

***Storey Park Community  
Development District***

***Agenda***

***March 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

March 19, 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, March 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. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020
  - B. Administration of Oath to Newly Appointed Supervisor
  - C. Consideration of Resolution 2019-01 Electing Assistant Secretary
3. Approval of Minutes of the February 28, 2019 Meeting
4. Consideration of Resolution 2019-02 Authorizing District Staff to Commence Work Related to a Special Assessment Bond Issuance and Related Matters
5. Financing Matters
  - A. Consideration of Engineer's Report
  - B. Consideration of Assessment Methodology
  - C. Consideration of Resolution 2019-03 Declaring Special Assessments
  - D. Consideration of Resolution 2019-04 Setting a Public Hearing for Assessments
6. Consideration of Transferring Stormwater System to Storey Park CDD
7. Ratification of Series 2015 Requisition #6
8. Ratification of Series 2018 Requisition #2
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Arbitrage Rebate Calculation Report
10. Supervisor's Requests
11. Adjournment

The second order of business of the Board of Supervisors meeting is Organizational Matters. Section A is the discussion of an individual to fulfill the Board vacancy with a term ending November 2020. Section B is the Administration of Oath to the newly appointed Officer. Section C 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 February 28, 2019 Board of Supervisors meeting. A copy of the minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2019-02 authorizing District staff to commence work related to a special assessment bond issuance and related matters. A copy of the resolution is enclosed for your review.

The fifth order of business is the Financing Matters. Section A is the consideration of the Engineer's Report and Section B is the consideration of the Assessment Methodology Report. Both reports will be provided when available. Section C is the consideration of Resolution 2019-02 declaring special assessments and Section D is the consideration of Resolution 2019-03 setting a public hearing for special assessments. Both resolutions are enclosed for your review.

The sixth order of business is the consideration of transferring the stormwater system to the Storey Park CDD. Supporting documentation is enclosed for review.

The seventh order of business is the ratification of Series 2015 Requisition #6. A copy of the requisition is enclosed for your review.

The eighth order of business is the ratification of Series 2018 Requisition #2. A copy of the requisition is enclosed for your review.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

George S. Flint  
District Manager

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

Enclosures

## SECTION II

## SECTION C

## **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 March, 2019.

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

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

# MINUTES



MINUTES OF MEETING  
STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, February 28, 2019 at 4:00 p.m. at the Offices of GMS-CF, LLC, 135 W. Central Blvd, Suite 320, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Lane Register	Assistant Secretary
Ben Kraljev	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
Christina Baxter	District Engineer by phone

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Jeff Adelman**

Mr. Flint: You received a resignation from Jeff Adelman, which was included in your agenda package. We need a motion to accept his resignation.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the resignation of Jeff Adelman was accepted.

**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**

Mr. Flint: Does the Board have any nominations to fill the vacancy at this time?

Mr. Bonin: Not at this time.

Mr. Flint: We will place this item on the next agenda. You can continue to operate with four Board Members.

**THIRD ORDER OF BUSINESS****Approval of the October 25, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the October 25, 2018 Audit Committee Meeting**

Mr. Flint: We have the minutes from the October 25, 2018 Board of Supervisors and Audit Committee meetings. Does the Board have any comments? If not, we need a motion to approve the minutes.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the minutes of the October 25, 2018 Board of Supervisors and Audit Committee meetings were approved, as presented.

**FOURTH ORDER OF BUSINESS****Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2018**

Mr. Flint: The Board went through a competitive selection process for the auditors, if you recall, appointed themselves as the Audit Committee and went through a bid process, choosing Grau & Associates to perform the annual independent audit. This is the first year of the five-year contract at a price not-to-exceed \$4,500. This is consistent with what they provided in their proposal when you selected them. Because there is a timeline to complete the audit and you haven't met since October, I executed this agreement as it was consistent with the bid, the price and the budget. Therefore, I request the Board to ratify that action.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2018 in an amount not-to-exceed \$4,500 was ratified.

**FIFTH ORDER OF BUSINESS****Consideration of Non-Ad Valorem Assessment Administration Agreement**

Mr. Flint: This is an agreement with the Orange County Property Appraiser for the District to use the uniform method of collection for the assessments, which means placing it on the Tax Bill. The statutes require that we enter into agreements with the Property Appraiser and

Tax Collector and define the fees they can collect. This is a standard agreement, similar to what you have seen in the past. The fee is equivalent to \$1 per parcel, which is consistent with what they charged before.

Mr. d'Adesky: It's the same agreement. It hasn't changed in form.

Mr. Flint: We need a motion to approve it.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Disclosure of Public Financing for Series 2015 and 2018 Bonds**

Mr. Flint: In your agenda package are the Disclosures of Public Financing for the Series 2015 and 2018 Bonds. We are required by Statute, when issuing bonds to prepare a Disclosure of Public Financing and we've provided those for Assessment Areas 1 and 2. Anytime someone purchases property within the District, one thing they are going to see in the title work is the Notice of Establishment that was recorded when the District was established. They will also see this Disclosure of Public Financing, which describes what a CDD is, that the District issued debt to fund certain infrastructure improvements and the nature of those improvements, based on the Engineer's Report. It also includes the debt service assessments by product type. This information will be disclosed to anyone purchasing a house or land within the District through the title work. We have two Disclosures of Public Financing, one for the 2015 series of bonds for Assessment Area 1 one for the 2018 series of bonds for Assessment Area 2. Are there any questions on the disclosures? If not, we need a motion to approve them and authorize the recording.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the approval of the Disclosures of Public Financing for Series 2015 and 2018 Bonds and authorization for staff to record the same was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Renewal of Landscape Maintenance Agreement with Down to Earth Landscape**

Mr. Flint: The Landscape Maintenance Agreement with Down To Earth Landscape & Irrigation expires at the end of this month so we prepared a new agreement extending the term and consolidating all of the areas the District is currently maintaining. It includes a termination provision without cause with 30 days' notice, so if there's any desire to make a change or bid these services out with a 30-day notice without cause, the District can get out of this contract. Does the Board have any questions or comments?

Mr. d'Adesky: We prepared it. It's our standard form contract. I think in discussions with Alan, this only includes what we are currently maintaining. It doesn't provide for any of the ponds we may be acquiring and maintaining in the future.

Mr. Scheerer: Correct. At the last meeting, the Board approved everything that was on Storey Park Addendum Map 2018. We just combined that with the Storey Park installation of 2/22/18 and is in line with your current budget.

Mr. Flint: So it matches with the budget amount for the current year.

Mr. Scheerer: Correct.

Mr. Register: Is this a continuation of their old numbers?

Mr. Flint: Yes, and it consolidates all of the areas they were maintaining into one agreement. There are no increases. As new areas have been accepted and turned over, we included them in the agreement so it's not been rebid, but it may be prudent at some point, to bid these services out. In order to keep the services going, our recommendation would be to approve this agreement and if you decide to bid them out, we can do that and terminate this agreement; however, I believe the current agreement ends at the end of this month, which is today.

Mr. d'Adesky: This is Exhibit A, which doesn't have their language, correct? It is our Request for Proposal (RFP).

Mr. Flint: It's our scope.

Mr. Register: The existing scope.

Mr. Flint: The HOA is going to have to bid out separate from us, but we can try to coordinate with them as much as we can. Because this exceeds \$200,000, there's a sealed bid process that we have to go through, but the Board is going to have a set of criteria that not only includes price, but experience, financial capability of the company and knowledge of the project.

Mr. Kraljev: So it's a matrix.

