

*Storey Park Community
Development District*

Agenda

August 22, 2019

AGENDA

Storey Park

Community Development District

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

August 15, 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, August 22, 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. Public Comment Period
3. Approval of Minutes of the May 10, 2019 Meeting
4. Review and Acceptance of Fiscal Year 2018 Audit
5. Consideration of Resolution 2019-08 Finalizing the Special Assessments Securing the Districts Series 2019 Special Assessment Bonds
6. Consideration of Turnover of Landscape Tracts OS1, OS2 and OS3 to the Storey Park CDD
7. Consideration of Amendment to Engagement Letter with Latham, Shuker, Eden & Beaudine
8. Public Hearing
 - A. Consideration of Resolution 2019-09 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2019-10 Imposing Special Assessments and Certifying an Assessment Roll
9. Ratification of Series 2015 Requisition #7 and Series 2018 Requisition #3
10. Consideration of Resolution 2019-11 Setting a Public Hearing for the Establishment of Rules and Policies Related to Parking on District Property and Towing of Improperly Parked Vehicles on District Property
11. Discussion of Pond Signage
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2020 Meeting Schedule
13. Supervisor's Requests
14. Adjournment

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

The third order of business is the approval of the minutes of the May 10, 2019 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is review and acceptance of Fiscal Year 2018 Audit Report. A copy of the report is enclosed for your review.

The fifth order of business is the consideration of Resolution 2019-08 finalizing the special assessments securing the District's series 2019 special assessment bonds. A copy of the resolution is enclosed for your review.

The sixth order of business is the consideration of turnover of landscape tracts OS1, OS2 and OS3 to the Storey Park CDD. Supporting documentation is enclosed for your review.

The seventh order of business is the consideration of amendment to the engagement letter with Latham, Shuker, Eden & Beaudine, LLP for legal services. A copy of the amended engagement letter is enclosed for your review.

The eighth order of business opens the public hearing for the Fiscal Year 2020 budget and assessments. Section A is the consideration of Resolution 2019-09 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the Resolution is enclosed for your review and the proposed budget will be provided under separate cover. Section B is the consideration of Resolution 2019-10 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review.

The ninth order of business is the ratification of the Series 2015 requisition #7 and Series 2018 requisition #3. Copies of the requisitions and supporting documentation are enclosed for your review.

The tenth order of business is the consideration of Resolution 2019-11 setting a public hearing for the purpose of establishing rules and policies related to parking on District property and the towing of improperly parked vehicles. A copy of the Resolution and proposed policy is enclosed for your review.

The eleventh order of business is the discussion of pond signage. There is no back-up material.

The twelfth 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 approval of the Fiscal Year 2020 meeting schedule. A sample meeting notice 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 dark ink, appearing to read 'G. S. Flint', with a stylized, flowing script.

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Friday, May 10, 2019 at 11:00 a.m. at the Offices of Lennar Homes, 6750 Forum Drive, Suite 310, Orlando, FL.

Present and constituting a quorum were:

Rob Bonin	Chairman
Karen Morgan	Vice Chairwoman
Lane Register	Assistant Secretary
Ben Kraljev	Assistant Secretary
Susan Kane	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll and a quorum was present. Mr. Flint administered the oath of office to Susan Kane prior to the meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 28, 2019 Meeting

Mr. Flint: We have the minutes from the March 28, 2019 meeting. 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 March 28, 2019 meeting were approved, as presented.
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THIRD ORDER OF BUSINESS

**Acceptance of G-17 Disclosure of
FMSBonds, Inc.**

Mr. d'Adesky: This is technically an acknowledgement. Essentially, they are sending in this letter which says under security law, they are not a municipal advisor and therefore do not have the District's best interest at heart. They are trying to make money, and they are disclosing that. We acknowledge that, sign it, and send it back to them.

Mr. Flint: The main point is they don't have a fiduciary responsibility to the District.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor, the G-17 Disclosure of FMSBonds, Inc., was approved.

FOURTH ORDER OF BUSINESS

**Public Hearing on the Imposition of
Special Assessments**

Mr. Flint: Before we begin discussion, I will ask for a motion to open the public hearing.

On MOTION by Mr. Register seconded by Ms. Kane with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Engineer's Report for Assessment Area Three

Mr. Flint: The Board previously considered two resolutions. One stated its intent to impose assessments and the other set the date, place, and time of the public hearing for today to consider imposing the assessments. We did newspaper notices as required by statute as well as a mailed notice to the land owner within Assessment Area 3. There is an Engineer's Report in your agenda, slightly revised from what was in the agenda when you set the public hearing. This is revision #6 dated May 2, 2019. It is revised to reflect the Assessment Area 3 updates.

Mr. d'Adesky: Because of the way the delegation resolution is worded, I would ask that the Board approve it in substantial form. The delegation resolution will approve any modifications that are made. Up until the close of the bonds, there may be minor modifications that are made to reflect certain details.

Mr. Flint: Are there any other questions on the Engineer's Report?

On MOTION by Ms. Kane seconded by Mr. Register with all in favor, the Engineer's Report for Assessment Area Three, was approved in substantial form.

B. Consideration of Master Assessment Methodology Report for Assessment Area Three

Mr. Flint: We presented this report when you set the public hearing, this is a Master Assessment Methodology Report. It takes all the improvements and, for purposes of the public hearing, assumes we are going to finance everything. That's not the case, but it gives you the flexibility as you go through the process. The numbers in here are likely higher than what we will actually do when we issue. Table 1 is the development plan and Table 2 is the estimated cost of infrastructure. Both of those were taken from the Engineer's Report. Table 3 is the bond sizing, assuming we are going to finance the improvements identified in the Engineer's Report. Table 4 is the allocation of those improvement costs; it shows you the improvement cost per product type and per unit. Table 5 shows you the par debt per unit. Table 6 shows you what the annual per unit assessment would be if we were to fund all the improvements. Table 7 is the preliminary assessment roll which includes a description of Assessment Area 3. Are there any questions on the methodology? If not, we would ask you to approve in substantial form.

On MOTION by Ms. Kane seconded by Mr. Register with all in favor, the Master Assessment Methodology Report for Assessment Area 3, was approved in substantial form..

C. Public Comment and Testimony

Mr. Flint: This is a public hearing, so for the Board to actually take on the resolution levying the assessments, you are required to take public comment. I will note for the record, there are no members of the public present.

D. Consideration of Resolution 2019-05 Levying Special Assessments

Mr. d'Adesky: Resolution 2019-05 is the levy of assessments. We declared the assessments when we had the preliminary assessment methodology. We provided for the statutory notice, and now we are actually levying those on the property. Once we go ahead and price the bonds, we are going to have a finalization resolution. We are setting the ceiling, not the floor. Unless there are any questions, I'd ask for a motion to approve the resolution.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor, Resolution 2019-05 Levying Special Assessments, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Bond Delegation
Resolution 2019-06**

Mr. d'Adesky: Resolution 2019-06 was provided by the District's Bond Counsel. We reviewed it and Developer's Counsel reviewed it. This is the delegation resolution related to Assessment Area 3 Bonds. In total amount, it sets a not to exceed of \$6,000,000. Once again, we are not going to go over that, we are certainly going to be under that. It just sets that as the cap. It designates the assessment area that these bonds are going to be levied on, which is set forth in the Engineer's Report. It will include things like earthwork, water, sewer, reclaimed water, roadway improvements, landscaping, etc. The yield on the bonds won't exceed 5.5. It provides a form of the Limited Offering Memorandum. Both the developer and the District have Continuing Disclosure requirements. That means you are required to report the development of the District over time. It provides a form of the Trust Indenture, which is the binding agreement between the bond holders and the District. The rest of the document is attached, the Competition Agreement, the True Up, the Acquisition Agreement, and Collateral Assignment.

Mr. Flint: The main purpose of this is to delegate authority to the Chairman or any other Board Member, if the parameters in the resolution are met then they are authorized to sign the Bond Purchase Agreement and close on the bonds. It's preventing the District from having to have a special meeting after it is priced and before it's closed. Are there any questions on the resolution?

On MOTION by Mr. Register seconded by Ms. Morgan with all in favor, Bond Delegation Resolution 2019-06, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2019-07
Approving the Proposed Budget for
Fiscal Year 2020 and Setting a Public
Hearing**

Mr. Flint: Each year the District is required by June 15th to approve a proposed budget and the set the date, place, and time of the public hearing to consider the final adoption. The proposed budget is not binding on the Board. It's the start of the budget process. We are required

to send it to the city of Orlando and Orange County at least 60 days before the public hearing. They have review and comment authority, but they don't have any adoption authority. We have never received input from a local government, but it is part of the legal process. Exhibit A to the resolution is the proposed budget. It assumes that the per unit assessment amounts will remain the same as they have been in the past. This is going to be subject to change now with the issuance of debt on Assessment Area 3. Once we get the Assessment Roll from the county that will be refined. Anything platted and on roll would be assessed on the tax bill, anything unplatted will be direct billed. The administrative expenses remain virtually the same, they're increasing by \$200. The operations and maintenance costs are going up a fair amount, that is a result of new areas being conveyed from the developer to the District. Your landscape maintenance costs are the big drive in that increase as well as lake maintenance. Typically, street lights are fairly flat. Alan, do you have anything to add?

Mr. Scheerer: The utilities costs have increased. We have several new meters, we have a potable meter in the dog park that will be coming online. You will see an increase in the water and sewer on that. We also increased the irrigation repairs slightly, just to compensate for some of the new areas coming online.

Mr. Flint: Are there any questions on the proposed budget? You will have another chance to comment on that and we will be working on this between now and the public hearing. The resolution does need to include the date, place, and time of the public hearing. We are suggesting your regular August meeting, which is August 22nd at 4:00 p.m. Will that work for everybody?

Mr. Bonin: That's good with me.

Ms. Morgan: Should be good.

Ms. Kane: That's not on my calendar.

