of the minutes of the October 25, 2018 Audit Committee Meeting. The minutes from both meetings are enclosed for your review.

The fourth order of business is the ratification of agreement with Grau & Associates to provide auditing services for Fiscal Year 2018. The executed agreement is enclosed for your review.

The fifth order of business is the consideration of the Non-Ad Valorem Assessment Administration agreement. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of Disclosure of Public Financing for Series 2015 and 2018 Bonds. A copy of both documents are enclosed for your review.

The seventh order of business is the consideration of renewal of landscape maintenance agreement with Down to Earth Landscape. A copy of the agreement will be provided under separate cover.

The eighth 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.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures

## SECTION II

# SECTION A

January 15, 2019

Mr. George Flint  
District Manager  
Storey Park Community Development District  
135 W. Central Blvd.  
Suite 320  
Orlando, Florida 32801

Dear Mr. Flint:

This is my written resignation from the Board of Supervisors of the Storey Park Community Development District effective January 15, 2019.

Please accept my resignation and feel free to contact me with any questions.

Sincerely,

  
Jeffrey Adelman

1-15-2019

# SECTION D



## **RESOLUTION 2019-01**

**A RESOLUTION OF THE STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT ELECTING  
\_\_\_\_\_ AS ASSISTANT  
SECRETARY OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Storey Park Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT:**

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 28<sup>th</sup> day of February, 2019.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# MINUTES

MINUTES OF MEETING  
STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Storey Park Community Development District was held on Thursday, October 25, 2018 at 4:00 p.m. at the Offices of GMS-CF, LLC, 135 W. Central Blvd, Suite 320, Orlando, Florida.

Present were:

Rob Bonin  
Karen Morgan by phone  
Lane Register  
Ben Kraljev  
George Flint  
Andrew d'Adesky  
Christina Baxter by phone  
Michelle Barr by phone

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 4:00 p.m.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

This item was discussed later in the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 30, 2018 Meeting**

This item was discussed later in the meeting.

**FOURTH ORDER OF BUSINESS**

**Tally of Audit Committee Members  
Rankings and Selection of an Auditor**

Mr. Flint: At the last meeting, the Board appointed themselves as the Audit Committee and approved the selection criteria and the form of the notice. We subsequently advertised for auditing services. We also sent emails to five or six firms that primarily provide the services in Florida. We used to get four or five responses, but the last four or five times we bid it out, we only received two. So, it seems like the firms are thinning out a little because the pricing has become competitive, but these two firms perform a lot of this work. They are qualified to do it. We received responses from Berger, Toombs, Elam, Gaines & Frank and Grau & Associates.

The Board approved selection criteria, which includes the ability of personnel, their experience, their understanding of the scope, their ability to provide the required services and price. Each one of those items are 20 points each. You have a scoring sheet in your agenda. You are sitting as the Audit Committee for purposes of reviewing and ranking the responses and you are making a recommendation to the Board, based on their review of the proposals against the criteria. We will need at least one scoring sheet for the record. It could be a consensus ranking of the committee, if each member hasn't had a chance to rank them prior to the Board meeting. One approach may be to consider each of these proposers equally qualified on all of the criteria except for price. Price might drive the difference in the ranking between the number one and number two firms. That would be one option you could look at or you could have different thoughts on the criteria. We will need at least one ranking sheet for the record. If the Board is okay with the concept, both firms are qualified, so you could award 20 points each on the first four criteria and differentiate on the price, such as awarding 20 and 18 points or however you want to do it, if that's acceptable. Both firms performed numerous CDD audits.

Mr. Register: I think that's the way to fill it out.

Mr. Flint: So Berger, Toombs would be your number one ranked firm and Grau & Associates would be ranked number two; however, Berger, Toombs has been coming in low on a lot of these proposals and have been getting a lot of work, which makes us a little nervous.

Mr. d'Adesky: On their ability to furnish the required services?

Mr. Flint: Yes, a little bit, so the question is whether the price is overriding that difference. The time will tell. We ask for five years of pricing, but we enter into an annual engagement each year.

Mr. Register: We can reconsider it next year.

Mr. Flint: Yes, next year. If we ended up having issues this year because they've taken on more than they can handle, the Board can go bid out again. We are not bound for five years, but we have prices locked in for five years.

Mr. Bonin: What is your work experience with either one of these firms?

Mr. Flint: We work with both of them. Grau & Associates probably does more CDD audits out of any auditing firm. It's their primary business. Berger, Toombs also does a lot of them. We have them on a number of Districts, as well as a couple of other firms, such as McDermit, Davis and Carr, Riggs. Those four firms probably perform 95% of the CDD audits in Florida. I think either firm can do the work. The only concern with Berger, Toombs is whether

they are spreading themselves a little thin because they are coming in low on a lot of these proposals.

Mr. Kraljev: Have you seen that in your other Districts?

Mr. Flint: We haven't yet. This year they have been very aggressive and they have been getting a number of audits.

Mr. Register: What is the risk and how would that manifest itself in not meeting deadlines?

Mr. Flint: Statutorily, we must have the audit completed by June 30<sup>th</sup>. That gives us six months. You think that would be plenty of time, but we tend to bump up against that deadline, because of the number of these audit firms do. So, if we don't meet that, it's not like someone is going to come and handcuff someone and take them away. I don't think there's the fining ability. It is a reportable event that would have to be disclosed through the clearinghouse to bondholders.

Mr. d'Adesky: There is a municipal security disclosure, which is a failure to disclose at a certain point

Mr. Flint: It will end up getting reported in the subsequent audit because we didn't meet that deadline. The Joint Legislative Auditing Committee will look at it.

Mr. Kraljev: Have either of these firms ever missed a deadline?

Mr. Flint: I'm sure they both have, but it's not necessarily going to be their fault. We provide the information, put it on a server and they access the information remotely, so it's in their hands. There may be other management companies out there that either start the audit late or don't provide the information or they don't manage the audit. I wouldn't say that neither of them have ever missed it, whether it was their fault or not. Most of the time it's not their fault, but if they get overwhelmed, it could happen.

Mr. Bonin: Like Lane brought up, we are not committed to it, so we can back out of it after one year if they are pushing up against the deadline.

Mr. Flint: If push comes to shove, we completed them on June 29<sup>th</sup>. We push very hard to meet the June 30<sup>th</sup> deadline. They understand the downside of not meeting that.

Mr. Register: Is your office following up with them and staying on top of that?

Mr. Flint: Yes. We have to manage the audit, but we can't do it. The question is whether a \$1,000 difference is enough to potentially risk that.

Mr. Register: The price is not concerning enough either way. If you work with both of these firms and for the most part, feel they understand the scope and have a good experience, the pricing is very close. The one reservation is that Berger, Toombs secured a lot of work and may be spreading themselves a little too thin, so if I would rank 19 and 20 points and have Grau & Associates receive one point more. I'm fine with selecting them.

Mr. Flint: However you guys want to do it. We will work with either firm. In the worst case, we can gauge whether there's an issue with Berger, Toombs and you can make a change next year or we can go with Grau & Associates. Whatever way you want to do it.

Mr. Register: I rank Grau & Associates 99 points and Berger, Toombs, Elam, Gaines & Frank 98 points.

Mr. Flint: Are the other two committee members okay with that ranking?

Mr. Bonin: Yes.

Mr. Kraljev: That's fine.

Mr. Flint: Then we need a motion to rank Grau & Associates number one with 99 points and Berger, Toombs, Elam, Gaines & Frank number two with 98 points.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor accepting the ranking of Grau & Associates the number one ranked firm to provide auditing services and Berger, Toombs, Elam, Gaines & Frank number two was approved.

- **Approval of Minutes of the August 30, 2018 Meeting** (*Third Order of Business*)

Mr. Flint: I skipped approval of the minutes from the last Audit Committee meeting. Did the Audit Committee have any comments on those? Hearing none,

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Minutes of the August 30, 2018 Meeting were approved as presented.

Mr. Flint: Karen, are you voting on this?

Ms. Morgan: Yes.

Mr. Flint: Was it in the affirmative on both of those motions?

Ms. Morgan: Yes.

Mr. Flint: I did not ask for public comments, but no members of the public are present.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: We need a motion to adjourn the Audit Committee meeting.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Audit Committee meeting was adjourned.
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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 25, 2018 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  
Karen Morgan  
Lane Register  
Ben Kraljev

Chairman  
Vice Chair by phone  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Andrew d'Adesky  
Christina Baxter  
Michelle Barr

District Manager  
District Counsel  
Engineer by phone  
Lennar by phone

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. All Supervisors were present with the exception of Mr. Adelman.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

Mr. Flint: At this point, we don't have a resignation from Mr. Adelman, so we don't have a vacancy on the Board. We may be receiving one from him, and if we do, we will add that to a future agenda.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 30, 2018 Meeting**

Mr. Flint: Did the Board have any comments on those?

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Minutes of the August 30, 2018 Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS****Consideration of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2018**

Mr. Flint: The Board met as an Audit Committee prior to this meeting and ranked Grau & Associates number one. We need a motion to accept this ranking.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor approving the ranking of Grau & Associates as the number one ranked firm for auditing services was approved.

**FIFTH ORDER OF BUSINESS****Ratification of Series 2018 Requisition No. 1**

Mr. Flint: This requisition is in your agenda. It's for the Assessment Area 2 bonds, to be paid out of the Construction and Acquisition Account for approximately \$3.55 million to Lennar Homes, LLC. It was executed by the Chairman and District Engineer, submitted to the Trustee and has been paid. The Board is not required to approve it in advance of it being funded, but as a practice, we like to have it ratified so it gets into the record. We need a motion to ratify Requisition No. 1.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor Requisition No. 1 as stated was ratified.

Mr. d'Adesky: George, do you know the balance of the Construction and Acquisition Account?

Mr. Flint: There is about \$100,000.