Mr. Flint: It's a matrix. The price is typically 15% of the total cost so you are not locked into hiring the low bidder.

Mr. d'Adesky: With a 30 day out, you don't have to think too hard about timing in terms of when you do that.

Mr. Flint: We tried to have a fairly comprehensive scope. I don't think we have any annuals.

Mr. Scheerer: We don't have annuals even though its stated.

Mr. Flint: It includes Palm tree trimming and everything else. It's not ala carte.

Mr. Register: So we can approve these and then work through it.

Mr. d'Adesky: I think that's the best course.

Mr. Register: And then issue an addendum if you need to accommodate them.

Mr. d'Adesky: Right. In a subsequent contract, we can include any addendum just like we did here.

Mr. Flint: If the HOA goes through a bidding process and select a contractor, when the Board Members are evaluating the agreement, you can weigh that in your deliberations. Are there any questions about this particular renewal?

Mr. Register: I don't think we have any choice.

Mr. Flint: You need to keep the services going.

Mr. Scheerer: We are ready to grow grass.

Mr. Flint: You have the option. It's not hard to get out of this.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the renewal of Landscape Maintenance Agreement with Down to Earth Landscape & Irrigation was approved.
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## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Is there anything else, Andrew?

Mr. d'Adesky: No. I'm going to follow up in the next couple of weeks to make sure all of the conveyances are there. Obviously, as things turnover to operation, we want to make sure we are also acquiring them and going through that process. So, I will make sure that we have all of these tracts in our possession.

Mr. Kraljev: Are there any turnovers that are in motion right now?

Mr. d'Adesky: I have not been working on any conveyances in the past couple of months.

Mr. Kraljev: Is Christina on the phone?

Mr. Flint: Yes.

Mr. Kraljev: Christina, its Ben. I didn't know if we had anything in motion turnover-wise, so we have the turnovers for a limited number of ponds, but it looks like there are some for the older ponds.

Ms. Baxter: Yes.

Mr. Kraljev: We have to get Lennar to sign off on some of them that are joint. Is that correct?

Ms. Baxter: Yes, there are permit transfers from Lennar to the CDD for the Water Management Permit for operations and maintenance (O&M).

Mr. Kraljev: Has the corresponding property been turned over as well?

Ms. Baxter: That is something Andrew will have to speak to.

Mr. Kraljev: Okay. These kind of look like the first generation, Christina. Are we coming along on some of the more recent ones like the I-2 and I-3 Ponds down Innovation Way South?

Ms. Baxter: As soon as they are certified complete and through that process, we will do the turnovers.

Mr. Kraljev: Okay.

Ms. Baxter: I know we have one that is not ready for signature yet, which is Parcel L that we are working on. I think the one for the I Ponds is in the package you have.

Mr. Kraljev: Can we check on whether Ponds I-2 and I-3 were turned over?

Ms. Baxter: Yes, pond I-3 has not been turned over because Innovation Way South is not certified complete through the City of Orlando.

Mr. Kraljev: But we are close.

Ms. Baxter: Correct.

Mr. d'Adesky: If you have the permits, send them to me and I will track the parcels and can give you a copy.

Mr. Kraljev: That's perfect.

**B. Engineer**

Mr. Flint: Christina, do you have anything else under your Engineer's Report?

Ms. Baxter: We are working on construction fund requisitions for the 2015 and 2018 bonds to request the full amount that's available. We are waiting on the revised numbers as of March 1<sup>st</sup> and then we will submit those to the District for review.

Mr. Flint: We talked about certifying both projects complete. There is a process in the bond documents that we have to go through, allowing us to close out these projects and the construction accounts.

Ms. Baxter: Can you send me the information so I can take a look at it?

Mr. d'Adesky: Sure. Have we acquired everything we need to acquire as part of those two projects?

Mr. Flint: We usually do it by resolution. We can send you an example of the resolution and backup from another District.

Ms. Baxter: Andrew, are you doing Bills for Sale for each?

Mr. d'Adesky: Yes, and the deeds if there is property. There should be Bills of Sale corresponding with any conveyance of improvements. If there is something that doesn't have a Bill of Sale, we need to get that.

Ms. Baxter: Do you have a log or table of the Bills of Sale that we have done?

Mr. d'Adesky: I can send that to you. No problem, Christina.

Ms. Baxter: That would be helpful and then we can cross check that against what's been completed and we can catch anything that is past due.

Mr. d'Adesky: Exactly. That is what I was more concerned with because I know that some things have slipped, but if we can catch them up, certify it complete and be done with our obligations, that's fine. Lennar will be happy because that terminates their obligations.

Ms. Baxter: Okay.

Mr. d'Adesky: Thank you.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the Check Register in your agenda package for the General Fund for January 18, 2019 through February 21, 2019 totaling \$40,704.03. Are there any questions? If not, I would ask for a motion to approve it.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the Unaudited Financial Statements through January 31<sup>st</sup>. In the Capital Projects Funds, what Christina was just mentioning is there is still \$116,000 in the Series 2018 project that she is working to requisition and \$6,100 left in the Series 2015 project. So, we are working on getting those zeroed out to get Lennar reimbursed for some of their expenses. Then you have the General and Debt Service Funds. Are there any questions on the financials? Hearing none,

**NINTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. Flint: Was there anything else that the Board wanted to talk about that wasn't on the agenda?

Mr. Kraljev: Yes. Typically, when there are transfers there is an entity, which you are going to find on SunBiz; however, the CDD is a quasi-government.

Mr. Flint: We are not on SunBiz.

Mr. Kraljev: What documentation is there for the CDD? Are there Articles of Incorporation?

Mr. Flint: We are a government entity.

Mr. d'Adesky: We have our Establishment Ordinance.

Mr. Flint: We can provide the Establishment Ordinance from the City of Orlando. We are an independent Special District with an elected Board. That's like asking the City of Orlando to provide a certificate.

Mr. Kraljev: Christina, can you let Allison know that because she is trying to chase that down?

Ms. Baxter: Okay.

Mr. Flint: The Water Management District should understand that. So maybe the one filling out the form is confused.



Ms. Baxter: They always seem to ask me whether they should understand it or not.

Mr. Flint: The City of Orlando just told me for a playground permit that they couldn't find us on SunBiz. I told them, "You are not going to find us on SunBiz."

Mr. Kraljev: But there must be some document that establishes the CDD.

Ms. Baxter: If you could send me the Establishment Ordinance so I can keep it in our files, that would be helpful.

Mr. d'Adesky: I will get it to you.

Mr. Flint: The document that the City of Orlando adopted is the Establishing Ordinance.

Ms. Baxter: Okay, thank you.

Mr. Flint: Is there anything else? If not, I would entertain a motion to adjourn.

#### **TENTH ORDER OF BUSINESS**

#### **Adjournment**

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

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION NO. 2019-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF STOREY PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO COMMENCE WORK RELATED TO A 2019 SPECIAL ASSESSMENT BOND ISSUANCE ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS ASSESSMENT AREA THREE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and by Ordinance 2015-7 bearing documentary number 1503091201 of the City Council of the City of Orlando, Florida (the “City Council”), dated March 9, 2015, (the “Ordinance”) for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

**WHEREAS**, the District has been asked by Lennar Homes, LLC, a Florida limited liability company, (the “Developer”) the developer and owner of certain undeveloped lands known as Assessment Area Three within the District, to issue the Storey Park Community Development District (City of Orlando, Florida) Special Assessment Revenue Bonds, Series 2019 Bonds (the “Series 2019 Bonds”) to provide financing for certain capital improvements, facilities and services to benefit undeveloped lands within the District; and

**WHEREAS**, the District is authorized by the Act and the Ordinance, subject to the limitations set forth in the Act and in the Ordinance, if any, to issue its bonds and other evidence of indebtedness for the purpose, among other things, of constructing and/or acquiring public improvements and community facilities set forth in Section 190.012, *Florida Statutes*; and

**WHEREAS**, the District desires to commence preliminary work, including validation proceedings if necessary, to authorize the issuance of its Series 2019 Bonds.