Mr. Flint: That's most likely because you just joined, we will need to make sure you are added to the calendar. I'll make a note of that.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor, Resolution 2019-07 Approving the Proposed Budget for Fiscal Year 2020 and Setting the Public Hearing for August 22 nd at 4:00 p.m., was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I have one item for the Board, the contraction. Eric Castleton, with Moss Park Properties, has asked me a dozen or so questions and has discussed contracting the commercial parcels. I would suggest the Board authorize Ms. Baxter to prepare exhibits for a petition to contract. We will also need to look into a cost share agreement. I will bring back a resolution to the next meeting to start the contraction process.

Ms. Baxter: Are we adding any area, or just removing?

Mr. d'Adesky: We are adding an area eventually, but I have not been told to move forward on that yet.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor, Authorization of District Engineer to Prepare Exhibits, was approved.

B. Engineer

Mr. Flint: Christy, do you have anything else?

Ms. Baxter: No, I just had the one question about the contraction.

Mr. Flint: You were working on requisition to draw down the remaining funds?

Ms. Baxter: I have final drafts, I just need to do a final review and then I will submit those.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register in your agenda package for March 22nd through May 3rd for \$302,263.98. There are transfers of debt service revenue, and that comprises the majority of those checks. Are there any questions on the check register?

On MOTION by Mr. Register seconded by Ms. Kane with all in favor, the Check Register as stated above, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financial Statements through March 31, 2019. If you have any questions we can discuss those, otherwise, no action is required.

iii. Presentation of Number of Registered Voters - 692

Mr. Flint: We are required to announce the number of registered voters within the District as of April 15th each year. You can see in the report that there are 692 registered voters in Storey Park. There is a process where the Board transitions from a landowner election to a general election. You've met the 250-voter threshold but you haven't met the 6 year since formation threshold. The transition of the Board will not happen until November 2022. 2 of the 5 seats will transition at that point. November 2024, 2 more seats will transition. The landowner or developer should have control through November 2024.

EIGHTH ORDER OF BUSINESS**Supervisor's Request**

Mr. Flint: Are there any Supervisor requests? Hearing none, I would ask for a motion to adjourn.

NINTH ORDER OF BUSINESS**Adjournment**

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 25, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.



June 25, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Storey Park Community Development District, City of Orlando, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$363,468.
- The change in the District's total net position was \$365,426, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$1,107,067, an increase of \$293,477 in comparison with the prior period. A portion of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2018		2017
Current and other assets	\$ 4,594,574	\$	826,237
Capital assets, net of depreciation	12,226,068		8,389,209
Total assets	16,820,642		9,215,446
Current liabilities	3,726,020		199,780
Long-term liabilities	12,731,154		9,017,624
Total liabilities	16,457,174		9,217,404
Net position			
Net investment in capital assets	(505,086)		(628,415)
Restricted	720,589		500,489
Unrestricted	147,965		125,968
Total net position	\$ 363,468	\$	(1,958)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2018	2017
Revenues:		
Program revenues		
Charges for services	\$ 1,018,038	\$ 919,075
Operating grants and contributions	8,593	14,018
Capital grants and contributions	408,840	8,159
General revenues	1,602	28
Total revenues	1,437,073	941,280
Expenses:		
General government	84,979	81,167
Maintenance and operations	220,490	143,947
Interest	512,750	452,949
Bond issuance costs	253,428	-
Total expenses	1,071,647	678,063
Change in net position	365,426	263,217
Net position - beginning	(1,958)	(265,175)
Net position - ending	\$ 363,468	\$ (1,958)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$1,071,647. In total, expenses increased from the prior fiscal year mainly as a result of bond issuance costs and increased maintenance costs incurred in the current fiscal year. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised largely of assessments. In total, program revenues increased in the current fiscal year mainly as a result of the contribution of capital assets from the Developer and increased assessments in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$12,226,068 invested in capital assets for its governmental activities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$12,830,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued Series 2019 Special Assessment Bonds in amount of \$3,995,000. For the subsequent fiscal year, the District anticipates that the cost of general operations will increase as the District becomes more developed.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Storey Park Community Development District's Finance Department at 9145 Narcoossee Road, Suite A206, Orlando, Florida, 32827.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 178,261
Assessments receivable	158,822
Prepaid items	12,490
Restricted assets:	
Investments	4,245,001
Capital assets:	
Nondepreciable	<u>12,226,068</u>
Total assets	<u>16,820,642</u>
 LIABILITIES	
Accounts payable	3,487,507
Accrued interest payable	238,513
Non-current liabilities:	
Due within one year	225,000
Due in more than one year	<u>12,506,154</u>
Total liabilities	<u>16,457,174</u>
 NET POSITION	
Net investment in capital assets	(505,086)
Restricted for debt service	605,031
Restricted for capital projects	115,558
Unrestricted	<u>147,965</u>
Total net position	<u>\$ 363,468</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 84,979	\$ -	\$ -	\$ -	\$ (84,979)
Maintenance and operations	220,490	325,864	-	408,840	514,214
Interest on long-term debt	512,750	692,174	8,593	-	188,017
Bond issuance costs	253,428	-	-	-	(253,428)
Total governmental activities	1,071,647	1,018,038	8,593	408,840	363,824
General revenues:					
Unrestricted investment earnings					51
Miscellaneous					1,551
Total general revenues					1,602
Change in net position					365,426
Net position - beginning					(1,958)
Net position - ending					\$ 363,468

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 177,422	\$ -	\$ 839	\$ 178,261
Investments	-	684,688	3,560,313	4,245,001
Due from other funds	-	34	-	34
Assessments receivable	-	158,822	-	158,822
Prepaid items	12,490	-	-	12,490
Total assets	<u>\$ 189,912</u>	<u>\$ 843,544</u>	<u>\$ 3,561,152</u>	<u>\$ 4,594,608</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 41,913	\$ -	\$ 3,445,594	\$ 3,487,507
Due to other funds	34	-	-	34
Total liabilities	<u>41,947</u>	<u>-</u>	<u>3,445,594</u>	<u>3,487,541</u>
Fund balances:				
Nonspendable:				
Prepaid items	12,490	-	-	12,490
Restricted for:				
Debt service	-	843,544	-	843,544
Capital projects	-	-	115,558	115,558
Unassigned	135,475	-	-	135,475
Total fund balances	<u>147,965</u>	<u>843,544</u>	<u>115,558</u>	<u>1,107,067</u>
Total liabilities and fund balances	<u>\$ 189,912</u>	<u>\$ 843,544</u>	<u>\$ 3,561,152</u>	<u>\$ 4,594,608</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Fund balance - governmental funds	\$ 1,107,067
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	12,226,068
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(238,513)	
Bonds payable	(12,731,154)	(12,969,667)
Net position of governmental activities		\$ 363,468

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 325,864	\$ 692,174	\$ -	\$ 1,018,038
Interest	51	8,593	17,480	26,124
Miscellaneous revenue	1,551	-	-	1,551
Total revenues	327,466	700,767	17,480	1,045,713
EXPENDITURES				
Current:				
General government	84,979	-	-	84,979
Maintenance and operations	220,490	-	-	220,490
Debt service:				
Principal	-	155,000	-	155,000
Interest	-	457,840	-	457,840
Bond issue costs	-	-	253,428	253,428
Capital outlay	-	-	3,445,499	3,445,499
Total expenditures	305,469	612,840	3,698,927	4,617,236
Excess (deficiency) of revenues over (under) expenditures	21,997	87,927	(3,681,447)	(3,571,523)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(3,549)	3,549	-
Bond issuance	-	74,021	3,790,979	3,865,000
Total other financing sources (uses)	-	70,472	3,794,528	3,865,000
Net change in fund balances	21,997	158,399	113,081	293,477
Fund balances - beginning	125,968	685,145	2,477	813,590
Fund balances - ending	\$ 147,965	\$ 843,544	\$ 115,558	\$ 1,107,067

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$ 293,477
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	3,445,499
The statement of activities reports noncash contributions as revenues, but these revenues are not reported in the governmental fund financial statements.	391,360
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(3,865,000)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	155,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(3,530)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(51,380)
Change in net position of governmental activities	<u>\$ 365,426</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Storey Park Community Development District ("District") was created on March 9, 2015 by Ordinance 2015-7 of the City of Orlando, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of four members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, all of the Board members are affiliated with Lennar Homes, LLC (the "Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and for the accumulation of funds for capital reserves.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
Fidelity Investments Money Market Government Portfolio	\$ 4,245,001	Not Available	Not Available

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 8,389,209	\$ 3,836,859	\$ -	\$ 12,226,068
Total capital assets, not being depreciated	8,389,209	3,836,859	-	12,226,068
 Governmental activities capital assets, net	 \$ 8,389,209	 \$ 3,836,859	 \$ -	 \$ 12,226,068

Total infrastructure improvements for the District were estimated to cost approximately \$33,577,600. The infrastructure will include roadways, stormwater, potable and reclaimed water, wastewater, landscaping and lighting improvements. Upon completion, certain assets will be conveyed to others. A portion of the project costs was to be funded with the proceeds of the Series 2015 Bonds and future bond issuances with the remainder to be funded by the Developer.

The District used a portion of the Series 2015 (Assessment Area One) bond proceeds to acquire completed Assessment Area One infrastructure from the Developer in the amount of \$8,389,209 in accordance with an Acquisition Agreement. Assessment Area One is the area within the District that will be subject to the Assessment Area One Special Assessments and consists of approximately 194 acres of land and planned for approximately 701 residential units and 82,000 square feet of commercial space. The portion of the improvements allocated to Assessment Area One ("Assessment Area One Project") were estimated to approximately \$20,831,300, excluding the cost to acquire or construct the amenities within the District or certain off-site improvements necessary to develop Assessment Area One. The District anticipates that the remaining infrastructure improvements for the District will be completed during a subsequent fiscal year.

During the current year, the District used a portion of the Series 2018 (Assessment Area Two) bond proceeds to acquire \$3,836,859 of completed Assessment Area Two infrastructure from the Developer in accordance with an acquisition agreement. The District paid the Developer \$3,445,499 for the improvements, thereby recognizing a contribution of \$391,360 comprising the difference between the value of the acquired infrastructure and the amount paid. Assessment Area Two is the area within the District that will be subject to the Assessment Area Two Special Assessments.