Mr. d'Adesky: That pretty much draws it out. We definitely have some conveyances that we need to proceed with. When we did the Bills of Sale associated with this, we got the improvements moved over, but it seems there are definitely some tracts yet that need to be conveyed as part of the final turnover. Then we will have a completion for those series of bonds that removes your obligation under the Completion Developer, which is the developer's obligation and gets everything transferred over to the District. In general, we try to do those contemporaneous. It seems at this point, the infrastructure for this series should be about done, in terms of what the District is going to take. Christina is that fairly accurate that most of the Assessment Area 2 infrastructure is complete?

Ms. Baxter: Yes. The Phase 1 infrastructure is complete. We are just waiting on the Certification of Completion and then we can finalize the Bill of Sale and everything else that goes with it.

Mr. d'Adesky: Okay. Thank you.

Ms. Baxter: You're welcome.

Mr. Flint: The Construction and Acquisition Account had \$3.55 million and Requisition No. 1 is drawn down by \$3.45 million, so there is about \$100,000 remaining. We will have another requisition, at least one more, to draw down the balance.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Do you have anything else, Andrew?

Mr. d'Adesky: No, that was it. I am just putting on everyone's radar that there should be some conveyances coming down the pike. I will get with your Counsel. Are you still working with Chuck on this or is it Kate?

Mr. Kraljev: It's Chuck.

Mr. d'Adesky: I will get with Chuck on this.

#### **B. Engineer**

Mr. Flint: Christina, do you have anything?

Ms. Baxter: The only update I have is the Parcel L, Phase 2 plat has now been recorded. We are getting close to the certification completion on Parcel L, Phase 1 and subsequently, Phase L, Phase 2.

Mr. Flint: Could you email us copies of those plats, if you have PDF copies?

Ms. Baxter: Sure.

Mr. Flint: We had a question for you on the ponds.

Mr. Kraljev: Christine, this is Ben. We are working on turning over the pond maintenance. We already turned over the lawn maintenance on a number of the existing areas. I emailed Nicole about the operating permits, but I don't recall if I copied you on that or not. Before we turn the aquatics portion over, we were trying to make sure that we were in good shape.

Ms. Baxter: So we need to get the transfers over to the CDD for those ponds.

Mr. Kraljev: Correct.

Ms. Baxter: Okay.

Mr. Kraljev: Thank you.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the Check Register from August 24, 2018 through October 18, 2018, totaling \$49,504.87. Are there any questions on the Check Register? If not, we need a motion to approve it.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the check register was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Flint: Then we have the Unaudited Financial Statements through September 30<sup>th</sup>. No action is required by the Board, but if you have any questions we can discuss those. It is pending any audit adjustments during the audit. It should fairly closely reflect where we will be at the end of Fiscal Year 2018. There is a schedule in here for the Assessment Area 1 Series 2015 bonds, which starts on Page 10 and on Page 12 is the one for Assessment Area 2. It doesn't show Requisition No. 1 funded yet because this was through September 30<sup>th</sup> and that requisition was actually paid at the beginning of October. Are there any questions on the financials? Hearing none,

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Flint: Is there anything else that was not on the agenda that the Board wants to discuss or that anyone on the phone wants to discuss?

Ms. Barr: I'm good.

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

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

November 1, 2018

Board of Supervisors  
Storey Park Community Development District  
c/o GMS, LLC  
9145 Narcoossee Road, Suite A206  
Orlando, FL 32827

We are pleased to confirm our understanding of the services we are to provide Storey Park Community Development District, Orange County, Florida ("the District") for the fiscal year ended September 30, 2018, with 4 annual options. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Storey Park Community Development District as of and for the fiscal year ended September 30, 2018, with 4 annual options. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

### **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

### **Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also



responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,500 for the September 30, 2018 audit. The fees for fiscal years 2019, 2020, 2021, and 2022 will not exceed \$4,600, \$4,700, \$4,800, and \$4,900 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Storey Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Storey Park Community Development District.

By: 

Title: District Manager

Date: 11/20/18



## PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

# Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair  
AICPA Peer Review Board  
2016

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN GRAU AND  
ASSOCIATES AND STOREY PARK COMMUNITY DEVELOPMENT  
DISTRICT  
(DATED NOVEMBER 1, 2018)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested 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, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-CF, LLC  
135 WEST CENTRAL BLVD.  
SUITE 320  
ORLANDO, FL 32801  
TELEPHONE: 407-841-5524  
EMAIL: GFLINT@GMSCFL.COM**

**Auditor:** 

**Title:** President

**Date:** 11/20/18

**District:** 

**Title:** District Manager

**Date:** 11/20/18

## SECTION V

## NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 18<sup>th</sup> day of October, 2018 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, 2019.

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 18, 2018, 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  
% Jason Showe  
Governmental Management Services  
135 W. Central Blvd., Ste 320  
Orlando, FL 32801  
jshowe@govmgtsvc.com  
(407)841-5524 x105

Notices to the Property Appraiser shall be addressed to:

Alena Safonava, Finance Department  
Orange County Property Appraiser  
200 S. Orange Ave., Suite 1700  
Orlando, FL 32801  
[asafonava@ocpafl.org](mailto:asafonava@ocpafl.org)  
(407)836-5039

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 1<sup>st</sup> - 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 4 - September 18

- Taxing Authority holds initial public budget hearing.

### September 14

- 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 VI

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Storey Park Community Development District  
c/o Governmental Management Services – Central  
Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT AREA ONE**

**Board of Supervisors<sup>1</sup>**

**Storey Park Community Development District**

Rob Bonin  
Chairperson

Jeffrey Adelman  
Assistant Secretary

Karen Morgan  
Vice Chairperson

Ben Kraljev  
Assistant Secretary

Lane Register  
Assistant Secretary

Governmental Management Services - – Central Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801  
(407) 841-5524

District records are on file at the offices of Governmental Management Services and are available for public inspection upon request during normal business hours.

**TABLE OF CONTENTS**

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of January 9, 2019. For a current list of Board Members, please contact the District Manager's office.

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## **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

### **INTRODUCTION**

The Storey Park Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, electrical distribution (undergrounding) and streetlights, and landscaping and hardscaping.

## **DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Storey Park Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

### **What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the "Act"), and established by Ordinance No. 2015-7 enacted by the City Council of the City of Orlando, Florida, which was effective on March 9, 2015. The District encompasses approximately 860.8 acres of land located entirely within the boundaries of the City of Orlando, Orange County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Orange County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 860.8 acres located entirely within the City of Orlando, Orange County, Florida. The portion of the District known as Assessment Area One consists of approximately 194.75 developable acres within the District. The Metes and Bounds of the lands encompassed within Assessment Area One is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program for Assessment Area One includes, but is not limited to, certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, electrical distribution (undergrounding) and streetlights, and landscaping and hardscaping. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a Master Engineer's Report dated June 25, 2015 which details all of the improvements contemplated for the completion of the infrastructure of the District, (the "Capital Improvement Plan") which was supplemented for Assessment Area One by its Supplemental Engineer's Report dated August 13, 2015 (the "2015 Project"). Copies of the Engineer's Reports are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On July 21, 2015, the Circuit Court of the State of Florida, in and for Orange County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$51,000,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

On July 23, 2015, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the Capital Improvement Plan. On that date, the District issued its Storey Park Community Development District, Special Assessment Revenue Bonds, Series 2015 (Series 2015 Bonds), in the amount of \$9,120,000. Proceeds of the Series 2015 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the 2015 Project.

**2015 Project**

**Roadway Improvements**

The District will fund roadway construction internal to the District consisting of local roadways and alleys. Exhibit 5, Roadway Ownership Map, provides a graphical representation of the proposed improvements. All such local roadways or alleys will be open to the public.

Dowden Road, Innovation Way South, and the Connector Road will be constructed and funded by the Developer and, per the Annexation and Development Agreement, the City of Orlando will provide impact fee credits for the construction costs associated with Dowden Road and Innovation Way South. These three roadways are not included in the CDD capital improvement plan.



In addition to roadway construction, the Developer is obligated, per the Annexation Agreement, to pay Transportation Proportionate Share for Off-site Roadway Improvements. Transportation Phase 1 payments have been identified to fund improvements to Narcoossee Road (Goldenrod to Lee Vista) and Dowden Road (Narcoossee to SR 417).

The Developer payment amount of \$1,544,365 has been included as part of the District capital improvement plan costs, as it is a required cost of public improvements. Any payment made by the Developer will be a payment made on behalf of the District. This amount correlates to the land area and development program within the District boundary.

### **Storm water Management**

The District will fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with the City of Orlando and South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6A, Post-Development Basin Map and Exhibit 6B, Stormwater Management Map, provide graphical representations of the proposed stormwater management system.

### **100-Year Floodplain**

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0060G dated June 18, 2013, portions of the project site are located within the 100-year flood zones, Zone AE and Zone A. Areas located within Zone AE are designated by FEMA with a determined 100-year flood elevation; areas within Zone A are identified as within the 100-year floodplain but with an undetermined elevation. Exhibit 6C, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries. The majority of the property within the District lies within FEMA Zone X, which is outside of the 500 year flood zone.

Any filled areas below the 100-year flood elevation will result in impacts which will require mitigation in the form of a volume-for-volume match between floodplain impacts and compensating storage. Detailed floodplain fill impact and compensating storage calculations were prepared and approved with the Master Drainage Plan and SFWMD ERP Permit approved by SFWMD and City of Orlando. Please note, the compensating storage for the Development was prepared for the Development as a whole. If the District will be developed in phases, special attention will need to be provided to the location of the floodplain compensating storage as it may not be located within the same parcel. As of February 2015, an application was currently under review by FEMA for a Conditional Letter of Map Revision based on Fill (CLOMR-F) which provides conceptual approval of the fill to be placed on the property which would remove areas of the Development from Zone AE. After fill has been placed, survey elevations will be

required and a Letter of Map Revision based on fill LOMR-F will be required to receive final approval from FEMA that Development areas are located outside of Zone AE and therefore removed from the 100-year floodplain. Please note, the District capital improvement costs for fill are associated with only with capital improvements.