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

**SECTION 1. Authorization.** There is hereby authorized staff to begin work related to the issuance of the Series 2019 Bonds, with terms, trust documents and further proceedings to be undertaken, as approved by this Board by appropriate later action or resolution.

**SECTION 2. Validation.** Bond Counsel, Greenberg Traurig, LLP, and District Counsel, Latham, Shuker, Eden & Beaudine, LLP, are hereby authorized to research, and if determined necessary, directed to prepare, file and prosecute proceedings, as deemed necessary or appropriate, to validate in the manner prescribed by the laws of the State of Florida.

SECTION 3. Engineering and Assessment Proceedings. The District Manager and/or the Methodology Consultant and the District Engineer are hereby authorized and directed to begin preparation of reports and analyses as deemed necessary or appropriate, to allow the District work on the issuance of the Series 2019 Bonds and to impose special assessments.

SECTION 4. Open Meetings. It is hereby found and determined that all acts of the Board concerning and relating to adoption of this Resolution were taken in open meetings of the Board and all deliberations of the Board that resulted in such official acts were in meetings open to the public in compliance with all legal requirements, including, but not limited to, the requirements of Florida Statutes, Section 286.011.

SECTION 5. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform to the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 6. Approval of Prior Actions. All actions taken to date by the members of the Board and the staff of the District in furtherance of the issuance of the Series 2019 Bonds, including but not limited to the filing of a validation complaint, are hereby approved, confirmed and ratified.

SECTION 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

*[SIGNATURE PAGE FOLLOWS]*

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

**STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chairman/Vice Chairman

Attest:

\_\_\_\_\_  
Its: Secretary/Asst. Secretary

## SECTION V

# SECTION A

*This item will be provided under  
separate cover*



## SECTION B

*This item will be provided under  
separate cover*

# SECTION C

## **RESOLUTION NO. 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS ASSESSMENT AREA THREE; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Storey Park Community Development District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements within lands referred to as the Assessment Area Three Assessment Area ("Assessment Area Three Capital Improvement Plan") described in the Storey Park Community Development District Engineer's Report dated December 7, 2017 and attached hereto as Exhibit "A" and incorporated by reference, as may be amended from time to time (the "Engineer's Report"); and

**WHEREAS**, the Board has determined that the Storey Park Community Development District ("District") shall defray the cost of the Assessment Area Three Capital Improvement Plan by the levy of non-ad valorem special assessments pursuant on the properties within Assessment Area Three Assessment Area to Chapter 190, *Florida Statutes* ("Assessments"); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology for Assessment Area

Three Assessment Area, dated March 28, 2019 attached hereto as Exhibit "B" and incorporated by reference (the "Assessment Report") and on file at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801("District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA:**

1. Assessments shall be levied to defray the cost of Assessment Area Three Capital Improvement Plan.

2. The Board hereby approves and adopts the Engineer's Report, which may be amended from time to time by this Board.

3. The general nature of the Assessment Area Three Capital Improvement Plan is more specifically described in the Engineer's Report and in certain plans and specifications on file at the District Records Office.

4. The general location of the Assessment Area Three Capital Assessment Improvement Plan is shown in the Engineer's Report and in plans and specifications on file at the District Records Office.

5. The estimated cost of the Assessment Area Three Capital Improvement Plan is approximately \$6,107,650 (hereinafter collectively referred to as the "Estimated Cost").

6. The Assessments will defray approximately \$\_\_\_\_\_ for the Assessment Area Three Capital Improvement Plan, which includes the Estimated Cost, plus financing related costs, capitalized interest and debt service reserve.

7. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit "B" and is also available at the District Records Office.

8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the Assessment Area Three Capital Improvement Plan or specially benefited thereby and are further designated on the assessment plat referenced below.

9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the Assessment Area Three Capital Improvement Plan and the Estimated Cost, which shall be open to inspection by the public.

10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Assessment Report, but in no event in more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

12. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Orange County and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

15. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Assessment Report.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of March, 2019

ATTEST:

BOARD OF SUPERVISORS OF THE STOREY  
PARK COMMUNITY DEVELOPMENT  
DISTRICT, a Florida community development  
district

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Secretary / Assistant Secretary

Name: \_\_\_\_\_  
Chairman / Vice Chairman

**Exhibit A**  
**Storey Park Community Development District Engineer's Report**  
**dated December 7, 2017**

**Exhibit B**  
**Master Assessment Methodology for Assessment Area Three Assessment Area**  
**Dated March 28, 2019**

8



# SECTION D

**RESOLUTION NO. 2019-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2019 AT \_\_:\_\_ P.M. AT 135 WEST CENTRAL BLVD., SUITE 320, ORLANDO, FLORIDA, 32801, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197 AND 190, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors of the Storey Park Community Development District, ("Board") has previously adopted Resolution No. 2019-05, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS ASSESSMENT AREA THREE; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE; and

**WHEREAS**, in accordance with Resolution No. 2019-05, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (the "District Records Office").

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

1. There is hereby declared a public hearing to be held at \_\_:\_\_ pm., \_\_\_\_\_, 2019, at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801, for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Special Assessment Methodology Report dated March 28, 2019 attached hereto as **Exhibit A** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801.

2. Notice of said hearing shall be advertised in accordance with chapters 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Orange County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 28th day of March, 2019.

**ATTEST:**

**BOARD OF SUPERVISORS OF THE  
STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chairman / Vice Chairman

**EXHIBIT A**  
**Master Assessment Methodology for Assessment Area Three Assessment Area**  
**Dated March 28, 2019**

[ATTACHED BELOW]

## SECTION VI



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

*Delivered via email*

February 5, 2019

Mark McDonald  
Lennar Homes LLC  
6750 Forum Drive Suite 310  
Orlando, FL 32821

**Subject: Storey Park Parcel L Phase 2  
Construction Completion Certification Acceptance  
Permit No. 48-01929-P-02, Application No. 170828-16  
Orange County, S03/T24S/R31E**

Dear Mr. McDonald:

This letter is to acknowledge receipt of your Florida registered professional's construction completion certification (CCC) pertaining to the stormwater management system referenced above. As discussed with South Florida Water Management District (District) staff and Poulos and Bennett LLC staff on January 28, 2019, the submitted information has been accepted and incorporated into the permit file.

This acceptance is based on the District's review of the "As-built Certification and Request for Conversion to Operation Phase", Form 62-330.310(1), and a determination that construction is in substantial conformance with the plans and specifications approved by the District, in accordance with Section 62-330.310, Florida Administrative Code (FAC). The permit file has been updated to reflect this determination.

By accepting the Florida registered professional's certification, District staff considers the stormwater management system permitted under the above-referenced application number(s) to be in compliance with permit conditions pertaining to the CCC and the above-referenced permit is hereby converted from the construction phase to the operation and maintenance phase.