NOTE 6 – LONG-TERM LIABILITIES

Series 2015

On September 10, 2015, the District issued \$9,210,000 of Special Assessment Bonds (Assessment Area One Project), Series 2015 consisting of \$750,000 Term Bonds due November 1, 2020 with a fixed interest rate of 4.000%, \$1,215,000 Term Bonds due November 1, 2026 with a fixed interest rate of 4.500%, \$2,610,000 due November 1, 2035 with a fixed interest rate of 5.000%, and \$4,635,000 Term Bonds due November 1, 2045 with a fixed interest 5.125%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area One Project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016.

The Series 2015 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Series 2018

On April 27, 2018, the District issued \$3,865,000 of Special Assessment Bonds (Assessment Area Two Project), Series 2018 consisting of multiple term bonds with due dates ranging from June 15, 2019 – June 15, 2048 and fixed interest rates ranging from 3.75% to 5%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area Two Project. Interest is to be paid semiannually on each December 15 and June 15. Principal on the Series 2018 Bonds is to be paid serially commencing June 15, 2019 through June 15, 2048.

The Series 2018 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 9,120,000	\$ -	\$ 155,000	\$ 8,965,000	\$ 160,000
Less: Original issue discount	(102,376)	-	(3,530)	(98,846)	-
Series 2018	-	3,865,000	-	3,865,000	65,000
	<u>\$ 9,017,624</u>	<u>\$ 3,865,000</u>	<u>\$ 151,470</u>	<u>\$ 12,731,154</u>	<u>\$ 225,000</u>

NOTE 6 – LONG-TERM LIABILITIES (Continued)

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Governmental Activities			
Year ending September 30:	Principal	Interest	Total
2019	\$ 225,000	\$ 624,738	\$ 849,738
2020	235,000	615,700	850,700
2021	240,000	606,363	846,363
2022	250,000	596,375	846,375
2023	260,000	585,425	845,425
2024-2028	1,490,000	2,740,244	4,230,244
2029-2033	1,900,000	2,339,938	4,239,938
2034-2038	2,410,000	1,809,988	4,219,988
2039-2043	3,095,000	1,122,172	4,217,172
2044-2046	2,725,000	297,394	3,022,394
Total	\$ 12,830,000	\$ 11,338,337	\$ 24,168,337

NOTE 7 – INTERLOCAL

The District and/or the Developer have conveyed certain rights-of-ways (the "City ROW") to the City of Orlando, Florida (the "City") and may or will convey others in the future (the "Future City ROW"). However, there are improvements within the City ROW and the Future City ROW that have been constructed by the District that will not be dedicated to the City (the "Improvements"). Therefore, in order to promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services in and around the District, the District and the City entered into the Interlocal Agreement for Rights-of-Way Maintenance during the current fiscal year. Per the Interlocal Agreement, the City agreed to perpetually maintain the Improvements at its sole cost. However, the District may, but is not obliged to, perform optional maintenance (landscaping, irrigation, fertilization, pest control, etc) on the Improvements at intervals more frequent than the City's regular maintenance schedule to enhance the aesthetic quality of the rights-of-ways.

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have been no settled claims over the past three years.

NOTE 12 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District had issued Series 2019 Special Assessment Bonds in amount of \$3,995,000.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 320,544	\$ 325,864	\$ 5,320
Developer Contributions	74,169	-	(74,169)
Interest	-	51	51
Miscellaneous revenue	-	1,551	1,551
Total revenues	<u>394,713</u>	<u>327,466</u>	<u>(67,247)</u>
EXPENDITURES			
Current:			
General government	101,725	84,979	16,746
Maintenance and operations	<u>292,988</u>	<u>220,490</u>	<u>72,498</u>
Total expenditures	<u>394,713</u>	<u>305,469</u>	<u>89,244</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>21,997</u>	<u>\$ 21,997</u>
Fund balance - beginning		<u>125,968</u>	
Fund balance - ending		<u>\$ 147,965</u>	

See notes to required supplementary information

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed appropriations, is in the aggregate. Any budget amendment that increases the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 25, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

June 25, 2019



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

We have examined Storey Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 25, 2019



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 25, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Storey Park Community Development District, City of Orlando, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

G. Grau & Associates

June 25, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION V

RESOLUTION 2019 - 08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2019 SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the "District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, of the State of Florida; and

WHEREAS, on March 28, 2019, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2019-03 authorizing, among other things, the issuance of not to exceed \$8,200,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued Storey Park Community Development District (Osceola County, Florida) Special Assessment Bonds, Series 2019 (the "Series 2019 Bonds") in the amount of \$3,995,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Storey Park Community Development District Engineer's Report dated December 7, 2017, attached to this Resolution as Exhibit A (collectively referred to as the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2019 Bonds (the "Series 2019 Project"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$6,107,650, a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the Capital Improvements was estimated at \$3,534,179.36 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Master Assessment Methodology for Assessment Area Three dated March 28, 2019 (the "Assessment Methodology"), the estimated total costs inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$3,995,000; and

WHEREAS, on May 10, 2019, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2019-05 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the Adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* ("Special Assessment Lien"); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Storey Park Community Development District:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Finalization of Special Assessments Securing the Series 2019 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2019-05, special assessments securing the Series 2019 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the Series 2019 Project. Attached hereto as Exhibit B, and incorporated herein by reference, is the Assessment Methodology which accurately reflects the amount of special assessments of the Series 2019 Bonds. The assessments levied pursuant to Resolution 2019-05 also correctly reflect the outstanding debt due on the Series 2019 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2019-05, the special assessments on parcels specially benefited by the Series 2019 Project are hereby finalized in the amount of the outstanding debt due on the Series 2019 Bonds in accordance with Exhibit B herein, and is apportioned in accordance with the methodology described in Exhibit B, upon the specially benefited lands indicated in the District's Assessment Lien Roll attached as part of the Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2019 Bonds.

4. Improvement Lien Book. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2019-05, which remains in full force and effect. This Resolution and Resolution 2019-05 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. **Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

8. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 27th day of June, 2019.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2019-08

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____

By: _____
Name: _____
Title: _____

Exhibit A: Engineer's Report
Exhibit B: Assessment Methodology

EXHIBIT A
ENGINEER'S REPORT

[ATTACHED BELOW]

EXHIBIT B
ASSESSMENT METHODOLOGY

[ATTACHED BELOW]

**FINAL SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA THREE**

FOR

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: May 15, 2019

Prepared by

**Governmental Management Services - Central Florida, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Storey Park Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Storey Park Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Storey Park Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued \$3,995,000 of tax exempt bonds (the "Bonds") for the purpose of financing certain Assessment Area Three infrastructure improvements ("Assessment Area Three Capital Improvement Plan") within a designated assessment area (herein the "Assessment Area Three") within the District more specifically described in the Engineer's Report revised and dated May 10, 2019 prepared by Poulos & Bennett, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates that the construction of all or a portion of the Assessment Area Three Capital Improvement Plan will benefit property owners within the Assessment Area Three. Assessment Area Three is identified as parcels L-3 and L-4, designated as areas 5 and 6 in Exhibit 11 of the Engineer's Report.

1.1 Purpose

This Final Supplemental Assessment Methodology for Assessment Area Three (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Three. This Assessment Report allocates the debt to the assessable properties based on the special benefits each receives from the Assessment Area Three Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District imposed non ad valorem special assessments on the benefited lands within the Assessment Area Three based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 860.8 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Three represents approximately 68.93 acres. The development program for Assessment Area Three currently envisions approximately 205 residential units. The proposed development program is depicted in Table 1. It is identified in Exhibit 11 of the Engineer's Report as parcel L-3 and L-4, designated as areas 5 and 6. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Assessment Area Three Capital Improvement Plan will provide facilities that benefit the assessable property within the Assessment Area Three. Specifically, the District will construct and/or acquire certain

master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, differential cost of undergrounding of electrical distribution lines and streetlights, and landscaping and hardscaping. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within Assessment Area Three, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Three. The implementation of the Assessment Area Three Capital Improvement Plan enables properties within the boundaries of the Assessment Area Three to be developed. Without the District's Assessment Area Three Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Three. Without these improvements, development of the property within Assessment Area Three would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Three will benefit from the provision of the Assessment Area Three Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Assessment Area Three Capital Improvement Plan, which is designed solely to meet the needs of property within the Assessment Area Three. Properties outside of Assessment Area Three within the boundaries of the District and outside the District boundaries do not depend upon the District's Assessment Area Three Capital Improvement Plan. The property owners within Assessment Area Three are therefore

receiving special benefits not received by those outside the District's boundaries and outside of the Assessment Area Three.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Three will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Three Capital Improvement Plan that is necessary to support full development of property within Assessment Area Three will cost approximately \$6,107,650. The District's Underwriter has determined that financing costs required to fund a portion of the Assessment Area Three Capital Improvement Plan costs, the capitalized interest, the cost of issuance of the Bonds, and the funding of a debt service reserve account, will be \$3,995,000. Additional funding required to complete the Assessment Area Three Capital Improvement Plan will be funded by Developer. Without the Assessment Area Three Capital Improvement Plan, the property within Assessment Area Three would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District will issue \$3,995,000 in Bonds to fund a portion of the District's Assessment Area Three Capital Improvement Plan, provide for a debt service reserve account, capitalized interest, and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$3,995,000 in debt to the properties within Assessment Area Three benefiting from the Assessment Area Three Capital Improvement Plan. The District will issue less than the full cost to complete the Assessment Area Three Capital Improvement Plan. The balance of costs not paid for by bond proceeds will be paid by the developer pursuant to a completion agreement.

Table 1 identifies the land uses as identified by Lennar Homes, LLC (the “Developer”) within Assessment Area Three. The District commissioned an Engineer’s Report that includes estimated construction costs for the Assessment Area Three Capital Improvement Plan needed to support the development. These construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer’s Report and are estimated to cost \$6,107,650. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Assessment Area Three Capital Improvement Plan and related costs was determined by the District’s Underwriter to total \$3,995,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the Assessment Area Three is completed. Until the platting process occurs, the Assessment Area Three Capital Improvement Plan funded by the Bonds benefits all acres within the Assessment Area Three.