### **Potable Water, Reclaimed Water, & Wastewater Utilities**

Potable water service for the Development will be provided by Orange County Utilities (OCU). A Master Utility Plan (MUP) was approved by OCU for the Development in September 2014 (report dated July 25, 2014). The MUP established phasing based on available capacity within OCU existing infrastructure with future phases dependent on regional improvements to be completed by OCU as Capital Improvement Projects (CIP).

OCU has multiple projects under design and/ or construction that will provide additional service capacity to this region. Exhibits 7B, 8B, and 9B provide details on the locations of the Regional Utilities Infrastructure Improvements. The regional improvements include:

- Eastern Service Area Storage and Re-pump Facility
- Dowden Road - 20 inch watermain, 20 inch forcemain
- Innovation Way South □ 36 inch watermain, 20 inch reclaimed watermain, 20 inch forcemain
- Connector Road - 20 inch watermain, 12 inch reclaimed watermain,
- Connections from Lee Vista to Storage and Re-pump Facility - 30 inch watermain, 24 inch reclaimed watermain

The MUP utilities infrastructure design for the Development includes three phases, Phase 1, Phases 1-3 and Build-out. Please note Phases 1-3 are located within Area 1 identified on Exhibit 11.

- Phase 1 development includes 90 residential units associated with Storey Park Phase 1 Construction Plans. This project is under construction as of February 2015.
- Phase 1-3 development includes portions of Parcels I and J (Lennar owned property west of the Connector Road). The design of the water, sewer, and reclaimed water systems to serve the Phase 1 and Phase 1-3 development is based on the connection to the existing 16 inch water main, 16 inch force main, and 16 inch reclaimed water main located southwest of Storey Park along Moss Park Road. Phase 1-3 accounts for Residential and Office/Recreational Uses totaling 385 Equivalent Residential Units (ERU).
- The design for the Build-out development includes capacity that will be available once the proposed CIP projects listed above are completed and connected to OCU's eastern regional facilities. Build-out condition requires construction of the OCU CIP projects to provide capacity for the full development program within Storey Park.

Points of connection for Phase 1-3 of the Development are located along existing Moss Park Road west of the Development. Existing utilities at the point of connection include 16" watermain, 16" reclaimed watermain, and 16" forcemain. The infrastructure along Innovation

Way South to the point of connection at Moss Park Road was designed and permitted, with the Phase 1 Construction Plans and is currently under construction as of February 2015.

### **Potable Water Distribution System**

The District will fund the construction of the water distribution system within the District. The potable water system will be conveyed to, and owned and maintained by OCU once it has been certified complete. The main sizing within the District will be required to be designed and constructed based on the approved MUP. Exhibit 7 A, Potable Water Distribution System Map, provides a graphical representation of the watermain to be constructed within the District.

### **Reclaimed Water Distribution System**

The District will fund the construction of the reclaimed water distribution system within the District. The reclaimed water system will be conveyed to, and owned and maintained by OCU once it has been certified complete by the District. The main sizing within the District will be required to be designed and constructed based on the approved I/v1UP. Exhibit 8A, Reclaimed Water Distribution System Map, provides a graphical representation of the proposed system within the District.

### **Wastewater System**

The District will fund the construction of the gravity sewer, forcemain, and lift station infrastructure within the District. The wastewater system will be conveyed to, and owned and maintained by OCU once it has been certified complete by the District. The main sizing and lift stations within the District will be required to be designed and constructed based on the approved I/v1UP. Exhibit 9A, Wastewater System Map, provides a graphical representation of the proposed system within the District.

### **Landscape & Hardscape**

The District will fund landscape and hardscape construction and maintenance which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area landscape and hardscape, pedestrian/ multi-purpose trails, and street trees. The District will own and maintain the landscape and hardscape improvements.

### **Electrical Distribution and Street Lights**

The District will fund the cost of installation of underground electric service to the District. The District will fund the installation, leasing, and monthly service charges associated with the upgraded street lighting fixtures along CDD owned and maintained roadways within the District. Duke Energy will own and maintain the electric and street light infrastructure.

### **Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its 2015 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual debt assessment levels for property within Assessment Area One for the Series 2015 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessments for the Series 2015 Bonds per unit within the Assessment Area One Project are as follows:

<b>Product Type</b>	<b>Series 2015 Maximum Annual Debt Assessment Per Unit</b>
Apartments	\$0
Townhome – 20'	\$506
Townhome – 25'	\$633
Single Family – 32'	\$810
Single Family – 40'	\$1,013
Single Family – 50'	\$1,266
Single Family – 60'	\$1,519
Commercial	\$0

Note: The maximum annual assessments have been grossed up to include collection costs from Orange County and a maximum discount for early payment as authorized by law.

The Series 2015 Bond Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

### **Method of Collection**

The District's Series 2015 Bond Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Orange County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts for early payment as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Storey Park Community Development District, 135 W. Central Blvd., Suite 320, Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and recorded in the Official Records of Orange County, Florida.

STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT

By: Rob Bonin  
Chairperson

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Rob Bonin, Chairperson of the Storey Park Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EXHIBIT A

PARCEL I described as follows:

Commence at the Southeast corner of Section 4, Township 24 South, Range 31 East, Orange County, Florida, run N 89° 48' 53" W, along the South line of said Section 4, a distance of 742.26 feet, to the Westerly right of way line of proposed Innovation Way South and Point of Beginning; said point also being on a non-tangential curve that runs Southwesterly, run thence through a central angle of 03° 35' 35", having a radius of 1143.00 feet, and whose long chord bears S 18° 05' 49" W for a distance of 71.66 feet, run along the arc of said curve and Westerly right of way line, 71.68 feet, to the point of tangency; run thence S 16° 18' 02" W, continuing along said right of way line, a distance of 874.27 feet to the beginning of a curve; said curve turning to the right through a central angle of 40° 58' 21", having a radius of 1460.00 feet, and whose long chord bears S 36° 47' 13" W for a distance of 1021.95 feet, run thence Southwesterly along the arc of said curve and right of way line, 1044.05 feet, to the point of tangency; run thence S 57° 16' 23" W, along said right of way line, for a distance of 823.54 feet to a point on a line; departing said right of way line, run thence N 53° 59' 20" W for a distance of 5.22 feet to a point on a line, thence N 06° 24' 19" W for a distance of 134.10 feet to a point on a line thence N 01° 28' 03" E for a distance of 82.01 feet to a point on a line, thence N 09° 13' 46" W for a distance of 132.68 feet to a point on a line, thence N 04° 45' 05" E for a distance of 100.57 feet to a point on a line, thence N 28° 41' 49" E for a distance of 140.66 feet to a point on a line, thence N 63° 58' 14" E for a distance of 103.82 feet to a point on a line, thence N 56° 33' 53" E for a distance of 107.34 feet to a point on a line, thence S 48° 28' 22" E for a distance of 55.24 feet to a point on a line, thence S 53° 50' 50" E for a distance of 83.91 feet to a point on a line, thence S 54° 42' 15" E for a distance of 99.67 feet to a point on a line, thence S 74° 19' 32" E for a distance of 39.20 feet to a point on a line, thence N 67° 45' 10" E for a distance of 38.91 feet to a point on a line, thence N 09° 12' 34" E for a distance of 164.58 feet to a point on a line, thence N 06° 24' 31" E for a distance of 158.13 feet to a point on a line, thence N 12° 51' 46" E for a distance of 80.99 feet to a point on a line, thence N 05° 15' 59" W for a distance of 163.84 feet to a point on a line, thence N 20° 05' 15" W for a distance of 169.43 feet to a point on a line, thence N 43° 15' 15" W for a distance of 150.87 feet to a point on a line, thence N 15° 36' 12" W for a distance of 179.42 feet to a point on a line, thence N 04° 16' 58" W for a distance of 153.19 feet to a point on a line, thence N 17° 36' 10" E for a distance of 136.96 feet to a point on a line, thence N 01° 36' 09" W for a distance of 170.57 feet to a point on a line, thence N 00° 23' 27" E for a distance of 153.92 feet to a point on a line, thence N 18° 26' 32" W for a distance of 151.67 feet to a point on a line, thence N 25° 44' 11" W for a distance of 238.12 feet to a point on a line, thence N 17° 41' 58" W for a distance of 234.75 feet to a point on a line, thence N 04° 35' 26" W for a distance of 195.29 feet to a point on a line, thence N 33° 09' 00" W for a distance of 114.73 feet to a point on a line, thence N 31° 04' 44" W for a distance of 159.62 feet to a point on a line, thence N 27° 36' 43" W for a distance of 140.24 feet to a point on a line, thence N 09° 37' 58" W for a distance of 107.15 feet to a point on a line, thence N 12° 18' 14" W for a distance of 126.84 feet to a point on a line, thence N 10° 54' 47" W for a distance of 166.44 feet to a point on a line, thence N 41° 13' 46" W for a distance of 142.37 feet to a point on a line, thence N 19° 22' 37" W for a distance of 100.79 feet to a point on a line, thence N 02° 53' 50" W for a distance of 141.06 feet to a point on a line, thence N 09° 57' 26" W for a distance of 100.69 feet to a point on a line, thence N 26° 19' 12" W for a distance of 105.62 feet to a point on a line, thence N 52° 00' 34" W for a distance of 103.37 feet to a point on a line, thence N 67° 53' 49" E for a distance of 50.07 feet to a point on a line, thence N 23° 28' 56" W for a distance of 39.41 feet, to the South right of way line of proposed Innovation Way North; run thence N 88° 34' 23" E, along said South right of way line for a distance of 1491.02 feet to the beginning of a curve, said curve turning to the left through a central angle of 24° 30' 52", having a radius of 1651.00 feet, and whose long chord bears N 76° 18' 57" E for a distance of 701.01 feet, run Northeasterly along the arc of said curve and right of way line, 706.39 feet, to the beginning of a curve, said curve turning to the right through a central angle of 87° 26' 00", having a radius of 25.00