Please be aware that all perpetual operation and maintenance requirements of this permit are the responsibility of the permittee and that the District reserves the right to inspect the project in the future to ensure continued compliance with the permit. If at any time it is determined that the constructed system is not operating as intended, you may be required to correct any construction deficiencies in the system necessary to meet District rule criteria.

The District now has the capability of receiving certifications, as-built plans and AGI inspection reports, conversion/transfer forms and other documents electronically via the District's

Storey Park Parcel L Phase 2  
Permit Number 48-01929-P-02  
Page 2

ePermitting website at [www.sfwmd.gov/ePermitting](http://www.sfwmd.gov/ePermitting). For first-time users, an account will need to be created. Reports can be submitted through eCompliance/Environmental Resource.

If you have any questions or require additional assistance, please contact me at (407) 858-6100, or via e-mail at [nottoson@sfwmd.gov](mailto:nottoson@sfwmd.gov), in the Orlando Service Center.

Sincerely,



Nathan Ottoson, P.E. Staff Engineer  
Environmental Resource Bureau

Enclosure(s): Location Map  
Notice of Rights

c: Nicolle Van Valkenburg, P.E. Poulos & Bennett LLC (via Email)





Exhibit No: 1

Exhibit Created On:  
2017-09-22

ORANGE COUNTY, FL

## REGULATION DIVISION

Project Name: STOREY PARK PARCEL L PHASE

2

N



0 1,650 3,300  
Feet



Application

Permit No: 48-01929-P-02

Application Number: 170828-16



Created by



South Florida Water Management District



## **NOTICE OF RIGHTS**

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### **FILING INSTRUCTIONS**

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

### **INITIATION OF AN ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

### **MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

# SECTION VII

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2015  
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

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

- (A) Requisition Number: **6**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:  
**Governmental Management Services-CF, LLC**
- (D) Amount Payable: **\$3,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **FY2019 Series 2015 Construction Accounting**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
**Series 2015 Acquisition and Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2015 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
- 4. each disbursement represents a cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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


**STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 2-28-19

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

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

  
Consulting Engineer 3/5/19

**GMS-Central Florida, LLC**  
1001 Bradford Way  
Kingston, TN 37763

## Invoice

Invoice #: 88  
Invoice Date: 2/28/19  
Due Date: 2/28/19  
Case:  
P.O. Number:

**Bill To:**  
Storey Park CDD  
135 West Central Blvd.  
Suite 320  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Construction Accounting - Fiscal Year 2019/ Series 2015 Bonds		3,500.00	3,500.00
		<b>Total</b>	<b>\$3,500.00</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$3,500.00</b>

## SECTION VIII

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2018  
(ASSESSMENT AREA TWO PROJECT)**

**(Acquisition and Construction)**

The undersigned, a Responsible Officer of the Storey Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of August 1, 2015, as supplemented by that certain Second Supplemental Trust Indenture dated as of April 1, 2018 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:  
**Governmental Management Services-CF, LLC**
- (D) Amount Payable: **\$3,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **FY2019 Series 2018 Construction Accounting**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
**Series 2015 Acquisition and Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
- 4. each disbursement represents a cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive



payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

**STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Responsible Officer

Date: \_\_\_\_\_

2-21-11

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

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

*C. Daulton*

Consulting Engineer

3/5/11

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 89**Invoice Date:** 2/28/19**Due Date:** 2/28/19**Case:****P.O. Number:****Bill To:**

Storey Park CDD  
135 West Central Blvd.  
Suite 320  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Construction Accounting - Fiscal Year 2019/ Series 2018 Bonds		3,500.00	3,500.00
<b>Total</b>			<b>\$3,500.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,500.00</b>

## SECTION IX

# SECTION C

# SECTION 1

# Storey Park

## Community Development District

### Summary of Checks

February 21, 2019 to March 21, 2019

Bank	Date	Check #	Amount
General Fund	2/28/19	356-357	\$ 1,176.76
	3/7/19	358-362	\$ 5,628.79
	3/14/19	363-365	\$ 9,791.90
	3/20/19	366	\$ 12,426.82
	3/21/19	367	\$ 11,113.57
			<hr/>
			\$ 40,137.84
			<hr/>
			<b>\$ 40,137.84</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/28/19	00007	2/18/19 28675	201902 320-53800-47300	SPRAY/NOZZLE/COUPLNG/FITT	*	276.76	
				DOWN TO EARTH LAWN CARE II, INC.			276.76 000356
2/28/19	00005	2/21/19 84431	201901 310-51300-31500	REAL ESTATE/DTE CON/DEO	*	900.00	
				LATHAM, SHUKER, EDEN & BEAUDINE			900.00 000357
3/07/19	00002	3/01/19 90	201903 310-51300-34000	MANAGEMENT FEES-MAR19	*	2,916.67	
		3/01/19 90	201903 310-51300-35100	INFORMATION TECH-MAR19	*	100.00	
		3/01/19 90	201903 310-51300-31300	DISSEMINATION-MAR19	*	625.00	
		3/01/19 90	201903 310-51300-51000	OFFICE SUPPLIES	*	2.65	
		3/01/19 90	201903 310-51300-42000	POSTAGE	*	21.38	
		3/01/19 90	201903 310-51300-42500	COPIES	*	45.75	
		3/01/19 91	201903 320-53800-12000	FIELD MANAGEMENT-MAR19	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,961.45 000358
3/07/19	00012	2/28/19 175752	201902 320-53800-47000	AQUATIC PLANT MGMT FEB19	*	285.00	
				APPLIED AQUATIC MANAGEMENT, INC.			285.00 000359
3/07/19	00007	2/25/19 28973	201902 320-53800-47300	SPRAY/NOZZLE/COUPLNG/FITT	*	107.34	
				DOWN TO EARTH LAWN CARE II, INC.			107.34 000360
3/07/19	00019	3/06/19 03062019	201903 310-51300-49000	FILE DISC.PUB.FIN-AREA 2	*	137.50	
				ORANGE COUNTY COMPTROLLER			137.50 000361
3/07/19	00019	3/06/19 03062019	201903 310-51300-49000	FILE DISC.PUB.FIN-AREA 1	*	137.50	
				ORANGE COUNTY COMPTROLLER			137.50 000362
3/14/19	00007	3/10/19 30575	201903 320-53800-46200	LANDSCAPE COMMON AREAS	*	8,660.00	
				DOWN TO EARTH LAWN CARE II, INC.			8,660.00 000363
3/14/19	00009	3/11/19 17811	201903 310-51300-31200	ARBITRAGE REPORT SER2015	*	600.00	
				GRAU & ASSOCIATES			600.00 000364
				STOR -STOREY PARK- TVISCARRA			

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/21/19  
 \*\*\* CHECK DATES 02/21/2019 - 03/21/2019 \*\*\* STOREY PARK - GENERAL FUND  
 BANK A GENERAL FUND