The initial assessments will be levied on an equal basis to all gross acreage within the Assessment Area Three. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Three are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the Assessment Area Three into individual lots or units or site plan is processed (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The “Unassigned Properties” defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the Assessment Area Three, which are the beneficiaries of the Assessment Area Three Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Assessment Area Three Capital Improvement Plan consists of stormwater management system, master roadway, water, sewer, reuse and undergrounding of dry utilities improvements, parks and recreational facilities, landscaping and certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, differential cost of undergrounding of electrical distribution lines and streetlights, and landscaping and hardscaping and professional fees along with related incidental costs. There are currently three product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit received by the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Assessment Area Three Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, street lighting, differential costs of undergrounding and electrical distribution lines and streetlighting facilities, and landscaping and hardscaping. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Assessment Area Three Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Assessment Area Three Capital Improvement Plan have been apportioned to the property within Assessment Area Three according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Three will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Assessment Area Three Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Assessment Area Three, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of Assessment Area Three. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the

landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area Three boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Land Use	Total Assessable		Total ERUs
	Units *	ERUs per Unit (1)	
Single Family 40'	72	0.80	58
Single Family 50'	80	1.00	80
Single Family 60'	53	1.20	64
Total Units	205		201

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Capital Improvement Plan ("CIP") (1)	Cost Estimate
CDD Roadways and Alleys	\$1,004,418
Stormwater Improvements	\$708,032
Earthwork	\$741,500
Potable Water	\$501,386
Reclaimed Water Distribution	\$362,249
Sanitary Sewer System	\$708,855
Off-Site Improvements	\$254,293
Master Signage	\$246,988
Electrical Differential Costs	\$442,430
Landscape and Hardscape	\$205,823
Soft Costs	\$414,078
Contingency	\$517,597
	\$6,107,650

(1) A detailed description of these improvements is provided in the Engineer's Report dated May 10, 2019.

TABLE 3
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Description	Total
Construction Funds	\$ 3,593,938
Debt Service Reserve	\$ 119,695
Capitalized Interest (to June 15, 2019)	\$ 6,960
Underwriters Discount	\$ 79,900
Cost of Issuance	\$ 186,500
Original Issue Discount	\$ (8,006)
Par Amount*	\$ 3,995,000

Bond Assumptions:

Average Interest Rate	4.30%
Amortization	30 years
Capitalized Interest	Interest Thru 6/15/19
Debt Service Reserve	50% of MADS
Underwriters Discount	2%

TABLE 4
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	72	0.80	58	28.63%	\$ 1,028,881	\$14,290
Single Family 50'	80	1.00	80	39.76%	\$ 1,429,001	\$17,863
Single Family 60'	53	1.20	64	31.61%	\$ 1,136,056	\$21,435
Totals	205		201	100.00%	\$ 3,593,938	

* Unit mix is subject to change based on marketing and other factors

TABLE 5
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Land Use	No. of Units *	Total Improvement Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 40'	72	\$ 1,028,881	\$ 1,143,698	\$15,885
Single Family 50'	80	\$ 1,429,001	\$ 1,588,469	\$19,856
Single Family 60'	53	\$ 1,136,056	\$ 1,262,833	\$23,827
Totals	205	\$ 3,593,938	\$ 3,995,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	72	\$ 1,143,698	\$15,885	\$ 68,533	\$ 952	\$ 1,013
Single Family 50'	80	\$ 1,588,469	\$19,856	\$ 95,185	\$ 1,190	\$ 1,266
Single Family 60'	53	\$ 1,262,833	\$23,827	\$ 75,672	\$ 1,428	\$ 1,519
Totals	205	\$ 3,995,000		\$ 239,391		

(1) This amount includes collection fees and early payment discounts when collected on the Orange County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes, LLC	L-3 - See Metes and Bounds	34.47	\$57,957	\$1,997,790	\$119,713	\$127,354
Lennar Homes, LLC	L-4 - See Metes and Bounds	34.46	\$57,957	\$1,997,210	\$119,678	\$127,317
Totals		68.93		\$3,995,000	\$239,391	\$254,671

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Interest Rate (%)	4.30%
Maximum Annual Debt Service	\$239,391

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

B o u n d a r y S u r v e y

Legal Description

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

BEGIN at the northwest corner of Tract 05-L4, STOREY PARK - PARCEL L, according to the plat thereof, as recorded in Plot Book 95, Pages 73 through 86, Public Records of Orange County, Florida; said point lying on the northerly line of an existing 50.00 foot wide Florida Gas Transmission Company Easement, as described and recorded in Official Records Book 1582, Pages 340, 342 and 344, Public Records of Orange County, Florida; thence run S 88°58'25" W, along the northerly line of said gas easement, a distance of 73.38 feet; thence, departing said northerly line, then run S 23°53'29" E, a distance of 16.99 feet; thence run N 49°13'25" E, a distance of 141.91 feet; thence run N 26°29'46" E, a distance of 157.28 feet; thence run N 08°47'20" W, a distance of 305.71 feet; thence run N 05°32'16" E, a distance of 76.17 feet; thence run N 15°29'11" W, a distance of 121.75 feet; thence run N 70°19'49" E, a distance of 219.59 feet; thence run N 61°25'37" E, a distance of 52.63 feet; thence run N 43°23'56" E, a distance of 145.81 feet; thence run S 80°48'41" E, a distance of 15.13 feet; thence run N 87°23'00" E, a distance of 364.69 feet; thence run N 19°40'11" W, a distance of 458.29 feet; thence run N 73°54'22" E, a distance of 180.55 feet; thence run S 53°21'19" E, a distance of 293.16 feet; thence run S 32°02'13" W, a distance of 27.67 feet to a point of curvature of a non-tangential curve, concave easterly, having a radius of 1,833.48 feet; thence, on a chord bearing of S 05°14'30" E and a chord distance of 17.89 feet, run southerly along the arc of said curve, a distance of 171.35 feet, through a central angle of 05°12'12" to the point of tangency thereof; thence run S 08°50'38" E, a distance of 124.72 feet; thence run N 87°23'00" E, a distance of 120.71 feet; thence run S 05°30'36" E, a distance of 14.18 feet to a point of curvature of a curve, concave westerly, having a radius of 948.00 feet and a central angle of 05°35'13"; thence run southerly, along the arc of said curve, a distance of 92.44 feet to a point on said curve; thence run N 86°44'37" E, a distance of 32.00 feet; thence run N 87°23'00" E, a distance of 200.58 feet; thence run S 12°25'45" E, a distance of 59.34 feet; thence run S 11°04'45" E, a distance of 124.16 feet; thence run S 28°41'41" E, a distance of 103.91 feet; thence run S 25°54'50" E, a distance of 108.40 feet; thence run S 34°58'45" E, a distance of 76.19 feet; thence run S 03°05'24" E, a distance of 134.87 feet; thence run S 03°07'17" E, a distance of 187.91 feet; thence run S 26°41'06" E, a distance of 68.83 feet to a point on the west line of Tract M-2, MOSS PARK RIDGE, according to the plat thereof, as recorded in Plot Book 95, Pages 87 through 91, Public Records of Orange County, Florida; thence run S 00°48'48" E, along the west line thereof, a distance of 3.13 feet to a point on the northerly line of said STOREY PARK - PARCEL L; thence westerly along the northerly line of said STOREY PARK - PARCEL L, the following courses and distances: run S 89°34'40" W, a distance of 29.54 feet; thence run S 87°23'00" W, a distance of 1,284.36 feet; thence run S 88°59'56" W, a distance of 373.82 feet to the POINT OF BEGINNING.

Containing 34.45 acres, more or less.

Surveyor's Note:

1. Bearings are based on a bearing of $S 08^{\circ}05'30'' E$ along the north line of Tract CD-44, STOREY PARK - PARCEL L, according to the plat thereof, as recorded in Plat Book 85, Pages 73 through 86, Public Records of Orange County, Florida.
2. Lands shown herein were not abstracted for economic rights of way, ownership or other matters by this firm.
3. The description of the land contained in this boundary survey was prepared by the client and this boundary survey certifies only to the land's description as sold legal description.
4. This survey delineates the locations of the legal description on the ground but does not determine materials or property rights.
5. Where otherwise noted, the bearings and distances shown herein are based on light measured data.
6. Locations of surrounding improvements are shown for informational purposes only.
7. Fence locations have been exaggerated for illustrative purposes. Symbols shown herein are not to scale.
8. Underground utilities, septic tanks and/or foundations, if any, were not located as part of this survey. Underground utilities shown herein are limited to and are per observed, underground indicators set by others. No sub-surface investigation was performed by this firm.
9. Trees shown herein are marked unless noted IRN (iron-rod).
10. No environmental issues have been addressed by this survey.
11. Remedies to this Survey do not constitute a re-certification of the existing field conditions.
12. The electronic file for this project is the property of Gannett-Dutton Associates, Inc. and is not the property of the client.