feet, and whose long chord bears S 72° 13' 29" E for a distance of 34.55 feet departing Innovation Way right of way line, run thence Southeasterly along the arc of said curve, 38.15 feet, to the point of tangency; thence S 28° 30' 29" E a distance of 10.77 feet to the beginning of a curve, said curve turning to the right through a central angle of 26° 33' 34", having a radius of 350.00 feet, and whose long chord bears S 15° 13' 42" E for a distance of 160.79 feet, run thence Southerly along the arc of said curve, 162.24 feet, to the point of tangency; thence S 01° 56' 55" E, a distance of 129.11 feet, to the beginning of a curve, said curve turning to the left through a central angle of 57° 32' 25", having a radius of 450.00 feet, and whose long chord bears S 30° 43' 08" E for a distance of 433.17 feet, run thence Southeasterly along the arc of said curve, 451.92 feet to the point of tangency; thence S 59° 29' 20" E for a distance of 394.66 feet, to the beginning of a curve, said curve turning to the right through a central angle of 58° 13' 52", having a radius of 350.00 feet, and whose long chord bears S 30° 22' 24" E for a distance of 340.60 feet, run thence Southerly along the arc of said curve, 355.71 feet, to the point of tangency; thence S 01° 15' 28" E, for a distance of 417.43 feet, to the beginning of a curve, said curve turning to the right through a central angle of 86° 21' 50", having a radius of 25.00 feet, and whose long chord bears S 41° 55' 27" W for a distance of 34.22 feet, run thence Southwesterly along the arc of said curve, 37.68 feet, to the North right of way line of aforesaid proposed Innovation Way South, said point also being on a curve, said curve turning to the left through a central angle of 65° 12' 45", having a radius of 1143.00 feet, and whose long chord bears S 52° 29' 59" W, for a distance of 1231.84 feet, run thence Southwesterly along the arc of said curve and said right of way line, 1300.93 feet, to the Point of Beginning.

Containing 149.46 acres more or less

Together with PARCEL J-1 described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 4, Township 24 South, Range 31 East, Orange County, Florida; run thence N 00° 43' 38" W, along the West line of said Southeast 1/4, 2309.71 feet, to the Point of Beginning, said point also being on the North right of way line of proposed Innovation Way North; thence S 88° 34' 23" W, along said right of way line, for a distance of 103.94 feet; departing said right of way line, run thence N 21° 33' 25" W for a distance of 92.22 feet to a point on a line, thence N 23° 11' 46" W for a distance of 90.33 feet to a point on a line, thence N 03° 48' 39" W for a distance of 105.17 feet to a point on a line, thence N 14° 38' 02" W for a distance of 126.03 feet to a point on a line, thence N 41° 24' 37" W for a distance of 133.04 feet to a point on a line, thence N 06° 53' 43" W for a distance of 125.28 feet to a point on a line, thence N 08° 33' 36" W for a distance of 128.52 feet to a point on a line, thence N 08° 49' 37" E for a distance of 131.77 feet to a point on a line, thence N 07° 49' 13" W for a distance of 122.66 feet to a point on a line, thence N 02° 39' 08" W for a distance of 172.44 feet to a point on a line, thence N 03° 02' 40" E for a distance of 87.17 feet to a point on a line, thence N 35° 02' 41" E for a distance of 117.80 feet to a point on a line, thence N 56° 38' 48" E for a distance of 126.48 feet to a point on a line, thence N 65° 25' 14" E for a distance of 105.06 feet to a point on a line, thence S 77° 02' 27" E for a distance of 36.25 feet to a point on a line, thence N 73° 05' 22" E for a distance of 53.73 feet to a point on a line, thence S 65° 56' 29" E for a distance of 96.74 feet to a point on a line, thence S 50° 24' 55" E for a distance of 161.09 feet to a point on a line, thence S 39° 49' 02" E for a distance of 126.10 feet to a point on a line, thence S 46° 29' 09" E for a distance of 143.16 feet to a point on a line, thence S 40° 10' 09" E for a distance of 200.76 feet to a point on a line, thence S 39° 15' 21" E for a distance of 55.39 feet to a point on a line, thence S 43° 29' 17" E for a distance of 185.44 feet to a point on a line, thence S 37° 47' 54" E for a distance of 91.21 feet to a point on a line, thence S 40° 19' 59" E for a distance of 104.46 feet to a point on a line, thence S 53° 28' 15" E for a

distance of 116.74 feet to a point on a line, thence S 55° 34' 15" E for a distance of 153.52 feet to a point on a line, thence S 67° 41' 50" E for a distance of 104.40 feet to a point on a line, thence S 74° 15' 13" E for a distance of 133.21 feet to a point on a line, thence N 83° 49' 47" E for a distance of 105.04 feet to a point on a line, thence S 51° 52' 00" E for a distance of 79.01 feet to a point on a line, thence S 55° 13' 56" E for a distance of 136.69 feet to a point on a line, thence S 32° 02' 39" E for a distance of 109.88 feet to a point on a line, thence S 05° 04' 01" E for a distance of 101.68 feet to a point on a line, thence S 03° 43' 40" E for a distance of 56.66 feet to the beginning of a non-tangential curve, and North right of way line; said curve turning to the right through 07° 40' 29", having a radius of 1499.00 feet, and whose long chord bears S 84° 44' 08" W for a distance of 200.64 feet, run Westerly along the arc and said right of way line, 200.79 feet, to the point of tangency; run thence S 88° 34' 23" W, along said right of way line, 1429.84 feet, to the Point of Beginning.  
Containing 37.58 acres more or less.

Together with Parcel L-2 described as follows:

A portion of Section 3, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as :

Commence at the Southwest corner of the Southwest 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida thence S 89°39'25" E a distance of 1597.33 feet along the South line of the Southwest 1/4 of said Section 3 to a point on the proposed northeasterly right of way line of Innovation Way South, being a 125.00 foot right of way; thence along said proposed right of way the following two (2) courses and distances, N 46°58'16" W a distance of 666.99 feet to a point of curvature of a curve concave Southwesterly, having a radius of 1137.50 feet, a central angle of 14°13'38" and a chord bearing of N 54°05'06" W; thence Northwesterly a distance of 282.46 feet along the arc of said curve to the Point of Beginning; thence continue Northwesterly a distance of 547.59 feet along the arc of said curve through a central angle of 27°34'55" to a point of reverse curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence Northwesterly a distance of 38.19 feet along the arc of said curve, through a central angle of 87°31'21" to the point of tangency of said curve, said point being on the proposed East right of way line of Connector Road, being a 86.50 foot right of way; thence along said proposed Easterly right of way line the following six (6) courses and distances; N 01°15'28" W a distance of 197.29 feet to a point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence Northeasterly a distance of 39.26 feet along the arc of said curve through a central angle of 89°58'03" to a point on said curve; thence N 01°13'32" W a distance of 50.00 feet to a point on a non-tangent curve concave Northeast, having a radius of 25.00 feet, a central angle of 90°01'57" and a chord bearing of N 46°16'27" W; thence from a tangent bearing of S 88°42'35" W, Northwesterly a distance of 39.28 feet along the arc of said curve to the point of tangency of said curve; thence N 01°15'28" W a distance of 123.92 feet to a point of curvature of a curve concave Westerly, having a radius of 425.25 feet and a central angle of 36°52'36"; thence Northwesterly a distance of 273.70 feet along the arc of said curve to a point; thence departing said proposed East right of way line N 46°36'13" E a distance of 165.50 feet to a point on a non-tangent curve concave Westerly, having a radius of 590.25 feet, a central angle of 38°21'01" and a chord bearing of S 20°25'58" E; thence from a tangent bearing S 39°36'29" E, Southerly a distance of 395.08 feet along the arc of said curve to a point of tangency; thence S 01°15'28" E a distance of 18.00 feet; thence N 89°32'50" E a distance of 345.00 feet; thence S 01°15'28" E a distance of 194.99 feet; thence N 89°32'50" E a distance of 136.00 feet; thence S 01°15'28" E a distance of 73.07 feet to a point on a non-tangent curve concave Westerly,

having a radius of 393.31 feet, a central angle of  $22^{\circ}25'37''$  and a chord bearing of  $S\ 11^{\circ}12'48''\ W$ ; thence from a tangent bearing of  $S\ 00^{\circ}00'00''\ W$ , Southerly a distance of 153.95 feet along the arc of said curve to the point of tangency of said curve; thence  $S\ 22^{\circ}25'37''\ W$  a distance of 170.27 feet to the Point of Beginning.

Containing 7.71 acres more or less.



Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Storey Park Community Development District  
c/o Governmental Management Services – Central  
Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT AREA TWO**

**Board of Supervisors<sup>1</sup>**

**Storey Park Community Development District**

Rob Bonin  
Chairperson

Jeffrey Adelman  
Assistant Secretary

Karen Morgan  
Vice Chairperson

Ben Kraljev  
Assistant Secretary

Lane Register  
Assistant Secretary

Governmental Management Services -- Central Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801  
(407) 841-5524

District records are on file at the offices of Governmental Management Services and are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of January 9, 2019. For a current list of Board Members, please contact the District Manager's office.

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## STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

### INTRODUCTION

The Storey Park Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of certain roadway improvements, stormwater management, potable water, reclaimed water & wastewater utilities, landscape & hardscape, electrical distribution (undergrounding) and streetlights.

## **DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Storey Park Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

### **What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the "Act"), and established by Ordinance No. 2015-07 enacted by the City Council of the City of Orlando, Florida, which was effective on March 9, 2015. The District encompasses approximately 860.8 acres of land located entirely within the boundaries of the City of Orlando, Orange County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Orange County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.