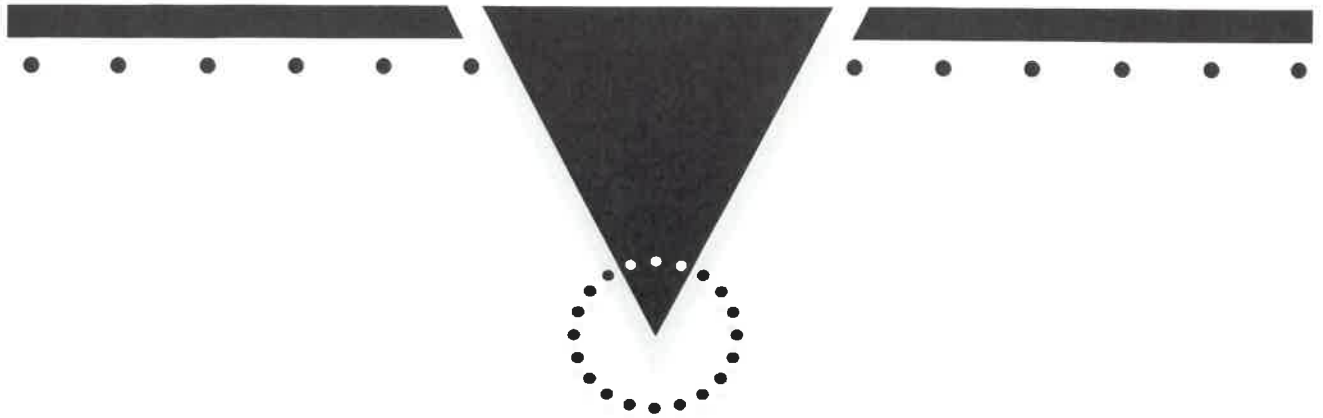
PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/14/19	00005	3/12/19 84707	201902 310-51300-31500	PARCEL L/AGENDA/ADDENDUM	*	531.90	
				LATHAM, SHUKER, EDEN & BEAUDINE			531.90 000365
3/20/19	00015	3/19/19 03192019	201903 300-20700-10000	FY19 DEBT SERVICE SER2015	*	12,426.82	
				STOREY PARK CDD C/O REGIONS BANK			12,426.82 000366
3/21/19	00007	3/10/19 30608	201903 320-53800-46200	LANDSCAPE AREAS 1-5 MAR19	*	11,113.57	
				DOWN TO EARTH LAWN CARE II, INC.			11,113.57 000367
TOTAL FOR BANK A						40,137.84	
TOTAL FOR REGISTER						40,137.84	

STOR -STOREY PARK- TVISCARRA



## SECTION 2



**Storey Park  
Community Development District**

**Unaudited Financial Reporting  
February 28, 2019**



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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>
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10-12	<u>Construction Schedule Series 2015</u>
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**Storey Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**February 28, 2019**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<b><u>ASSETS:</u></b>				
CASH	\$270,011	---	---	\$270,011
<b><u>INVESTMENTS</u></b>				
SERIES 2015				
RESERVE	---	\$308,742	---	\$308,742
REVENUE	---	\$434,483	---	\$434,483
INTEREST	---	\$25	---	\$25
SINKING FUND	---	\$18	---	\$18
CONSTRUCTION	---	---	\$6,133	\$6,133
SERIES 2018				
RESERVE	---	\$63,055	---	\$63,055
REVENUE	---	\$80	---	\$80
INTEREST	---	\$3,467	---	\$3,467
CONSTRUCTION	---	---	\$112,722	\$112,722
<b>TOTAL ASSETS</b>	<b>\$270,011</b>	<b>\$809,872</b>	<b>\$118,855</b>	<b>\$1,198,738</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$924	---	---	\$924
<b><u>FUND EQUITY:</u></b>				
<b>FUND BALANCES:</b>				
RESTRICTED FOR DEBT SERVICE 2015	---	\$743,269	---	\$743,269
RESTRICTED FOR DEBT SERVICE 2018	---	\$66,603	---	\$66,603
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$6,133	\$6,133
RESTRICTED FOR CAPITAL PROJECTS 2018	---	---	\$112,722	\$112,722
UNASSIGNED	\$269,087	---	---	\$269,087
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$270,011</b>	<b>\$809,872</b>	<b>\$118,855</b>	<b>\$1,198,738</b>

**Storey Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$224,119	\$214,997	\$214,997	\$0
ASSESSMENTS - DIRECT BILLED	\$218,621	\$109,310	\$109,310	\$0
DEVELOPER CONTRIBUTIONS	\$62,256	\$25,940	\$0	(\$25,940)
INTEREST	\$0	\$0	\$26	\$26
MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$504,996</b>	<b>\$350,248</b>	<b>\$324,334</b>	<b>(\$25,914)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
ENGINEERING	\$12,000	\$5,000	\$556	\$4,444
ATTORNEY	\$25,000	\$10,417	\$2,717	\$7,700
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$7,500	\$3,125	\$3,125	\$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	\$14,583	\$14,583	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$500	\$500	\$0
TELEPHONE	\$300	\$125	\$12	\$113
POSTAGE	\$1,000	\$417	\$82	\$335
INSURANCE	\$6,000	\$6,000	\$5,398	\$602
PRINTING & BINDING	\$1,000	\$417	\$38	\$379
LEGAL ADVERTISING	\$1,925	\$802	\$166	\$636
OTHER CURRENT CHARGES	\$1,000	\$417	\$34	\$383
PROPERTY APPRAISER	\$700	\$700	\$501	\$199
OFFICE SUPPLIES	\$625	\$260	\$2	\$259
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b><u>OPERATION &amp; MAINTENANCE</u></b>				
<b>CONTRACT SERVICES</b>				
FIELD MANAGEMENT	\$15,000	\$6,250	\$6,250	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$237,283	\$98,868	\$98,868	\$0
LAKE MAINTENANCE	\$7,500	\$3,125	\$1,425	\$1,700
MITIGATION MONITORING & MAINTENANCE	\$10,300	\$4,292	\$6,050	(\$1,758)
<b>REPAIRS &amp; MAINTENANCE</b>				
REPAIRS - GENERAL	\$2,000	\$833	\$0	\$833
OPERATING SUPPLIES	\$500	\$208	\$0	\$208
LANDSCAPE CONTINGENCY	\$10,000	\$4,167	\$0	\$4,167
IRRIGATION REPAIRS	\$6,000	\$2,500	\$981	\$1,519
ROADWAYS & SIDEWALKS	\$5,000	\$2,083	\$0	\$2,083
TRAIL MAINTENANCE	\$1,500	\$625	\$0	\$625
SIGNAGE	\$3,500	\$1,458	\$1,050	\$408
<b>UTILITY</b>				
ELECTRIC	\$1,000	\$417	\$174	\$242
STREETLIGHTS	\$79,488	\$33,120	\$24,976	\$8,144
WATER & SEWER	\$14,000	\$5,833	\$730	\$5,104
<b>OTHER</b>				
PROPERTY INSURANCE	\$1,500	\$1,500	\$2,092	(\$592)
<b>TOTAL EXPENDITURES</b>	<b>\$504,996</b>	<b>\$218,717</b>	<b>\$180,984</b>	<b>\$37,733</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$143,350</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$125,737</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$269,087</b>	

## Storey Park

### COMMUNITY DEVELOPMENT DISTRICT

#### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$450,904	\$431,834	\$431,834	\$0
ASSESSMENTS - DIRECT BILLED	\$156,140	\$0	\$0	\$0
INTEREST	\$0	\$0	\$4,378	\$4,378
<b>TOTAL REVENUES</b>	<b>\$607,044</b>	<b>\$431,834</b>	<b>\$436,212</b>	<b>\$4,378</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>\$54,753</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$399,733</b>		<b>\$688,516</b>	
<b>FUND BALANCE - Ending</b>	<b>\$407,059</b>		<b>\$743,269</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
DIRECT ASSESSMENTS	\$248,800	\$0	\$0	\$0
INTEREST	\$0	\$0	\$646	\$646
TRANSFER IN	\$0	\$0	\$3,438	\$3,438
<b>TOTAL REVENUES</b>	<b>\$248,800</b>	<b>\$0</b>	<b>\$4,084</b>	<b>\$4,084</b>