[illegible]



Exhibit "A"

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

Commence at the Northwest Corner of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence South 63°21'29" East, a distance of 1471.83 feet along the Northerly line of those lands described in Official Record Book 3717, Page 250, of the Public Records of Orange County, Florida, to the POINT OF BEGINNING; thence continue along said Northerly line South 63°21'29" East, a distance of 1991.85 feet; thence departing said Northerly line, South 27°23'51" West, a distance of 70.66 feet; thence South 05°40'35" East, a distance of 110.20 feet; thence South 17°48'21" West, a distance of 90.13 feet; thence South 11°07'14" East, a distance of 103.85 feet; thence South 18°31'45" East, a distance of 73.10 feet, thence South 07°10'56" East, a distance of 167.89 feet; thence South 12°35'45" East, a distance of 33.56 feet; thence South 87°23'00" West, a distance of 200.52 feet; thence South 86°44'37" West, a distance of 52.06 feet to a point on a non-tangent curve concave Westerly, having a radius of 948.00 feet, a central angle of 05°35'13" and a chord bearing of North 06°03'00" West; thence from a tangent bearing of North 03°15'23" West, Northerly 92.44 feet along the arc of said curve to a point of tangency; thence North 08°50'36" West, a distance of 14.18 feet; thence South 87°23'00" West, a distance of 120.71 feet; thence North 08°50'36" West, a distance of 124.72 feet to a point of curvature of a curve concave Easterly, having a radius of 1893.48 feet and a central angle of 05°12'12"; thence Northerly along the arc of said curve a distance of 171.95 feet to a point on said curve; thence North 30°20'13" East, a distance of 27.67 feet; thence North 63°21'19" West, a distance of 293.16 feet; thence South 73°54'22" West, a distance of 180.55 feet; thence South 19°40'11" East, a distance of 439.29 feet; thence South 87°23'00" West, a distance of 364.69 feet; thence North 60°48'41" West, a distance of 15.13 feet; thence South 43°23'56" West, a distance of 145.81 feet; thence South 61°25'37" West, a distance of 52.63 feet; thence South 70°19'49" West, a distance of 219.59 feet; thence North 15°28'11" West, a distance of 55.47 feet; thence North 17°03'37" West, a distance of 99.26 feet; thence North 26°18'59" West, a distance of 138.14 feet; thence North 08°00'51" West, a distance of 110.32 feet; thence North 09°18'49" West, a distance of 128.46 feet; thence North 19°10'17" West, a distance of 108.25 feet; thence North 45°43'33" West, a distance of 112.76 feet; thence North 12°34'49" West, a distance of 67.77 feet; thence North 08°06'08" East, a distance of 102.17 feet; thence North 05°57'21" East, a distance of 140.61 feet; thence North 04°43'58" West, a distance of 108.35 feet; thence North 09°10'34" West, a distance of 132.00 feet; thence North 15°53'48" West, a distance of 135.45 feet; thence North 02°24'12" West, a distance of 95.15 feet; thence North 19°09'00" West, a distance of 93.25 feet; thence North 43°07'47" West, a distance of 85.36 feet; thence North 28°05'33" East, a distance of 58.79 feet to the POINT OF BEGINNING.

SECTION VI



LANDSCAPE & IRRIGATION
Landscape Maintenance Proposal

Attn: Storey Park CDD
c/o GMS
9145 Narcoossee Road. – Suite A206
Orlando, Florida 32827

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

Storey Park CDD – Parcel L - Phase 1 - Tract OS-L1

Landscape Maintenance Addendum

Tract OS-L1

Basic Maintenance	\$ 1,801.00	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch (7 cy – 1x per year)	\$ 315.00	Annually
Palms (9 – 1x per year)	\$ 315.00	Annually

Total Annually **\$ 2,431.00**
Total Monthly **\$ 202.58**

Additional Items

Mulch	\$45.00 per cubic yard
4" Seasonal Annuals (4 times/year)	\$2.00 each
Palm Trimming	Up to 15' included Over 15' \$30.00 each

Storey Park CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: Michael Mosler II
ITS: Director

Owner's Signature

SSS Down To Earth Opco LLC

**Storey Park CDD
Tract OS-L1**

Legend





LANDSCAPE & IRRIGATION
Landscape Maintenance Proposal

Attn: Storey Park CDD
c/o GMS
9145 Narcoossee Road – Suite A206
Orlando, Florida 32827

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

Storey Park CDD – Parcel L – Phase 1 – Tract OS-L2

Landscape Maintenance Addendum

Tract OS-L2

Basic Maintenance	\$ 2,722.17	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch (6 cy – 1x per year)	\$ 270.00	Annually

Total Annually **\$ 2,992.17**
Total Monthly **\$ 249.35**

Additional Items

Mulch	\$45.00 per cubic yard
4" Seasonal Annuals (4 times/year)	\$2.00 each
Palm Trimming	Up to 15' included
	Over 15' \$30.00 each

Storey Park CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: Michael Mosler II
ITS: Director

Owner's Signature

SSS Down To Earth Opco LLC

**Storey Park CDD
Tract OS-L2**

Legend



Google Earth



LANDSCAPE & IRRIGATION
Landscape Maintenance Proposal

Attn: Storey Park CDD
c/o GMS
9145 Narcoossee Road – Suite A206
Orlando, Florida 32827

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

Storey Park CDD – Parcel L – Phase 1 – Tract OS-L3

Landscape Maintenance Addendum

Tract OS-L3

Basic Maintenance	\$ 2,781.17	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch (7 cy – 1x per year)	\$ 315.00	Annually

Total Annually	\$ 3,096.17
Total Monthly	\$ 258.01

Additional Items

Mulch	\$45.00 per cubic yard
4" Seasonal Annuals (4 times/year)	\$2.00 each
Palm Trimming	Up to 15' included
	Over 15' \$30.00 each

Storey Park CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: Michael Mosler II
ITS: Director

Owner's Signature

SSS Down To Earth Opco LLC

**Storey Park CDD
Tract OS-L3**

Legend



Google Earth

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SECTION VII

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
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May 6, 2019

Storey Park Community Development District
Board of Supervisors
c/o George Flint, District Manager
Governmental Management Services - Central Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801

Dear Supervisors:

This letter is written to amend and update the first paragraph of Section 2 of our firm's engagement letter, for our services as District Counsel. Please note that we have not increased our legal rates since 2015. The rates set forth below are lower than our standard 2019 billing rates. We do not anticipate this change will affect the amount budgeted for legal fees for the District for the upcoming fiscal year.

2. LEGAL FEES

The Firm will receive compensation for work done in connection with the general counsel services provided at the following rates (beginning October 1, 2019):

For Services Rendered:

\$340.00 per hour for Attorney/Shareholders (a \$5.00/hr. increase)
\$250.00 per hour for Attorney/Non-Shareholders (a \$5.00/hr. increase)
\$105.00 per hour for Paralegals/Legal Assistants (no increase)

Our fees will be based upon the ethical rules governing our practice. The amount of each fee will be the fair value of the services provided, taking into account the time spent, the nature of the services performed, the expertise required, the size and scope of the matter, the results obtained, the emergency nature of any request for services by the District, and other relevant considerations. The District has retained the Firm to provide general legal representation in connection with the ongoing matters of the District. The District has not retained the Firm to provide legal representation or advice in any other areas of law unrelated to that representation (for example, we are not providing litigation, bankruptcy or bond counsel services at this time). Should the need for those services arise, we will

Storey Park Community Development District
May 6, 2019
Page 2

either refer the work, with your approval, to the attorneys in our Firm who handle that type of legal work and who will bill their services at their normal billing rates, or we will advise you to seek outside counsel to provide those specialized legal services. For services rendered by the Firm, fees invoiced to the District will be the Firm's internally established hourly rates for each of the Firm's attorneys and paralegals. These hourly rates may be adjusted from time to time as determined by the Firm, but no more than one time per year.

The terms and conditions of our prior engagement letter will remain in effect.

Very truly yours,

Latham, Shuker, Eden & Beaudine, LLP

By: 
Ian Albanese Carpenter, Esquire

ACKNOWLEDGED AND ACCEPTED BY:

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print: _____

Title: _____

Date: _____

SECTION VIII

SECTION A

RESOLUTION 2019-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Storey Park Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 22, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Storey Park Community Development District for the Fiscal Year Ending September 30, 2020," as adopted by the Board of Supervisors on August 22, 2019.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Storey Park Community Development District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2015	\$ _____
DEBT SERVICE FUND – SERIES 2018	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 22nd day of August, 2019.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

*This item will be provided under
separate cover*

SECTION B

RESOLUTION 2019-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Orange County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2019-2020 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2019-2020; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Storey Park Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the flowing schedule: 50% due no later then November 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in

accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2020 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Storey Park Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Storey Park Community Development District.

PASSED AND ADOPTED this 22nd day of August, 2019.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

SECTION IX

**REQUISITION NO. 7 FOR DISBURSEMENT
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: **Requisition No. 7**
- (B) Identify Acquisition Agreement, if applicable; **Assessment Area One Bonds Series 2015**
- (C) Name of Payee pursuant to Acquisition Agreement: **Lennar Homes, LLC**
- (D) Amount Payable: **\$2,643.84**
- (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):

The enclosed Requisition No. 7 Includes Costs Associated with the following portions of Development located within Assessment Area One:

- **Storey Park Phase 3 (149 Lots) Construction Costs (See Exhibit B)**
- (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: [Signature]
Responsible Officer

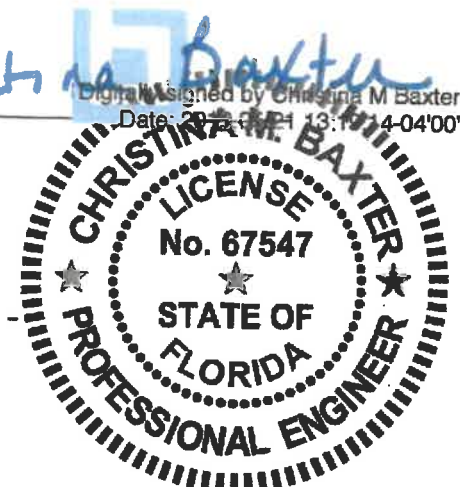
Date: 5/23/19

**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.

WPB/383525960v1/147251.010100

Christina M. Baxter
Consulting Engineer
Christina M. Baxter, P.E.



REQUISITION NO. 7 SUMMARY

Storey Park Community Development District (CDD) Acquisition & Requisition Request No. 7 is detailed in the following report. Acquisition No. 7 includes a portion of Assessment Area One, more specifically, CDD lands located within Storey Park Phase 3, as recorded in Plat Book 91 Page 21-31 (See Exhibit D). Storey Park Phase 3 includes 149 lots (61-25 ft. townhomes, 48-32 ft. lots, 15-40 ft. lots, 18-50 ft. lots, and 6-60 ft. lots).

Requisition No. 7 includes reimbursement request to Lennar Homes, LLC for a portion of the Assessment Area One Estimated Costs, per Exhibit 13 of the CDD Engineer's Report. The reimbursement request relates to and Storey Park Phase 3 infrastructure construction costs.

Please note Tables 1&2 and the Exhibits referenced above provide additional details on costs and scope which apply to CDD Assessment Area One.