**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 860.8 acres located entirely within Orange, Florida. The portion of the District known as Assessment Area Two consists of approximately 80.52 developable acres within the District. The Metes and Bounds of the lands encompassed within Assessment Area Two is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program for Assessment Area Two includes, but is not limited to, certain roadway improvements, stormwater management, potable water, reclaimed water & wastewater utilities, landscape & hardscape, electrical distribution (undergrounding) and streetlights. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a Master Engineer's Report dated June 25, 2015 which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"), which was supplemented for Assessment Area Two by its Supplemental Engineer's Report dated December 7, 2017 (the "2018 Project"). Copies of the Capital Improvement Plan are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On July 21, 2015, the Circuit Court of the State of Florida, in and for Orange County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$51,000,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

On August 30, 2018 the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the Capital Improvement Plan. On that date, the District issued its Storey Park Community Development District, Special Assessment Revenue Bonds, Series 2018 (Series 2018 Bonds), in the amount of \$3,865,000. Proceeds of the Series 2018 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the 2018 Project.

**2018 Project**

**Roadway Improvements**

The District will fund roadway construction internal to the District consisting of local roadways and alleys. Exhibit 5, Roadway Ownership Map, provides a graphical representation of the proposed improvements. All such local roadways or alleys will be open to the public. Dowden Road, Storey Park Boulevard, and Story Time Drive, within the CDD boundary, will be constructed and funded by the Developer and, per the Annexation and Development Agreement, dated September 23, 2013 ("Annexation Agreement"), the City of Orlando will provide impact fee credits for the construction costs associated with Dowden Road, Storey Park Boulevard, and Story Time Drive. These three roadways are not included in the District's capital improvement plan since they are impact fee eligible.

In addition to roadway construction, the Developer is obligated, per the Annexation Agreement, to pay a Transportation Proportionate Share for Off-site Roadway Improvements. Transportation

Phase 1 payments have been identified to fund improvements to existing Narcoossee Road (Goldenrod to Lee Vista) and existing Dowden Road (Narcoossee to SR 417).

### **Stormwater Management**

The District will fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with the City of Orlando and South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6A, Post-Development Basin Map and Exhibit 6B, Stormwater Management Map, provide graphical representations of the proposed stormwater management system.

### **100 Year Floodplain**

Pursuant to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0060G dated June 18, 2013, portions of the project site are located within the 100-year flood zones, Zone AE and Zone A. Areas located within Zone AE are designated by FEMA with a determined 100-year flood elevation; areas within Zone A are identified as within the 100-year floodplain but with an undetermined elevation. Exhibit 6C, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries. The majority of the property within the District lies within FEMA Zone X, which is outside of the 500 year flood zone.

Any filled areas below the 100-year flood elevation will result in impacts which will require mitigation in the form of a volume-for-volume match between floodplain impacts and compensating storage. Detailed floodplain fill impact and compensating storage calculations were prepared and approved with the Master Drainage Plan and SFWMD ERP Permit approved by SFWMD and City of Orlando. Note, the compensating storage for the Development was prepared for the Development as a whole. Because the District will be developed in phases, special attention will need to be provided to the location of the floodplain compensating storage as it will not always be located within the same parcel. As of February 2015, an application was currently under review by FEMA for a Conditional Letter of Map Revision based on Fill (CLOMR-F) which provides conceptual approval of the fill to be placed on the property which would remove areas of the Development from Zone AE. After fill has been placed, survey elevations will be required and a Letter of Map Revision based on fill LOMR-F will be required to receive final approval from FEMA that Development areas are located outside of Zone AE and therefore removed from the 100-year floodplain. The District capital improvement costs for fill are associated only with capital improvements.

## **Potable Water, Reclaimed Water & Wastewater Utilities**

Potable water service for the Development will be provided by Orange County Utilities (OCU). A Master Utility Plan (MUP) was approved by OCU for the Development in September 2014 (report dated July 25, 2014). The MUP established phasing based on available capacity within OCU existing infrastructure with future phases dependent on regional improvements to be completed by OCU as Capital Improvement Projects (CIP).

OCU has multiple projects under design and/ or construction that will provide additional service capacity to this region. Exhibits 7B, 8B, and 9B provide details on the locations of the Regional Utilities Infrastructure Improvements. The regional improvements include:

- Eastern Service Area Storage and Re-pump Facility
- Dowden Road - 20 inch watermain, 20 inch forcemain
- Storey Park Boulevard - 36 inch watermain, 20 inch reclaimed watermain, 20 inch forcemain
- Story Time Drive - 20 inch watermain, 12 inch reclaimed watermain,
- Connections from Lee Vista to Storage and Re-pump Facility - 30 inch watermain, 24 inch reclaimed watermain

The MUP utilities infrastructure design for the Development includes three phases, Phase 1, Phases 1-3 and Build-out. Note Phases 1-3 are located within Area 1 identified on Exhibit 11.

- Phase 1 development includes 90 residential units associated with Storey Park Phase 1 Construction Plans. This project was completed on February 2015.
- Phase 1-3 development includes portions of Parcels I and J (Lennar owned property west of Story Time Drive). The design of the water, sewer, and reclaimed water systems to serve the Phase 1 and Phase 1-3 development is based on the connection to the existing 16 inch water main, 16 inch force main, and 16 inch reclaimed water main located southwest of Storey Park along Moss Park Road. Phase 1-3 accounts for Residential and Office/Recreational Uses totaling 385 Equivalent Residential Units (ERU).
- The design for the build-out development includes capacity that will be available once the proposed OCU CIP projects listed above are completed and connected to OCU's eastern regional facilities. Build-out condition requires construction of the OCU CIP projects to provide capacity for the full development program within Storey Park.

Points of connection for Phase 1-3 of the Development are located along existing Moss Park Road west of the Development. Existing utilities at the point of connection include 16" watermain, 16" reclaimed watermain, and 16" forcemain. The infrastructure along Storey Park Boulevard to the point of connection at Moss Park Road was designed and permitted with the Phase 1 Construction Plans and is currently under construction as of February 2015.

### **Potable Water Distribution System**

The District will fund the construction of the water distribution system within the District. The potable water system will be conveyed to, and owned and maintained by OCU once it has been certified complete. The main sizing within the District will be required to be designed and constructed based on the approved MUP. Exhibit 7 A, Potable Water Distribution System Map, provides a graphical representation of the watermain to be constructed within the District.

### **Reclaimed Water Distribution System**

The District will fund the construction of the reclaimed water distribution system within the District. The reclaimed water system will be conveyed to, and owned and maintained by OCU once it has been certified complete by the District. The main sizing within the District will be required to be designed and constructed based on the approved MUP. Exhibit SA, Reclaimed Water Distribution System Map, provides a graphical representation of the proposed system within the District.

### **Wastewater System**

The District will fund the construction of the gravity sewer, forcemain, and lift station infrastructure within the District. The wastewater system will be conveyed to, and owned and maintained by OCU once it has been certified complete by the District. The main sizing and lift stations within the District will be required to be designed and constructed based on the approved MUP. Exhibit 9A, Wastewater System Map, provides a graphical representation of the proposed system within the District.

### **Landscape & Hardscape**

The District will fund landscape and hardscape construction and maintenance which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

### **Electrical Distribution and Street Lights**

The District will fund the cost of installation of underground electric service to the District. The District will fund the installation, leasing, and monthly service charges associated with the upgraded street lighting fixtures along CDD owned and maintained roadways within the District. Duke Energy will own and maintain the electric and street light infrastructure.

### **Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2018 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The

annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual debt assessment levels for property within Assessment Area Two for the Series 2018 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessments for the Series 2018 Bonds per unit within the Assessment Area Two Project are as follows:

<b>Product Type</b>	<b>Series 2018 Maximum Annual Assessment Debt Per Unit</b>
Townhome -25'	\$633.00
Single Family – 32'	\$810.00
Single Family – 40'	\$1,013.00
Single Family – 50'	\$1,266.00
Single Family – 60'	\$1,519.00

Note: The maximum annual debt assessments have been grossed up to include collection costs from Orange County and a maximum discount for early payment as authorized by law.

The Series 2018 Bond Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

### **Method of Collection**

The District's Series 2018 Bond Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Orange County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts for early payment as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Storey Park Community Development District, 135 W. Central Blvd., Suite 320, Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and recorded in the Official Records of Orange County, Florida.

**STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: Rob Bonin  
Chairperson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Rob Bonin, Chairperson of the Storey Park Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A



## SCHEDULE "A"

### DESCRIPTION :


A portion of Sections 03 and 04, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of Section 03, Township 24 South, Range 31 East, Orange County, Florida; thence South 89°39'25" East, a distance of 1597.30 feet along the South line of the Southwest quarter of said Section 03 to the POINT OF BEGINNING, said point being on the Proposed Northeasterly right of way line of Innovation Way South; thence along said Proposed Northeasterly right of way line the following two (2) courses and distances : North 46°58'16" West, a distance of 666.99 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1137.50 feet and a central angle of 14°13'38"; thence Northwesterly along the arc of said curve a distance of 282.46 feet; thence departing said Proposed Northeasterly right of way line North 22°25'37" East, a distance of 170.27 feet to a point of curvature of a curve concave Westerly, having a radius of 393.31 feet and a central angle of 22°25'37"; thence Northerly, a distance of 153.95 feet along the arc of said curve to a point on the Westerly line of Orange County Property Appraiser's Document Number 20160144123; thence along said Westerly line the following nine (9) courses and distances : North 01°15'28" West, a distance of 73.07 feet; thence South 89°32'50" West, a distance of 136.00 feet; thence North 01°15'28" West, a distance of 194.99 feet; thence South 89°32'50" West, a distance of 345.00 feet; thence North 01°15'28" West, a distance of 18.00 feet to a point of curvature of a curve concave Westerly, having a radius of 590.25 feet and a central angle of 38°21'01"; thence Northerly along the arc of said curve a distance of 395.08 feet; thence South 46°36'13" West, a distance of 149.25 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 442.44 feet, a central angle of 21°03'01" and a chord bearing of North 49°50'37" West, said point being on the Easterly right of way line of Story Time Drive as

Continued on Sheet 2

### SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Southwest quarter of Section 03, Township 24 South, Range 31 East, Orange County, Florida being South 89°39'25" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