#### EXPENDITURES:

##### Series 2018

INTEREST - 12/15	\$92,509	\$92,509	\$92,509	\$0
PRINCIPAL - 6/15	\$65,000	\$0	\$0	\$0
INTEREST - 6/15	\$92,509	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$250,018</b>	<b>\$92,509</b>	<b>\$92,509</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,218)</b>		<b>(\$88,425)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$92,781</b>		<b>\$155,028</b>	
<b>FUND BALANCE - Ending</b>	<b>\$91,563</b>		<b>\$66,603</b>	

## Storey Park

### COMMUNITY DEVELOPMENT DISTRICT

#### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

**REVENUES:**

INTEREST

\$0

\$0

\$53

\$53

**TOTAL REVENUES**

\$0

\$0

\$53

\$53

**EXPENDITURES:**

**Series 2015**

CAPITAL OUTLAY

\$0

\$0

\$0

\$0

**TOTAL EXPENDITURES**

\$0

\$0

\$0

\$0

**EXCESS REVENUES (EXPENDITURES)**

\$0

\$53

**FUND BALANCE - Beginning**

\$0

\$6,080

**FUND BALANCE - Ending**

\$0

\$6,133



# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending February 28, 2019

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/19	ACTUAL THRU 2/28/19	VARIANCE
INTEREST	\$0	\$0	\$6,681	\$6,681
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,681</b>	<b>\$6,681</b>

#### EXPENDITURES:

##### Series 2018

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$3,438	(\$3,438)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,438</b>	<b>(\$3,438)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$3,243</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$109,478</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$112,722</b>	

**Storey Park  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$3,765	\$205,061	\$2,747	\$3,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214,997
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	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
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>\$3,429</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$324,334</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
ENGINEERING	\$265	\$235	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$556
ATTORNEY	\$950	\$134	\$201	\$900	\$532	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,717
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$625	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,125
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	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,583
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
TELEPHONE	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
POSTAGE	\$4	\$32	\$22	\$12	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82
INSURANCE	\$5,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,398
PRINTING & BINDING	\$18	\$14	\$1	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
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	\$2
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>OPERATION &amp; MAINTENANCE:</b>													
<b>CONTRACT SERVICES</b>													
FIELD MANAGEMENT	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250
LANDSCAPE MAINTENANCE	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,868
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,425
MITIGATION MONITORING & MAINTENANCE	\$4,650	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,050
<b>REPAIRS &amp; MAINTENANCE</b>													
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 CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$212	\$0	\$385	\$384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$981
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
<b>UTILITY</b>													
ELECTRIC	\$28	\$31	\$31	\$37	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174
STREETLIGHTS	\$4,241	\$4,243	\$4,162	\$6,165	\$6,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,976
WATER & SEWER	\$160	\$223	\$112	\$0	\$235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$730
<b>OTHER</b>													
PROPERT INSURANCE	\$2,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,092
<b>TOTAL EXPENDITURES</b>	<b>\$53,149</b>	<b>\$31,511</b>	<b>\$31,596</b>	<b>\$32,457</b>	<b>\$32,330</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$180,984</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,509</b>	<b>(\$27,743)</b>	<b>\$228,187</b>	<b>(\$29,702)</b>	<b>(\$28,901)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$143,350</b>

**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	\$308,742	
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 PAYMEN 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	\$63,055	
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 RECEIPTS - FY2019**

**TAX COLLECTOR**

GROSS ASSESSMENTS \$ 718,506 \$ 238,821 \$ 479,685  
NET ASSESSMENTS \$ 675,396 \$ 224,492 \$ 450,904

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015		
							GENERAL FUND 33.24%	DEBT SERVICE 66.76%	TOTAL 100%
11/8/18	ACH	\$ 1,781.02	\$ 65.94	\$ -	\$ -	\$ 1,715.08	\$ 570.07	\$ 1,145.01	\$ 1,715.08
11/15/18	ACH	\$ 10,011.82	\$ 400.47	\$ -	\$ -	\$ 9,611.35	\$ 3,194.67	\$ 6,416.68	\$ 9,611.35
12/3/18	ACH	\$ 28,367.84	\$ 1,134.70	\$ -	\$ -	\$ 27,233.14	\$ 9,051.90	\$ 18,181.24	\$ 27,233.14
12/10/18	ACH	\$ 103,496.10	\$ 4,139.77	\$ -	\$ -	\$ 99,356.33	\$ 33,024.61	\$ 66,331.72	\$ 99,356.33
12/17/18	ACH	\$ 92,572.71	\$ 3,702.87	\$ -	\$ 203.38	\$ 89,073.22	\$ 29,606.65	\$ 59,466.57	\$ 89,073.22
12/24/18	ACH	\$ 417,993.41	\$ 16,719.41	\$ -	\$ -	\$ 401,274.00	\$ 133,377.67	\$ 267,896.33	\$ 401,274.00
1/14/19	ACH	\$ 8,609.43	\$ 344.38	\$ -	\$ -	\$ 8,265.05	\$ 2,747.18	\$ 5,517.87	\$ 8,265.05
2/19/19	ACH	\$ 11,107.06	\$ 415.83	\$ 387.97	\$ -	\$ 10,303.26	\$ 3,424.65	\$ 6,878.61	\$ 10,303.26
3/14/19	ACH	\$ 17,898.68	\$ 517.99	\$ -	\$ 1,233.08	\$ 18,613.77	\$ 6,186.95	\$ 12,426.82	\$ 18,613.77
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTALS</b>		\$ 691,838.07	\$ 27,441.36	\$ 387.97	\$ 1,436.46	\$ 665,445.20	\$ 221,184.36	\$ 444,260.84	\$ 665,445.20

**DIRECT BILLED ASSESSMENTS**

LENNAR HOMES LLC \$623,587.56 \$218,620.52 \$156,139.64 \$248,827.40

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015	SERIES 2018
11/1/18	10/1/18	1081919	\$ 54,655.13	\$ 54,655.13	\$ 54,655.13	\$ -	\$ -
12/31/18	1/1/19	1123993	\$ 54,655.13	\$ 54,655.13	\$ 54,655.13	\$ -	\$ -
	4/1/19		\$ 263,228.58	\$ -	\$ -	\$ -	\$ -
	4/1/19		\$ 54,655.13	\$ -	\$ -	\$ -	\$ -
	7/1/19		\$ 54,655.13	\$ -	\$ -	\$ -	\$ -
	10/1/19		\$ 141,738.46	\$ -	\$ -	\$ -	\$ -
			\$ 623,587.56	\$ 109,310.26	\$ 109,310.26	\$ -	\$ -

**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)
<b>Remaining Acquisition/Construction Fund</b>				<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)
<b>Remaining Acquisition/Construction Fund</b>				<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
2/1/19		Interest		\$ 11.83
<b>TOTAL</b>				<b>\$ 53.42</b>
Acquisition/Construction Fund at 9/30/18				\$ 6,079.67
Interest Earned thru 2/28/19				\$ 53.42
Requisitions Paid thru 2/28/19				\$ -
Remaining Acquisition/Construction Fund				<b>\$ 6,133.09</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>

Date	Requisition #	Contractor	Description	Requisitions
<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
2/1/19		Interest		\$ 217.46
<b>TOTAL</b>				<b>\$ 6,651.97</b>
Acquisition/Construction Fund at 9/30/18				\$ 3,551,568.58
Interest Earned thru 2/28/19				\$ 6,651.97
Requisitions Paid thru 2/28/19				\$ (3,445,499.01)
Remaining Acquisition/Construction Fund				<b>\$ 112,721.54</b>



## SECTION 3

**STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT  
\$9,210,000  
SPECIAL ASSESSMENT BONDS  
SERIES 2015  
ARBITRAGE REBATE REQUIREMENT  
AUGUST 31, 2018**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
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February 22, 2019

Storey Park Community Development District  
City of Orlando, Florida

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

Storey Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended August 31, 2018 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

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

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$325,173) for August 31, 2018. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

*Grau & Associates*

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

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

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (August 31, 2018).