Construction Associated with Storey Park Phase 3 is certified complete. Table 2 provides a summary of the reimbursable amount based on CDD infrastructure related to the Storey Park Parcel I Phase 3 construction.

Table 1
Summary of CDD Reimbursable Amount

Assured Excavating Pay Application DESCRIPTION: Storey Park Parcel I Phase 3					CDD Requisition 7		
Description	Qty	Unit	Price	Amount	% CDD Reimbursable	% Requisition #7	Amount
General Conditions							
Mobilization	1	LS	\$15,000.00	\$15,000.00	100%	100%	\$ 15,000.00
Demo Asphalt Base/Reinstall base and asphalt	3000	SY	\$28.50	\$85,500.00	100%	100%	\$ 85,500.00
Demo Curb & Reinstall	1	LS	\$22,260.00	\$22,260.00	100%	100%	\$ 22,260.00
Demo Existing Water Main	1	LS	\$1,500.00	\$1,500.00	100%	100%	\$ 1,500.00
Demo Existing Reuse Main	1	LS	\$1,000.00	\$1,000.00	100%	100%	\$ 1,000.00
Demo Existing Gravity Sewer Mains & Manholes	1	LS	\$8,992.00	\$8,992.00	100%	100%	\$ 8,992.00
Temporary Construction Entrance	1	EA	\$3,500.00	\$3,500.00	100%	100%	\$ 3,500.00
Subtotal				\$137,752.00		Subtotal	\$ 137,752.00
Erosion Control/Grading							
Silt Fence	7240	LF	\$1.10	\$7,964.00	100%	100%	\$ 7,964.00
Erosion Control Maintenance	1	LS	\$2,500.00	\$2,500.00	100%	100%	\$ 2,500.00
Inlet Protection	1	LS	\$3,500.00	\$3,500.00	100%	100%	\$ 3,500.00
Floating Turbidity Barrier	780	LF	\$12.50	\$9,750.00	100%	100%	\$ 9,750.00
Sod (Parks, Open Space & Disturbed Areas)	41210	SY	\$2.10	\$86,541.00	100%	100%	\$ 86,541.00
Sod (Entire ROW Back Of Curb)	44,760.00	SY	\$2.10	\$93,996.00	100%	100%	\$ 93,996.00
Sod Swale (Park P-5)	1,200.00	SY	\$2.10	\$2,520.00	100%	100%	\$ 2,520.00
Seed & Mulch Lots (Hydroseed)	75700	SY	\$0.39	\$29,523.00	0%	0%	\$ -
Fine Grading (Lots)	153	EA	\$300.00	\$45,900.00	0%	0%	\$ -
Swale Grading	1080	LF	\$5.00	\$5,400.00	100%	100%	\$ 5,400.00
ROW Grading	14190	SY	\$0.45	\$6,385.50	100%	100%	\$ 6,385.50
Subtotal				\$283,978.50		Subtotal	\$ 218,556.50
ROADS AND PAVING							
Paving							
Maintenance of Traffic	1	LS	\$4,500.00	\$4,500.00	100%	100%	\$ 4,500.00
1" Asphalt Type SP-9.5	12116	SY	\$5.54	\$67,122.64	100%	100%	\$ 67,122.64
1-1/2" Asphalt Type SP-12.5 (W/ underlayment)	21,841.00	SY	\$8.10	\$176,912.10	100%	100%	\$ 176,912.10
6" Soil Cement (300 PSI)	5,705	SY	\$12.68	\$72,339.40	100%	100%	\$ 72,339.40
8" Soil Cement (300 PSI)	15,430.00	SY	\$15.65	\$241,479.50	100%	100%	\$ 241,479.50
10" Soil Cement (300 PSI)	6,411.00	SY	\$18.90	\$121,167.90	100%	100%	\$ 121,167.90
12" Compacted Subgrade (98%)	32,077.00	SY	\$2.00	\$64,154.00	100%	100%	\$ 64,154.00
6" Stabilized Subgrade under curb (FBV 75)	6,300.00	LF	\$3.04	\$19,152.00	100%	100%	\$ 19,152.00
6" Raised Concrete Island (Roundabout)	1130	SF	\$0.00	\$ -	100%	100%	\$ -
Type "B" Curb and Gutter	410	LF	\$14.40	\$5,904.00	100%	100%	\$ 5,904.00
Type "E" Curb and Gutter	690	LF	\$12.10	\$8,349.00	100%	100%	\$ 8,349.00
Type "F" Curb and Gutter	11030	LF	\$9.95	\$109,748.50	100%	100%	\$ 109,748.50
Miami Curb	2,825.00	LF	\$9.80	\$27,685.00	100%	100%	\$ 27,685.00
Ribbon Curb	2,930.00	LF	\$8.05	\$23,586.50	100%	100%	\$ 23,586.50
5'x4" Sidewalk (Unreinforced)	975	LF	\$15.25	\$14,868.75	100%	100%	\$ 14,868.75
6'x4" Sidewalk (Unreinforced)	280	LF	\$18.50	\$5,180.00	100%	100%	\$ 5,180.00
8'x4" Sidewalk (Unreinforced)	1,135.00	LF	\$24.40	\$27,694.00	100%	100%	\$ 27,694.00
Handicap Ramp - FDOT Index NO. 304	70	EA	\$925.00	\$64,750.00	100%	100%	\$ 64,750.00
3' Valley Gutter	775	LF	\$16.70	\$12,942.50	100%	100%	\$ 12,942.50
Striping and Signs							
Signage and Striping Package	1	LS	\$34,826.60	\$34,826.60	100%	100%	\$ 34,826.60
Subtotal				\$1,102,362.39		Subtotal	\$ 1,102,362.39

Description	Qty	Unit	Price	Amount	% CDD Reimbursable	% Requisition #7	Amount
DRAINAGE STORM							
Pipe							
15" CLASS III RCP	476	LF	\$25.50	\$12,138.00	100%	100%	\$ 12,138.00
18" CLASS III RCP	224	LF	\$31.00	\$6,944.00	100%	100%	\$ 6,944.00
24" CLASS III RCP	2,107.00	LF	\$42.00	\$88,494.00	100%	100%	\$ 88,494.00
30" CLASS III RCP	43	LF	\$55.90	\$2,403.70	100%	100%	\$ 2,403.70
36" CLASS III RCP	1255	LF	\$73.85	\$92,681.75	100%	100%	\$ 92,681.75
42" CLASS III RCP	52	LF	\$90.10	\$4,685.20	100%	100%	\$ 4,685.20
Dewatering	3516	LF	\$9.00	\$31,644.00	100%	100%	\$ 31,644.00
Storm Sewer Inspection	4147	LF	\$4.00	\$16,588.00	100%	100%	\$ 16,588.00
Drainage Structures							
6" Underdrain (Roadside - FDOT Sand)	2079	LF	\$21.00	\$43,659.00	100%	100%	\$ 43,659.00
6" Underdrain Cleanout Assembly	27	EA	\$215.00	\$5,805.00	100%	100%	\$ 5,805.00
Type "V" D.B.I.	3	EA	\$3,176.00	\$9,528.00	100%	100%	\$ 9,528.00
FDOT Type "P-1" Curb Inlet	3	EA	\$3,982.00	\$11,946.00	100%	100%	\$ 11,946.00
FDOT Type "P-4" Curb Inlet	22	EA	\$4,100.00	\$90,200.00	100%	100%	\$ 90,200.00
FDOT Type "J-4" Curb Inlet	4	EA	\$4,300.00	\$17,200.00	100%	100%	\$ 17,200.00
Type "P" Manhole	6	EA	\$2,650.00	\$15,900.00	100%	100%	\$ 15,900.00
Type "J" Manhole	3	EA	\$3,827.00	\$11,481.00	100%	100%	\$ 11,481.00
Type "E" Control Structure	1	EA	\$2,706.00	\$2,706.00	100%	100%	\$ 2,706.00
Tie to Inlet	1	EA	\$450.00	\$450.00	100%	100%	\$ 450.00
Adjust MH top	1	EA	\$1,200.00	\$1,200.00	100%	100%	\$ 1,200.00
Tie to MH	7	EA	\$1,750.00	\$12,250.00	100%	100%	\$ 12,250.00
Subtotal				\$477,903.65		Subtotal	\$ 477,903.65
Water Distribution							
8" PVC Water Main	5,861.00	LF	\$17.50	\$103,153.60	100%	100%	\$ 103,153.60
8" DIP Water Main	20	LF	\$39.85	\$797.00	100%	100%	\$ 797.00
8" Gate Valves	18	EA	\$1,373.00	\$24,714.00	100%	100%	\$ 24,714.00
Fire Hydrant Assembly (Incl Gate Valve & Tee)	9	EA	\$3,732.00	\$33,588.00	100%	100%	\$ 33,588.00
Temporary Blow-Off Assembly	3	EA	\$1,125.00	\$3,375.00	100%	100%	\$ 3,375.00
Single Service Assembly*	24	EA	\$505.00	\$12,120.00	0%	0%	\$ -
Double Service Assembly*	71	EA	\$534.00	\$37,914.00	0%	0%	\$ -
2" Double Service Assembly* (Lots 287-294)	4	EA	\$4,525.00	\$18,100.00	0%	0%	\$ -
Sample Points	11	EA	\$175.00	\$1,925.00	100%	100%	\$ 1,925.00
Temporary Jumper	6	EA	\$1,650.00	\$9,900.00	100%	100%	\$ 9,900.00
Testing & Chlorination Per JHA's Requirements	5881	LF	\$3.38	\$19,877.78	100%	100%	\$ 19,877.78
Fittings - Potable Water	1	LS	\$8,840.00	\$8,840.00	100%	100%	\$ 8,840.00
Connect to Existing Water Main	7	EA	\$600.00	\$4,200.00	100%	100%	\$ 4,200.00
Subtotal				\$278,504.38		Subtotal	\$ 210,370.38
Reuse Water Distribution							
6" PVC Reuse Water Main	2,066.00	LF	\$12.45	\$25,721.70	100%	100%	\$ 25,721.70
8" PVC Reuse Water Main	1996	LF	\$17.65	\$35,229.40	100%	100%	\$ 35,229.40
12" PVC Reuse Water Main	1506	LF	\$28.65	\$43,146.90	100%	100%	\$ 43,146.90
6" Gate Valves	8	EA	\$985.00	\$7,880.00	100%	100%	\$ 7,880.00
8" Gate Valves	5	EA	\$1,326.00	\$6,630.00	100%	100%	\$ 6,630.00
12" Gate Valves	3	EA	\$2,325.00	\$6,975.00	100%	100%	\$ 6,975.00
Temporary Blow-Off Assembly	3	EA	\$1,125.00	\$3,375.00	100%	100%	\$ 3,375.00
Single Service Assembly*	15	EA	\$756.00	\$11,340.00	0%	0%	\$ -
Double Service Assembly*	37	EA	\$530.00	\$19,610.00	0%	0%	\$ -
2" Single Service	11	EA	\$1,400.00	\$15,400.00	0%	0%	\$ -
Testing Per JHA's Requirements	5570	LF	\$3.77	\$20,998.90	100%	100%	\$ 20,998.90
Fittings - Reuse Water	1	LS	\$13,980.00	\$13,980.00	100%	100%	\$ 13,980.00
Connect to Existing Reuse Water Main	7	EA	\$600.00	\$4,200.00	100%	100%	\$ 4,200.00
Subtotal				\$214,488.90		Subtotal	\$ 168,136.90