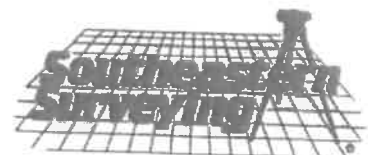
<b>DESCRIPTION</b>	Date: 11/03/2017 KR		NOT VALID WITHOUT SHEETS 1-4 Certification Number LB2108 47373448	
	Job Number: 47373	Scale: 1" = 500'	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8500 e-mail: info@southeasternsurveying.com	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
	SHEET 1 OF 4 SEE SHEETS 3 & 4 FOR SKETCH			
<b>FOR STOREY PARK COMMUNITY DEVELOPMENT DISTRICT</b>			JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

## DESCRIPTION (CONTINUED)

### Description continued from Sheet 1 :

shown on the plat of Story Park Roadways according to the plat thereof recorded in Plat Book 91, Pages 6 through 11, Public Records of Orange County, Florida; thence from a tangent bearing North 39°19'06" West, Northwesterly, a distance of 162.55 feet along the arc of said curve and along said Easterly right of way line; thence North 59°29'21" West, a distance of 220.62 feet along said Easterly right of way line; thence departing said Easterly right of way line North 24°39'43" East, a distance of 537.42 feet to a point on the South line of a Florida Gas Transmission Company 50.00 foot right of way and easement as recorded in Official Records Book 1682, Page 340, Public Records of Orange County, Florida; thence along said South line the following two (2) courses and distances : North 88°01'21" East, a distance of 33.78 feet; thence North 88°58'56" East, a distance of 789.17 feet; thence departing said South line South 36°35'39" East, a distance of 40.17 feet; thence South 51°19'00" East, a distance of 79.63 feet; thence South 40°37'54" East, a distance of 71.85 feet; thence South 03°48'39" East, a distance of 102.17 feet; thence South 52°55'44" East, a distance of 43.83 feet; thence South 54°02'49" East, a distance of 67.50 feet; thence North 85°57'00" East, a distance of 50.55 feet; thence North 50°12'32" East, a distance of 86.30 feet; thence North 35°56'27" East, a distance of 83.76 feet; thence North 24°45'18" East, a distance of 147.25 feet; thence North 32°55'29" East, a distance of 63.06 feet to a point on the South line of said Florida Gas Transmission Company 50.00 foot right of way and easement; thence along said South line the following two (2) courses and distances : North 88°58'56" East, a distance of 481.52 feet; thence North 87°23'01" East, a distance of 848.34 feet; thence departing said South line South 02°36'59" East, a distance of 189.81 feet; thence South 56°37'25" West, a distance of 33.29 feet; thence South 39°07'01" West, a distance of 123.28 feet; thence South 03°46'12" West, a distance of 94.91 feet; thence South 12°54'20" East, a distance of 94.38 feet; thence South 15°15'03" East, a distance of 119.33 feet; thence South 15°40'07" East, a distance of 85.57 feet; thence South 79°24'35" East, a distance of 102.29 feet; thence South 75°36'19" East, a distance of 109.33 feet; thence South 74°36'28" East, a distance of 86.80 feet; thence South 13°11'47" East, a distance of 64.70 feet; thence South 04°57'47" West, a distance of 48.89 feet; thence South 22°06'59" West, a distance of 56.65 feet to a point on the North line of Moss Park Ridge according to the plat thereof recorded in Plat Book 66, Pages 83 through 91, Public Records of Orange County, Florida; thence along the North line of said Moss Park Ridge the following two (2) courses and distances : North 89°57'27" West, a distance of 427.13 feet; thence North 89°45'40" West, a distance of 660.35 feet to the Northwest corner of said Moss Park Ridge; thence South 00°35'37" East, a distance of 1331.09 feet, along the West line of said Moss Park Ridge to a point on aforesaid South line of the SW 1/4 of Section 03; thence North 89°39'25" West, a distance of 379.45 feet along said South line to the POINT OF BEGINNING.

Containing 80.52 acres, more or less.



Drawing No. 47373448  
Job No. 47373  
Date: 11/03/2017  
SHEET 2 OF 4  
See Sheets 3 & 4 for Sketch

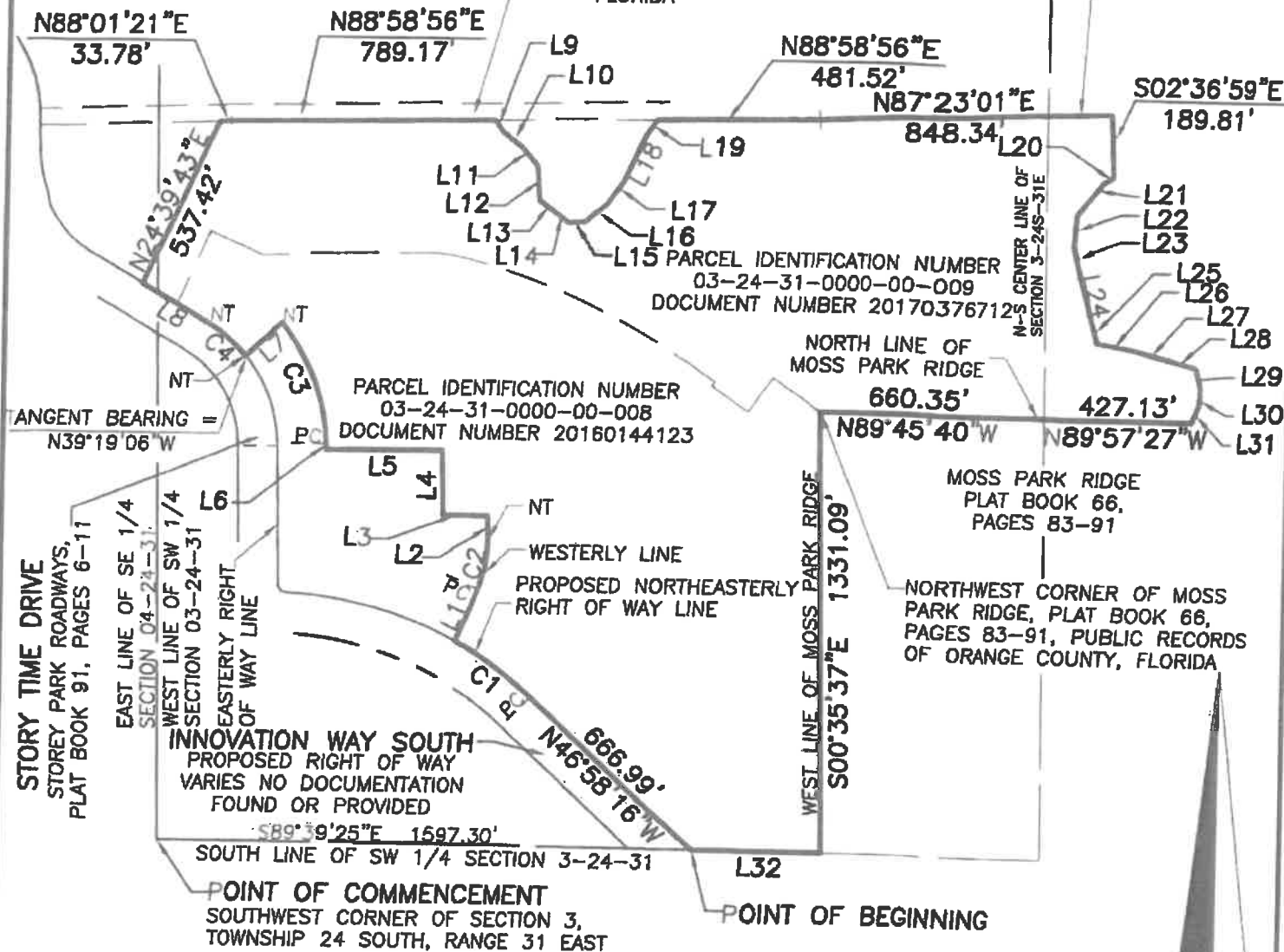
THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEETS 1 THROUGH 4

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4360  
(407) 292-8580  
Certification Number LB2108  
e-mail: [info@southeasternsurveying.com](mailto:info@southeasternsurveying.com)

# SKETCH OF DESCRIPTION

SOUTH LINE OF A FLORIDA GAS TRANSMISSION COMPANY 50.00' RIGHT OF WAY & EASEMENT PER OFFICIAL RECORDS BOOK. 1682, PAGE 340, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

SOUTH LINE OF A FLORIDA GAS TRANSMISSION COMPANY 50.00' RIGHT OF WAY & EASEMENT PER OFFICIAL RECORDS BOOK. 1682, PAGE 340, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA



## LEGEND :

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON TANGENT

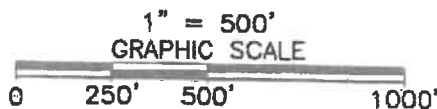
Drawing No. 47373448

Job No. 47373

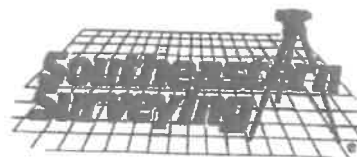
Date: 11/03/2017

SHEET 3 OF 4

See Sheets 1 & 2 for Description



THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEETS 1 THROUGH 4



**SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION**  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108  
e-mail: info@southeasternsurveying.com

### LINE TABLE

LINE #	BEARING	LENGTH
L1	N22°25'37"E	170.27'
L2	N01°15'28"W	73.07'
L3	S89°32'50"W	136.00'
L4	N01°15'28"W	194.99'
L5	S89°32'50"W	345.00'
L6	N01°15'28"W	18.00'
L7	S46°36'13"W	149.25'
L8	N59°29'21"W	220.62'
L9	S36°35'39"E	40.17'
L10	S51°19'00"E	79.63'
L11	S40°37'54"E	71.85'
L12	S03°48'39"E	102.17'
L13	S52°55'44"E	43.83'
L14	S54°02'49"E	67.50'
L15	N85°57'00"E	50.55'
L16	N50°12'32"E	86.30'