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

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

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

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

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

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

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<i>Anniversary Date. . . . .</i>	05/01/2016
<i>Future-Value Date. . . . .</i>	08/31/2018
<i>Arbitrage Yield Limit. . . . .</i>	5.1188657
<i>Total of Purpose Expenditures. . . . .</i>	\$8,807,192.00
<i>Internal Rate of Return. . . . .</i>	0.2974275
<i>90% of rebate liability. . . . .</i>	-\$292,655.56
<i>Full rebate liability. . . . .</i>	-\$325,172.85

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

*Dated:* 08/28/2015  
*Delivered:* 08/28/2015  
*Future Valued To:* 08/31/2018

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
9/17/2005	2016	COI	Vendor payment	25.9111111	1,250.00	100.0000000	1.9248206	2,406.03
8/28/2015	-1	COI	Beg. Arbitrage Gross Proceeds	6.0166667	-9,100,563.60	100.0000000	1.1642241	-10,595,095.58
9/10/2015	2016	COI	Vendor payment	5.9500000	25,000.00	100.0000000	1.1622643	29,056.61
9/10/2015	2016	COI	Vendor payment	5.9500000	5,000.00	100.0000000	1.1622643	5,811.32
9/10/2015	2016	COI	Vendor payment	5.9500000	27,500.00	100.0000000	1.1622643	31,962.27
9/10/2015	2016	COI	Vendor payment	5.9500000	27,500.00	100.0000000	1.1622643	31,962.27
9/10/2015	2016	COI	Vendor payment	5.9500000	12,500.00	100.0000000	1.1622643	14,528.30
9/10/2015	2016	COI	Trustee reimbursement	5.9500000	-27,500.00	100.0000000	1.1622643	-31,962.27
9/10/2015	2016	COI	Vendor payment	5.9500000	37,500.00	100.0000000	1.1622643	43,584.91
9/10/2015	2016	COI	Vendor payment	5.9500000	5,077.00	100.0000000	1.1622643	5,900.82
9/10/2015	2016	COI	Vendor payment	5.9500000	1,551.00	100.0000000	1.1622643	1,802.67
9/10/2015	2016	COI	Vendor payment	5.9500000	36,500.00	100.0000000	1.1622643	42,422.65
9/10/2015	2016		Underwriter's Discount	5.9500000	197,278.00	100.0000000	1.1622643	229,289.17
9/10/2015	2016	COI	Vendor payment	5.9500000	2,608.00	100.0000000	1.1622643	3,031.19
9/10/2015	2016	COI	Vendor payment	5.9500000	51,000.00	100.0000000	1.1622643	59,275.48
9/10/2015	2016	COI	Vendor payment	5.9500000	2,093.00	100.0000000	1.1622643	2,432.62
9/10/2015	2016	COI	Vendor payment	5.9500000	1,954.00	100.0000000	1.1622643	2,271.06
9/25/2015	2016	CONSTRUCT	Req payment	5.8666667	4,929,563.00	100.0000000	1.1598191	5,717,401.21
1/7/2016	2016	CONSTRUCT	Req payment	5.3000000	1,371.00	100.0000000	1.1433277	1,567.50
3/18/2016	2016	RESERVE	Tranf	4.9055556	114.00	100.0000000	1.1319871	129.05
4/5/2016	2016	COI	Transf to close acct	4.8111111	8,223.00	100.0000000	1.1292884	9,286.14
4/13/2016	2016	CONSTRUCT	Req payment	4.7666667	1,253,955.00	100.0000000	1.1280207	1,414,487.22
8/8/2016	2016	CONSTRUCT	Req payment	4.1277778	1,464.00	100.0000000	1.1099537	1,624.97
6/30/2017	2017	CONSTRUCT	Req payment	2.3388889	2,205,691.00	100.0000000	1.0608909	2,339,997.56
8/31/2018	-1		Unspent Proceeds as of 08/31/2018	0.0000000	311,654.00	100.0000000	1.0000000	311,654.00
					<b>18,282.40</b>			<b>-325,172.85</b>

<i>Arbitrage Yield Limit (AYL) .....</i>	<b>5.1188657</b>
<i>Internal Rate of Return (IRR) .....</i>	<b>0.2974275</b>
<i>Future Valued To. ....</i>	<b>8/31/2018</b>

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

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

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

STOREYPARK-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 02/22/2019 | 15:26 | Rpt01h

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

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

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

<i>True Interest Cost (TIC).</i>	<b>5.3098694</b>
<i>Net Interest Cost (NIC).</i>	<b>5.2136843</b>
<i>Arbitrage Yield Limit (AYL).</i>	<b>5.1188657</b>
<i>Arbitrage Net Interest Cost (ANIC).</i>	<b>5.1784599</b>

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



## Storey Park CDD

## Special Assessment Bonds, Series 2015

## T.I.C. Verification Report (Regular)

9,210,000.00

MSRB 30/360 SEMI 4/3

FMS Bonds

Dated: 8/28/2015

Delivered: 8/28/2015

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

STOREYPARK-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 02/22/2019 | 15:27 | Rpt01a

Storey Park CDD  
Special Assessment Bonds, Series 2015  
T.I.C. Verification Report (Regular)  
9,210,000.00

2  
MSRB 30/360 SEMI +/-  
FMS Bonds  
Dated: 8/28/2015  
Delivered: 8/28/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
43	11/1/2036	365,000.00	5.125	118,771.86	-	483,771.86	0.3296584	159,479.46
44	5/1/2037			109,418.74	-	109,418.74	0.3211325	35,137.92
45	11/1/2037	385,000.00	5.125	109,418.74	-	494,418.74	0.3128272	154,667.63
46	5/1/2038			99,553.12	-	99,553.12	0.3047366	30,337.48
47	11/1/2038	405,000.00	5.125	99,553.12	-	504,553.12	0.2968553	149,779.28
48	5/1/2039			89,175.00	-	89,175.00	0.2891778	25,787.43
49	11/1/2039	425,000.00	5.125	89,175.00	-	514,175.00	0.2816989	144,842.54
50	5/1/2040			78,284.38	-	78,284.38	0.2744134	21,482.28
51	11/1/2040	450,000.00	5.125	78,284.38	-	528,284.38	0.2673163	141,219.05
52	5/1/2041			66,753.13	-	66,753.13	0.2604028	17,382.70
53	11/1/2041	470,000.00	5.125	66,753.13	-	536,753.13	0.2536681	136,157.14
54	5/1/2042			54,709.38	-	54,709.38	0.2471076	13,519.10
55	11/1/2042	495,000.00	5.125	54,709.38	-	549,709.38	0.2407167	132,324.22
56	5/1/2043			42,025.00	-	42,025.00	0.2344911	9,854.49
57	11/1/2043	520,000.00	5.125	42,025.00	-	562,025.00	0.2284265	128,381.42
58	5/1/2044			28,700.00	-	28,700.00	0.2225188	6,386.29
59	11/1/2044	545,000.00	5.125	28,700.00	-	573,700.00	0.2167639	124,357.42
60	5/1/2045			14,734.38	-	14,734.38	0.2111578	3,111.28
61	11/1/2045	575,000.00	5.125	14,734.38	-	589,734.38	0.2056966	121,306.38