Description	Qty	Unit	Price	Amount	% CDD Reimbursable	% Requisition #7	Amount
Sanitary Sewer							
8" PVC Pipe (0-6' cut)	1323	LF	\$16.67	\$22,054.41	100%	100%	\$ 22,054.41
8" PVC Pipe (6'-8' cut)	905	LF	\$17.45	\$15,792.25	100%	100%	\$ 15,792.25
8" PVC Pipe (8'-10' cut)	391	LF	\$18.70	\$7,311.70	100%	100%	\$ 7,311.70
8" PVC Pipe (10'-12' cut)	1824	LF	\$19.70	\$35,932.80	100%	100%	\$ 35,932.80
8" PVC Pipe (12'-14' cut)	853	LF	\$23.70	\$20,216.10	100%	100%	\$ 20,216.10
Manhole (0-6' cut)	5	EA	\$3,448.00	\$17,240.00	100%	100%	\$ 17,240.00
Manhole (6'-8' cut)	5	EA	\$3,913.00	\$19,565.00	100%	100%	\$ 19,565.00
Manhole (8'-10' cut)	4	EA	\$4,368.00	\$17,472.00	100%	100%	\$ 17,472.00
Manhole (10'-12' cut)	9	EA	\$5,278.00	\$47,502.00	100%	100%	\$ 47,502.00
Manhole (12'-14' cut)	4	EA	\$5,509.00	\$22,036.00	100%	100%	\$ 22,036.00
Drop (8'-10' cut)	2	EA	\$950.00	\$1,900.00	100%	100%	\$ 1,900.00
Drop (12'-14' cut)	3	EA	\$950.00	\$2,850.00	100%	100%	\$ 2,850.00
Manhole (12'-14' cut) - On Existing Main	1	EA	\$0.00	\$0.00	100%	100%	\$ -
Single Service Assembly (All)	23	EA	\$500.00	\$11,500.00	0%	0%	\$ -
Double Service Assembly (All)	92	EA	\$549.00	\$50,508.00	0%	0%	\$ -
Dewatering	3973	LF	\$10.50	\$41,716.50	100%	100%	\$ 41,716.50
Core Drill & Connect to Existing Manhole	2	EA	\$2,800.00	\$5,600.00	100%	100%	\$ 5,600.00
Sanitary Line Testing	5296	LF	\$4.56	\$24,149.76	100%	100%	\$ 24,149.76
Vacuum Test Manholes	29	EA	\$100.00	\$2,900.00	100%	100%	\$ 2,900.00
MOT	1	LS	\$4,500.00	\$4,500.00	100%	100%	\$ 4,500.00
Subtotal				\$370,746.62		Subtotal	\$ 308,738.52
Sleeves and Crossings							
Furnish & Install Irrigation Conduit (schd 40 PVC)							
2" PVC	2250	LF	\$7.50	\$16,875.00	100%	100%	\$ 16,875.00
4" PVC	500	LF	\$8.50	\$4,250.00	100%	100%	\$ 4,250.00
6" PVC	300	LF	\$10.50	\$3,150.00	100%	100%	\$ 3,150.00
Subtotal				\$24,275.00		Subtotal	\$ 24,275.00
SURVEYING							
Construction Staking	1	LS	\$52,000.00	\$52,000.00	100%	100%	\$ 52,000.00
Asbuilt Drawings	1	LS	\$22,000.00	\$22,000.00	100%	100%	\$ 22,000.00
Verify Survey Monuments (Letter from Surveyor)	1	LS	\$1,200.00	\$1,200.00	100%	100%	\$ 1,200.00
Subtotal				\$75,200.00		Subtotal	\$ 75,200.00
Change Order #1							
Rework at Sanitary at South end of Sonnet	1	LS	\$35,198.00	\$35,198.00	100%	100%	\$ 35,198.00
Subtotal				\$35,198.00		Subtotal	\$ 35,198.00
Grand Total				\$3,010,408.34			\$ 2,758,493.34
Total - Construction Costs Eligible for CDD Reimbursement							\$ 2,758,493.34
Previously Paid -Requisition #5 Per Reimbursable Amount							\$ 2,205,695.69
Total - Eligible Reimbursable amount remaining as of 3/1/2019							\$ 552,797.65
Total - Requisition #7 per Bond Amount remaining as of 3/1/2019							\$ 2,643.84

**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: **Requisition No. 3**
- (B) Identify Acquisition Agreement, if applicable; **Assessment Area Two Bonds Series 2018**
- (C) Name of Payee pursuant to Acquisition Agreement: **Lennar Homes, LLC**
- (D) Amount Payable: **\$109,419.03**
- (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):

The enclosed Requisition No. 3 Includes Costs Associated with the following portions of development located within Assessment Area Two:

- **Construction Costs (See Exhibit A)**
 - **Mass Grading Phase 1 & 2**
 - **Storey Park Parcel L Phase 1 Infrastructure**
 - **Storey Park Parcel L Phase 2 Infrastructure**

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2018 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.

Copies 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: [Signature]
Responsible Officer

Date: 5/23/19

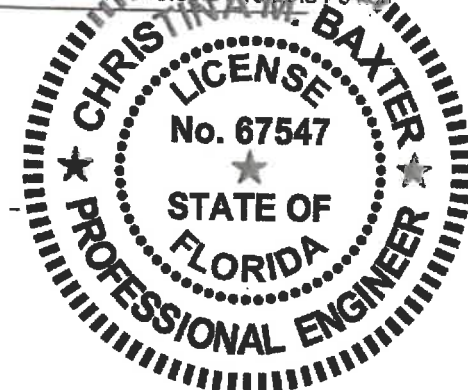
**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area 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.

Christina Baxter

Consulting Engineer

Digitally signed by Christina M. Baxter
Date: 2019.05.21 13:29:34 -0400



REQUISITION NO. 3 SUMMARY

Storey Park Community Development District (CDD) Acquisition & Requisition Request No. 3 is detailed in the following report. Acquisition No. 3 includes Assessment Area Two, more specifically, CDD lands located within Storey Park Parcel L Phase 1, as recorded in Plat Book 95 Page 73 (see Exhibit C) and Storey Park Parcel L Phase 2 (Plat not recorded, see draft Exhibit D). Storey Park Parcel L Phase 1 includes 150 lots (16 25 ft. townhomes, 38 32 ft. lots, 32 40 ft. lots, 57 50 ft. lots, and 5 60 ft. lots). Storey Park Parcel L Phase 2 includes 143 lots (42 25 ft. townhomes, 22 32 ft. lots, 17 40 ft. lots, 50 50 ft. lots, and 14 60 ft. lots).

Requisition No. 3 includes reimbursement request to Lennar Homes, LLC for Assessment Area Two Estimated Costs, per Exhibit 13 of the CDD Engineer's Report. The reimbursement request relates to Storey Park Parcel L including the following:

- Construction Costs (See Exhibit A)
 - Parcel L Phase 1 and 2 Mass Grading
 - Storey Park Parcel L Phase 1 (150 lots)
 - Storey Park Parcel L Phase 2 (143 lots)

Please note Table 1 and the Exhibits referenced above provide additional details on costs, scope, and percentage of applicable costs which applies to CDD Assessment Area Two. In addition, the approved construction plans associated with Mass Grading, Phase 1, and Phase 2 infrastructure construction are provided as Exhibits E, F, and G respectively.

Table 1 provides a summary of the percentage that is reimbursable based on CDD infrastructure related to the Mass Grading, Phase 1, and Phase 2 utilities construction. Since the project has not been certified complete Requisition No. 3 includes a portion of the construction costs paid by Lennar to Assured Excavating based on Pay Applications reviewed by Poulos & Bennett. A future requisition will be completed, upon certification of completion, for the remaining construction amounts which are eligible for CDD reimbursement.

Please note that Area 2 (Assessment Area One) is included in the Pay Applications for Mass Grading, Phase 1, and Phase 2. Exhibit 11 is enclosed for reference of this location relative to Assessment Area Two. Since reimbursement is only eligible for Assessment Area Two lands the cost associated with Area 2 has been removed from the total, please refer to the total summary at the end of Table 1.