### LINE TABLE

LINE #	BEARING	LENGTH
L17	N35°56'27"E	83.76'
L18	N24°45'18"E	147.25'
L19	N32°55'29"E	63.06'
L20	S56°37'25"W	33.29'
L21	S39°07'01"W	123.28'
L22	S03°46'12"W	94.91'
L23	S12°54'20"E	94.38'
L24	S15°15'03"E	119.33'
L25	S15°40'07"E	85.57'
L26	S79°24'35"E	102.29'
L27	S75°36'19"E	109.33'
L28	S74°36'28"E	86.80'
L29	S13°11'47"E	64.70'
L30	S04°57'47"W	48.89'
L31	S22°06'59"W	56.65'
L32	N89°39'25"W	379.45'

### CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1137.50'	14°13'38"	282.46'	N54°05'06"W	281.73'
C2	393.31'	22°25'37"	153.95'	N11°12'48"E	152.97'
C3	590.25'	38°21'01"	395.08'	N20°25'58"W	387.74'
C4	442.44'	21°03'01"	162.55'	N49°50'37"W	161.64'

Drawing No. 47373448

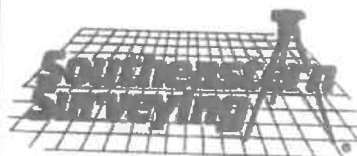
Job No. 47373

Date: 11/03/2017

SHEET 4 OF 4

See Sheets 1 & 2 for Description

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AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108

e-mail: info@southeasternsurveying.com

## SECTION VII

*This item will be provided under  
separate cover*

## SECTION VIII

# SECTION C



# SECTION 1

# Storey Park

## Community Development District

### Summary of Checks

January 18, 2019 to February 21, 2019

Bank	Date	Check #	Amount
General Fund	1/23/19	347	\$ 5,517.87
	1/25/19	348	\$ 96.42
	2/7/19	349-353	\$ 8,437.56
	2/14/19	354	\$ 19,773.57
	2/17/19	355	\$ 6,878.61
			<hr/>
			\$ 40,704.03
			<hr/>
			<b>\$ 40,704.03</b>

AP300R

\*\*\* CHECK DATES 01/18/2019 - 02/21/2019 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/21/19  
 STOREY PARK - GENERAL FUND  
 BANK A GENERAL FUND

PAGE 1

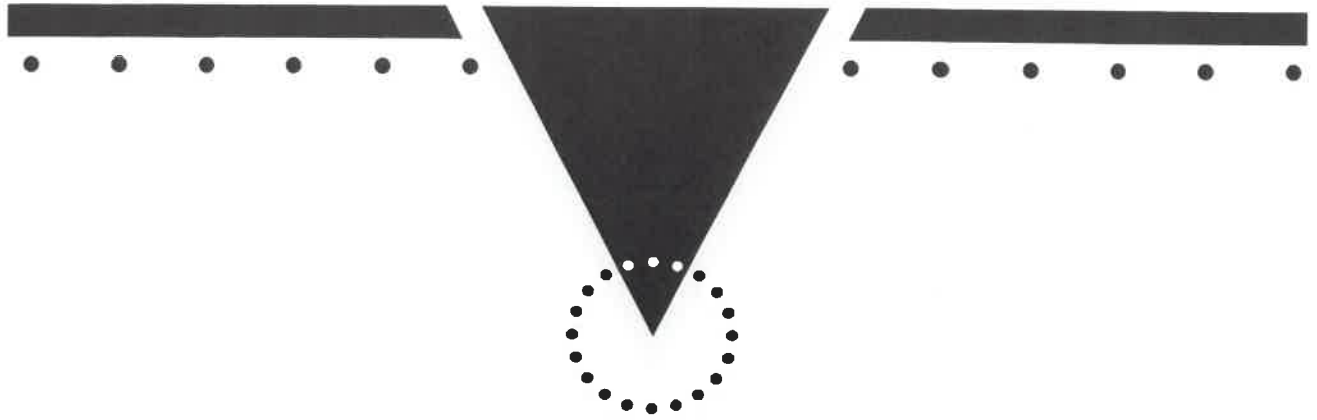
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/23/19	00015	1/23/19 01232019	201901 300-20700-10000		FY19 DEBT SERV SER2015	*	5,517.87	
STOREY PARK CDD C/O REGIONS BANK								5,517.87 000347
1/25/19	00007	1/14/19 25261	201901 320-53800-47300		SPRAY/NOZZLE/COUPLNG/FITT	*	96.42	
DOWN TO EARTH LAWN CARE II, INC.								96.42 000348
2/07/19	00002	2/01/19 86	201902 310-51300-34000		MANAGEMENT FEES-FEB19	*	2,916.67	
		2/01/19 86	201902 310-51300-35100		INFORMATION TECH-FEB19	*	100.00	
		2/01/19 86	201902 310-51300-31300		DISSEMINATION-FEB19	*	625.00	
		2/01/19 86	201902 310-51300-51000		OFFICE SUPPLIES	*	.33	
		2/01/19 86	201902 310-51300-42000		POSTAGE	*	12.13	
		2/01/19 86	201902 310-51300-42500		COPIES	*	4.20	
		2/01/19 87	201902 320-53800-12000		FIELD MANAGEMENT-FEB19	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES								4,908.33 000349
2/07/19	00012	1/31/19 175142	201901 320-53800-47000		AQUATIC PLANT MGMT JAN19	*	285.00	
APPLIED AQUATIC MANAGEMENT, INC.								285.00 000350
2/07/19	00007	1/31/19 26702	201901 320-53800-47300		SPRAY/NOZZLE/SOLENOID	*	104.94	
		1/31/19 26705	201901 320-53800-47300		LAT.LINE PINE/FIT/COUPLNG	*	183.14	
DOWN TO EARTH LAWN CARE II, INC.								288.08 000351
2/07/19	00017	1/04/19 28820	201810 320-53800-47100		HERBICIDE TRMT PH2 OCT18	*	2,900.00	
MODICA & ASSOCIATES, INC.								2,900.00 000352
2/07/19	00006	1/31/19 15-060(4	201812 310-51300-31100		REVISE POND OWNERSHIP	*	56.15	
POULOS & BENNETT								56.15 000353
2/14/19	00007	2/10/19 27764	201902 320-53800-46200		LANDSCAPE COMMON AREAS	*	8,660.00	
		2/10/19 27765	201902 320-53800-46200		LANDSCAPE AREAS 1-5 FEB19	*	11,113.57	
DOWN TO EARTH LAWN CARE II, INC.								19,773.57 000354
STOR -STOREY PARK- TVISCARRA								

AP300R  
 \*\*\* CHECK DATES 01/18/2019 - 02/21/2019 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/21/19 PAGE 2  
 STOREY PARK - GENERAL FUND  
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/17/19	00015	2/17/19 02172019	201902 300-20700-10000		FY19 DEBT SERV SER2015	*	6,878.61	
STOREY PARK CDD C/O REGIONS BANK							6,878.61	000355
TOTAL FOR BANK A							40,704.03	
TOTAL FOR REGISTER							40,704.03	

STOR -STOREY PARK- TVISCARRA

## SECTION 2



**Storey Park  
Community Development District**

**Unaudited Financial Reporting  
January 31, 2019**



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Series 2015</u>
4	<u>Debt Service Fund Series 2018</u>
5	<u>Capital Projects Series 2015</u>
6	<u>Capital Projects Series 2018</u>
7	<u>Month to Month</u>
8	<u>Long Term Debt Summary</u>
9	<u>FY19 Assessment Receipt Schedule</u>
10-12	<u>Construction Schedule Series 2015</u>
13	<u>Construction Schedule Series 2018</u>

**Storey Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**January 31, 2019**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<b><u>ASSETS:</u></b>				
CASH	\$302,417	---	---	\$302,417
<b><u>INVESTMENTS</u></b>				
SERIES 2015				
RESERVE	---	\$308,147	---	\$308,147
REVENUE	---	\$427,055	---	\$427,055
INTEREST	---	\$25	---	\$25
SINKING FUND	---	\$18	---	\$18
CONSTRUCTION	---	---	\$6,121	\$6,121
SERIES 2018				
RESERVE	---	\$62,934	---	\$62,934
REVENUE	---	\$80	---	\$80
INTEREST	---	\$29	---	\$29
CONSTRUCTION	---	---	\$112,504	\$112,504
COST OF ISSUANCE	---	---	\$3,431	\$3,431
<b>TOTAL ASSETS</b>	<b>\$302,417</b>	<b>\$798,288</b>	<b>\$122,057</b>	<b>\$1,222,762</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$3,529	---	---	\$3,529
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$735,245	---	\$735,245
RESTRICTED FOR DEBT SERVICE 2018	---	\$63,043	---	\$63,043
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$6,121	\$6,121
RESTRICTED FOR CAPITAL PROJECTS 2018	---	---	\$115,935	\$115,935
UNASSIGNED	\$298,888	---	---	\$298,888
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$302,417</b>	<b>\$798,288</b>	<b>\$122,057</b>	<b>\$1,222,762</b>



# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$224,119	\$211,573	\$211,573	\$0
ASSESSMENTS - DIRECT BILLED	\$218,621	\$109,310	\$109,310	\$0
DEVELOPER CONTRIBUTIONS	\$62,256	\$20,752	\$0	(\$20,752)
INTEREST	\$0	\$0	\$22	\$22
MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$504,996</b>	<b>\$341,635</b>	<b>\$320,905</b>	<b>(\$20,730)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
ENGINEERING	\$12,000	\$4,000	\$556	\$3,444
ATTORNEY	\$25,000	\$8,333	\$1,285	\$7,048
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$7,500	\$2,500	\$2,500	\$0
ANNUAL AUDIT	\$4,400	\$2,000	\$2,000	\$0
TRUSTEE FEES	\$7,000	\$3,500	\$3,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$11,667	\$11,667	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$400	\$400	\$0
TELEPHONE	\$300	\$100	\$12	\$88
POSTAGE	\$1,000	\$333	\$70	\$264
INSURANCE	\$6,000	\$6,000	\$5,398	\$602
PRINTING & BINDING	\$1,000	\$333	\$34	\$300
LEGAL ADVERTISING	\$1,925	\$642	\$166	\$475
OTHER CURRENT CHARGES	\$1,000	\$333	\$34	\$300
PROPERTY APPRAISER	\$700	\$700	\$501	\$199
OFFICE SUPPLIES	\$625	\$208	\$1	\$207
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>OPERATION &amp; MAINTENANCE</b>				
<b>CONTRACT SERVICES</b>				
FIELD MANAGEMENT	\$15,000	\$5,000	\$5,000	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$237,283	\$79,094	\$79,094	\$0
LAKE MAINTENANCE	\$7,500	\$2,500	\$1,140	\$1,360
MITIGATION MONITORING & MAINTENANCE	\$10,300	\$3,433	\$6,050	(\$2,617)
<b>REPAIRS &amp; MAINTENANCE</b>				
REPAIRS - GENERAL	\$2,000	\$667	\$0	\$667
OPERATING SUPPLIES	\$500	\$167	\$0	\$167
LANDSCAPE CONTINGENCY	\$10,000	\$3,333	\$0	\$3,333
IRRIGATION REPAIRS	\$6,000	\$2,000	\$597	\$1,403
ROADWAYS & SIDEWALKS	\$5,000	\$1,667	\$0	\$1,667
TRAIL MAINTENANCE	\$1,500	\$500	\$0	\$500
SIGNAGE	\$3,500	\$1,167	\$1,050	\$117
<b>UTILITY</b>				
ELECTRIC	\$1,000	\$333	\$127	\$207
STREETLIGHTS	\$79,488	\$26,496	\$18,811	\$7,685
WATER & SEWER	\$14,000	\$4,667	\$494	\$4,172
<b>OTHER</b>				
PROPERTY INSURANCE	\$1,500	\$1,500	\$2,092	(\$592)
<b>TOTAL EXPENDITURES</b>	<b>\$504,996</b>	<b>\$178,749</b>	<b>\$147,754</b>	<b>\$30,995</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$173,151</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$125,737</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$298,888</b>	

## Storey Park

### COMMUNITY DEVELOPMENT DISTRICT

#### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$450,904	\$424,955	\$424,955	\$0
ASSESSMENTS - DIRECT BILLED	\$156,140	\$0	\$0	\$0
INTEREST	\$0	\$0	\$3,233	\$3,233
<b>TOTAL REVENUES</b>	<b>\$607,044</b>	<b>\$424,955</b>	<b>\$428,188</b>	<b>\$3,233</b>

#### EXPENDITURES:

##### Series 2015

INTEREST - 11/1	\$221,459	\$221,459	\$221,459	\$0
PRINCIPAL - 11/1	\$160,000	\$160,000	\$160,000	\$0
INTEREST - 5/1	\$218,259	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$599,718</b>	<b>\$381,459</b>	<b>\$381,459</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$7,326</b>		<b>\$46,729</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$399,733</b>		<b>\$688,516</b>	
<b>FUND BALANCE - Ending</b>	<b>\$407,059</b>		<b>\$735,245</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

#### REVENUES:

DIRECT ASSESSMENTS  
INTEREST

#### **TOTAL REVENUES**

#### EXPENDITURES:

##### Series 2018

INTEREST - 12/15  
PRINCIPAL - 6/15  
INTEREST - 6/15

#### **TOTAL EXPENDITURES**

#### **EXCESS REVENUES (EXPENDITURES)**

#### **FUND BALANCE - Beginning**

#### **FUND BALANCE - Ending**

ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
\$248,800	\$0	\$0	\$0
\$0	\$0	\$525	\$525
\$248,800	\$0	\$525	\$525
\$92,509	\$92,509	\$92,509	\$0
\$65,000	\$0	\$0	\$0
\$92,509	\$0	\$0	\$0
\$250,018	\$92,509	\$92,509	\$0
(\$1,218)		(\$91,985)	
\$92,781		\$155,028	
\$91,563		\$63,043	

## Storey Park

### COMMUNITY DEVELOPMENT DISTRICT

#### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

**REVENUES:**

INTEREST

\$0

\$0

\$42

\$42

**TOTAL REVENUES**

\$0

\$0

\$42

\$42

**EXPENDITURES:**

**Series 2015**

CAPITAL OUTLAY

\$0

\$0

\$0

\$0

**TOTAL EXPENDITURES**

\$0

\$0

\$0

\$0

**EXCESS REVENUES (EXPENDITURES)**

\$0

\$42

**FUND BALANCE - Beginning**

\$0

\$6,080

**FUND BALANCE - Ending**

\$0

\$6,121

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
INTEREST	\$0	\$0	\$6,457	\$6,457
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,457</b>	<b>\$6,457</b>

#### EXPENDITURES:

##### Series 2018

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$6,457</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$109,478</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$115,935</b>	

**Storey Park  
Community Development District**

**REVENUES:**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$3,765	\$205,061	\$2,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,573
ASSESSMENTS - DIRECT BILLED	\$54,655	\$0	\$54,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,310
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTEREST	\$3	\$4	\$7	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$54,658</b>	<b>\$3,769</b>	<b>\$259,723</b>	<b>\$2,755</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$320,905</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

ENGINEERING	\$265	\$235	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$556
ATTORNEY	\$950	\$134	\$201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,285
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
ANNUAL AUDIT	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
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	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,667
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
POSTAGE	\$4	\$32	\$22	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70
INSURANCE	\$5,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,398
PRINTING & BINDING	\$18	\$14	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34
LEGAL ADVERTISING	\$166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166
OTHER CURRENT CHARGES	\$0	\$25	\$0	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34
PROPERTY APPRAISER	\$501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$501
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
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	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
LANDSCAPE MAINTENANCE	\$19,774	\$19,774	\$19,774	\$19,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,094
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
MITIGATION MONITORING & MAINTENANCE	\$4,650	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,050

**REPAIRS & MAINTENANCE**

REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$212	\$0	\$385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$597
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	\$1,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050

**UTILITY**

ELECTRIC	\$28	\$31	\$31	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127
STREETLIGHTS	\$4,241	\$4,243	\$4,162	\$6,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,811
WATER & SEWER	\$160	\$223	\$112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$494

**OTHER**

PROPERTY INSURANCE	\$2,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,092
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<b>TOTAL EXPENDITURES</b>	<b>\$53,149</b>	<b>\$31,511</b>	<b>\$31,536</b>	<b>\$31,557</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$147,754</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,509</b>	<b>(\$27,743)</b>	<b>\$228,187</b>	<b>(\$28,802)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$173,151</b>
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**STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT  
LONG TERM DEBT REPORT**

<b>SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)</b>		
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	\$308,147	
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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$8,805,000</b>

<b>SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)</b>		
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%	
MATURITY DATE:	6/15/1948	
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$62,200	
RESERVE FUND BALANCE	\$62,934	
BONDS OUTSTANDING - 5/22/18		\$3,865,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,865,000</b>





**Storey Park  
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2015</b>				
9/25/15	1	Lennar Corporation	Assesment Area One Costs	\$ 4,929,563.38
<b>TOTAL</b>				<b>\$ 4,929,563.38</b>
<b>Fiscal Year 2015</b>				
9/1/15		Interest		\$ -
<b>TOTAL</b>				<b>\$ -</b>
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				<b>\$ 3,452,450.14</b>

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2016</b>				
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
<b>TOTAL</b>				<b>\$ 1,256,789.04</b>
<b>Fiscal Year 2016</b>				
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
<b>TOTAL</b>				<b>\$ 4,348.24</b>
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				<b>\$ 2,200,009.34</b>

**Storey Park  
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2017</b>				
6/30/17	5	Lennar Corporation	Reimbursement costs for Phase 3	\$ 2,205,691.09
<b>TOTAL</b>				<b>\$ 2,205,691.09</b>
<b>Fiscal Year 2017</b>				
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
<b>TOTAL</b>				<b>\$ 8,158.25</b>
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				<b>\$ 2,476.50</b>
<b>Fiscal Year 2018</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2018</b>				
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
<b>TOTAL</b>				<b>\$ 3,603.17</b>
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				<b>\$ 6,079.67</b>

**Storey Park**  
**Community Development District**  
**Special Assessment Bonds, Series 2015**  
**(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2019</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2019</b>				
10/1/18		Interest		\$ 9.36
11/1/18		Interest		\$ 10.50
12/1/18		Interest		\$ 10.47
1/2/19		Interest		\$ 11.26
<b>TOTAL</b>				<b>\$ 41.59</b>
Acquisition/Construction Fund at 9/30/18				\$ 6,079.67
Interest Earned thru 1/31/19				\$ 41.59
Requisitions Paid thru 1/31/19				\$ -
Remaining Acquisition/Construction Fund				<b>\$ 6,121.26</b>

**Storey Park  
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2018</b>				
		<b>TOTAL</b>		<b>\$ -</b>
<b>Fiscal Year 2018</b>				
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
		<b>TOTAL</b>		<b>\$ 17,389.22</b>
		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		<b>\$ 3,551,568.58</b>
<b>Fiscal Year 2019</b>				
10/3/18	1	Lennar Homes, LLC	Construction Cost PH1&2, Parcel L	\$ 3,445,499.01
		<b>TOTAL</b>		<b>\$ 3,445,499.01</b>
<b>Fiscal Year 2019</b>				
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
		<b>TOTAL</b>		<b>\$ 6,434.51</b>
		Acquisition/Construction Fund at 9/30/18		\$ 3,551,568.58
		Interest Earned thru 1/31/19		\$ 6,434.51
		Requisitions Paid thru 1/31/19		\$ (3,445,499.01)
		Remaining Acquisition/Construction Fund		<b>\$ 112,504.08</b>