9,210,000.00

8,933,850.18

0.00 18,143,850.18

8,903,285.61

True Interest Cost (TIC) . . . . .	5.3098694
Net Interest Cost (NIC) . . . . .	5.2136843
Arbitrage Yield Limit (AYL) . . . . .	5.1188657
Arbitrage Net Interest Cost (ANIC) . . . . .	5.1784599

Face value of bond Issue . . . . .	\$9,210,000.00
Accrued interest (+) . . . . .	
Original issue premium/discount (+) . . . . .	(\$109,436.40)
Underwriter discount (+) . . . . .	(\$197,278.00)
Lump-sum credit enhancements (-) . . . . .	\$0.00
Other TIC costs (-) . . . . .	
Bond surety fee (-) . . . . .	N/A
= TIC Target . . . . .	\$8,903,285.60

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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
09/17/2005	2016	Y	COI	Vendor payment	1,250.00	100.0000000		1,250.00	-1,250.00
08/28/2015	-I	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			9,099,313.60
09/10/2015	2016	Y	COI	Vendor payment	25,000.00	100.0000000		25,000.00	9,074,313.60
09/10/2015	2016	Y	COI	Vendor payment	5,000.00	100.0000000		5,000.00	9,069,313.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	9,041,813.60
09/10/2015	2016	Y		Underwriter's Discount	197,278.00	100.0000000		197,278.00	8,844,535.60
09/10/2015	2016	Y	COI	Trustee reimbursement	-27,500.00	100.0000000		-27,500.00	8,872,035.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	8,844,535.60
09/10/2015	2016	Y	COI	Vendor payment	12,500.00	100.0000000		12,500.00	8,832,035.60
09/10/2015	2016	Y	COI	Vendor payment	1,551.00	100.0000000		1,551.00	8,830,484.60
09/10/2015	2016	Y	COI	Vendor payment	2,093.00	100.0000000		2,093.00	8,828,391.60
09/10/2015	2016	Y	COI	Vendor payment	36,500.00	100.0000000		36,500.00	8,791,891.60
09/10/2015	2016	Y	COI	Vendor payment	5,077.00	100.0000000		5,077.00	8,786,814.60
09/10/2015	2016	Y	COI	Vendor payment	51,000.00	100.0000000		51,000.00	8,735,814.60
09/10/2015	2016	Y	COI	Vendor payment	37,500.00	100.0000000		37,500.00	8,698,314.60
09/10/2015	2016	Y	COI	Vendor payment	1,954.00	100.0000000		1,954.00	8,696,360.60
09/10/2015	2016	Y	COI	Vendor payment	2,608.00	100.0000000		2,608.00	8,693,752.60
09/25/2015	2016	Y	CONSTRUCTI	Req payment	4,929,563.00	100.0000000		4,929,563.00	3,764,189.60
01/07/2016	2016	Y	CONSTRUCTI	Req payment	1,371.00	100.0000000		1,371.00	3,762,818.60
03/18/2016	2016	Y	RESERVE	Tranf	114.00	100.0000000		114.00	3,762,704.60
04/05/2016	2016	Y	COI	Transf to close acct	8,223.00	100.0000000		8,223.00	3,754,481.60
04/13/2016	2016	Y	CONSTRUCT	Req payment	1,253,955.00	100.0000000		1,253,955.00	2,500,526.60
08/08/2016	2016	Y	CONSTRUCT	Req payment	1,464.00	100.0000000		1,464.00	2,499,062.60
06/30/2017	2017	Y	CONSTRUCT	Req payment	2,205,691.00	100.0000000		2,205,691.00	293,371.60
					<b>8,807,192.00</b>		<b>0.00</b>	<b>8,807,192.00</b>	

<i>First Investment Date</i> . . . . .	<b>9/17/2005</b>
<i>Calculation Date</i> . . . . .	<b>8/31/2018</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>5.1188657</b>
<i>Internal Rate of Return (IRR)</i> . . . . .	<b>0.2974275</b>

# Storey Park CDD

## Special Assessment Bonds, Series 2015

### I.R.R. Report Via Purpose Expenditures

\$ 9,210,000.00

Dated: 08/28/2015

Delivered: 08/28/2015

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	08/28/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(9,100,563.60)	100.000	1.0000000	(9,100,563.60)
2016	09/17/2005	COI	Vendor payment	-19.8944444	1,250.00	100.000	1.0300051	1,250.00
	09/10/2015	COI	Vendor payment	0.0666667	36,500.00	100.000	0.9999009	36,496.38
	09/10/2015		Underwriter's Discount	0.0666667	197,278.00	100.000	0.9999009	197,258.46
	09/10/2015	COI	Vendor payment	0.0666667	5,077.00	100.000	0.9999009	5,076.50
	09/10/2015	COI	Vendor payment	0.0666667	1,551.00	100.000	0.9999009	1,550.85
	09/10/2015	COI	Vendor payment	0.0666667	2,093.00	100.000	0.9999009	2,092.79
	09/10/2015	COI	Vendor payment	0.0666667	1,954.00	100.000	0.9999009	1,953.81
	09/10/2015	COI	Vendor payment	0.0666667	2,608.00	100.000	0.9999009	2,607.74
	09/10/2015	COI	Vendor payment	0.0666667	51,000.00	100.000	0.9999009	50,994.95
	09/10/2015	COI	Vendor payment	0.0666667	37,500.00	100.000	0.9999009	37,496.29
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9999009	27,497.28
	09/10/2015	COI	Vendor payment	0.0666667	25,000.00	100.000	0.9999009	24,997.52
	09/10/2015	COI	Vendor payment	0.0666667	12,500.00	100.000	0.9999009	12,498.76
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9999009	27,497.28
	09/10/2015	COI	Trustee reimbursement	0.0666667	(27,500.00)	100.000	0.9999009	(27,497.28)
	09/10/2015	COI	Vendor payment	0.0666667	5,000.00	100.000	0.9999009	4,999.50
	09/25/2015	CONSTRUCT	Req payment	0.1500000	4,929,563.00	100.000	0.9997771	4,928,464.30
	01/07/2016	CONSTRUCT	Req payment	0.7166667	1,371.00	100.000	0.9989356	1,369.54
	03/18/2016	RESERVE	Tranf	1.1111111	114.00	100.000	0.9983502	113.81
	04/05/2016	COI	Transf to close acct	1.2055556	8,223.00	100.000	0.9982101	8,208.28
	04/13/2016	CONSTRUCT	Req payment	1.2500000	1,253,955.00	100.000	0.9981442	1,251,627.89
	08/08/2016	CONSTRUCT	Req payment	1.8888889	1,464.00	100.000	0.9971970	1,459.90
2017	06/30/2017	CONSTRUCT	Req payment	3.6777778	2,205,691.00	100.000	0.9945496	2,193,669.12
99999	08/31/2018		Unspent Proceeds as of 08/31/2018	6.0166667	311,654.00	100.000	0.9910989	308,879.93
					18,282.40			0.00
Arbitrage Yield Limit .....					5.1188657			
Internal Rate of Return .....					0.2974275			
Calculation Standard .....					MSRB 30/360 SEMI 4/3			