Table 1
Storey Park Community Development District
Assured Excavating Pay Application 14
Summary of % CDD Reimbursable & % Applicable Requisition 3

Assured Excavating Pay Application #14 DESCRIPTION: Storey Park Parcel L PH 1 & 2 Mass Grading				
Description	Qty	Unit	Price	Amount
Miscellaneous				
Mobilization	1	LS	\$ 5,500.00	\$ 5,500.00
Earthwork & Demolition				
Onsite Cut, Place & Compact Site (From Ponds)	458074	CY	\$ 2.35	\$ 1,076,473.90
Onsite Cut of Excess Fill to Export (From Ponds)	117743	CY	\$ 1.25	\$ 147,178.75
Pond Dewatering	1	LS	\$ 125,000.00	\$ 125,000.00
Clearing and Grubbing				
Clear and Grub (BURN ONSITE)	44.7	AC	\$ 3,250.00	\$ 145,275.00
Bldg. Demolition	1	LS	\$ 16,500.00	\$ 16,500.00
Proof Roll Site	81.3	AC	\$ 100.00	\$ 8,130.00
Dbt Disc Open Areas of the Site	36.6	AC	\$ 403.00	\$ 14,749.80
Erosion Control				
Silt Fence	15032	LF	\$ 1.10	\$ 16,535.20
Erosion Control Maintenance	1	LS	\$ 15,500.00	\$ 15,500.00
Pond Tract L6-1 Sod	34544	SY	\$ 2.20	\$ 75,996.80
Pond Tract L6-2 Sod	25320	SY	\$ 2.20	\$ 55,704.00
Seed & Mulch Open Areas	55.83	AC	\$ 1,310.00	\$ 73,137.30
Drainage Storm				
Demo H Inlet	1	EA	\$ 1,200.00	\$ 1,200.00
Broad Crested Weir (L-6)	1	EA	\$ 25,303.00	\$ 25,303.00
Broad Crested Weir (L-62)	1	EA	\$ 27,869.00	\$ 27,869.00
J Manhole	4	EA	\$ 4,700.00	\$ 18,800.00
36" Class III RCP	256	LF	\$ 73.00	\$ 18,688.00
48" Class III RCP	149	LF	\$ 106.00	\$ 15,794.00
54" Class III RCP	324	LF	\$ 141.49	\$ 45,842.76
36" FES	2	EA	\$ 2,478.00	\$ 4,956.00
48" FES	2	EA	\$ 2,899.82	\$ 5,899.64
54" FES	1	EA	\$ 5,972.53	\$ 5,972.53
Dewatering	514	LF	\$ 10.00	\$ 5,140.00
TV Profile	514	LF	\$ 5.50	\$ 2,827.00
8' and 12' Trail Section				
12" Compacted Sub Base 95%	6036	SY	\$ 2.35	\$ 14,184.60
6" Compacted Crushed Concrete	6036	SY	\$ 13.00	\$ 78,468.00
1" SP 9.5 Asphalt	5522	SY	\$ 7.10	\$ 39,206.20
Surveying				
Construction Staking	1	LS	\$ 24,200.00	\$ 24,200.00
Certified Asbuilt Drawings	1	LS	\$ 8,400.00	\$ 8,400.00
Change Order #1				
Trail Section	-213	SY	\$ 23.87	\$ (5,084.31)
24" RCP Pipe	72	LF	\$ 56.00	\$ 4,032.00
Type "P" MH	1	EA	\$ 3,500.00	\$ 3,500.00
24" MES	1	EA	\$ 2,150.00	\$ 2,150.00
Dewatering	72	LF	\$ 10.00	\$ 720.00
TV Profile	72	LF	\$ 5.50	\$ 396.00
Sub Total				2,124,246.17

CDD Requisition 3		
% CDD Reimbursable	% Requisition #3	Amount
100%	100%	\$ 5,500.00
	Subtotal	\$ 5,500.00
26%	26%	\$ 279,883.21
0%	0%	
100%	100%	\$ 125,000.00
	Subtotal	\$ 404,883.21
54%	54%	\$ 78,448.50
54%	54%	\$ 8,910.00
54%	54%	\$ 4,390.20
54%	54%	\$ 7,964.89
	Subtotal	\$ 99,713.59
100%	100%	\$ 16,535.20
100%	100%	\$ 15,500.00
100%	100%	\$ 75,996.80
100%	100%	\$ 55,704.00
100%	100%	\$ 73,137.30
	Subtotal	\$ 236,873.30
100%	100%	\$ 1,200.00
100%	100%	\$ 25,303.00
100%	100%	\$ 27,869.00
100%	100%	\$ 18,800.00
100%	100%	\$ 18,688.00
100%	100%	\$ 15,794.00
100%	100%	\$ 45,842.76
100%	100%	\$ 4,956.00
100%	100%	\$ 5,999.64
100%	100%	\$ 5,972.53
100%	100%	\$ 5,140.00
100%	100%	\$ 2,827.00
	Subtotal	\$ 178,391.93
100%	100%	\$ 14,184.60
100%	100%	\$ 78,468.00
100%	100%	\$ 39,206.20
	Subtotal	\$ 131,858.80
100%	100%	\$ 24,200.00
100%	100%	\$ 8,400.00
	Subtotal	\$ 32,600.00
0%	0%	\$ -
100%	100%	\$ 4,032.00
100%	100%	\$ 3,500.00
100%	100%	\$ 2,150.00
100%	100%	\$ 720.00
100%	100%	\$ 396.00
	Subtotal	\$ 10,798.00
Subtotal		1,100,618.84

Assured Excavating Pay Application #14 DESCRIPTION: Storey Park Parcel L Phase 1				
Description	Qty	Unit	Price	Amount
Miscellaneous Items				
Mobilization	1	LS	\$ 7,500.00	\$ 7,500.00
Temporary Construction Entrance	1	EA	\$ 2,000.00	\$ 2,000.00
GRADING				
Final Grading (Lots)	150	EA	\$ 150.00	\$ 22,500.00
ROW Grading	5999	SY	\$ 0.50	\$ 2,999.50
EROSION CONTROL				
Erosion Control Maintenance	1	LS	\$ 3,500.00	\$ 3,500.00
Inlet Protection	1	LS	\$ 7,141.39	\$ 7,141.39
Seed & Mulch (Parks & Open Spaces)	21828	SY	\$ 0.32	\$ 7,050.44
Seed & Mulch Lots (Hydroseed)	95112	SY	\$ 0.32	\$ 30,435.84
Sod (Entire ROW Back of Curb)	17325	SY	\$ 2.38	\$ 41,233.50
DRAINAGE STORM				
Pipe				
Connect to Existing	4	EA	\$ 1,250.00	\$ 5,000.00
15" CLASS III RCP	1254	LF	\$ 27.16	\$ 34,058.64
18" CLASS III RCP	79	LF	\$ 32.70	\$ 2,583.30
24" CLASS III RCP	1101	LF	\$ 45.37	\$ 49,952.37
30" CLASS III RCP	1353	LF	\$ 58.38	\$ 78,988.14
36" CLASS III RCP	1381	LF	\$ 81.78	\$ 112,938.18
42" CLASS III RCP	247	LF	\$ 101.82	\$ 25,149.54
48" CLASS III RCP	1576	LF	\$ 123.60	\$ 194,793.60
54" CLASS III RCP	555	LF	\$ 156.70	\$ 86,968.50
Dewatering	7546	LS	\$ 9.00	\$ 67,914.00
Storm Sewer Inspection	7546	LS	\$ 2.00	\$ 15,092.00
Drainage Structures				
FDOT Type "P-1" Curb Inlet	1	EA	\$ 4,744.00	\$ 4,744.00
FDOT Type "P-2" Curb Inlet	3	EA	\$ 5,445.20	\$ 16,335.60
FDOT Type "P-4" Curb Inlet	16	EA	\$ 5,145.00	\$ 82,320.00
FDOT Type "J-4" Curb Inlet	7	EA	\$ 6,168.00	\$ 43,176.00
Type "F" Manhole	7	EA	\$ 1,945.00	\$ 13,615.00
Type "J" Manhole	25	EA	\$ 4,045.00	\$ 101,125.00
Type "C" DBI	1	EA	\$ 1,521.00	\$ 1,521.00
Type "V" DBI	8	EA	\$ 2,535.00	\$ 20,280.00
WATER DISTRIBUTION				
4" PVC Water Main	20	LF	\$ 8.75	\$ 175.00
6" PVC Water Main	14	LF	\$ 12.74	\$ 178.36
8" PVC Water Main	3001	LF	\$ 18.20	\$ 54,618.20
12" PVC Water Main	2555	LF	\$ 32.08	\$ 81,913.30
8" DIP Water Main	60	LF	\$ 39.63	\$ 2,377.80
4" Gate Valves	2	EA	\$ 817.00	\$ 1,634.00
6" Gate Valves	3	EA	\$ 1,038.50	\$ 3,115.50
8" Gate Valves	15	EA	\$ 1,439.00	\$ 21,585.00
12" Gate Valves	4	EA	\$ 2,640.00	\$ 10,560.00
Air Release Valve	6	EA	\$ 2,769.00	\$ 16,614.00
Fire Hydrant Assembly (Includes Gate Valve)	12	EA	\$ 3,522.55	\$ 42,270.60
Blow-Off Assembly	11	EA	\$ 990.80	\$ 10,898.80
Single Service Assembly*	31	EA	\$ 495.00	\$ 15,345.00
Double Service Assembly*	41	EA	\$ 533.50	\$ 21,873.50
2" Single Service Assembly* - Homesites	37	EA	\$ 1,100.00	\$ 40,700.00
2" Single Service Assembly* - Lift Station	1	EA	\$ 2,600.00	\$ 2,600.00
Chlorine Injection Point	1	EA	\$ 75.00	\$ 75.00
Sample Points	18	EA	\$ 70.00	\$ 1,260.00
Connect to Existing Gate Valve	2	EA	\$ 500.00	\$ 1,000.00
Fittings - Water	1	LS	\$ 56,000.00	\$ 56,000.00
Testing & Chlorination - Water	5680	LF	\$ 2.00	\$ 11,360.00
Temporary Jumper - 2"	1	EA	\$ 1,831.50	\$ 1,831.50
12" DIP Water Main	40	LF	\$ 57.38	\$ 2,295.20

CDD Requisition #		
% CDD Reimbursable	% Requisition #3	Amount
100%	100%	\$ 7,500.00
100%	100%	\$ 2,000.00
	Subtotal	\$ 9,500.00
0%	0%	\$ -
100%	100%	\$ 2,999.50
	Subtotal	\$ 2,999.50
100%	100%	\$ 3,500.00
100%	100%	\$ 7,141.39
100%	100%	\$ 7,050.44
0%	0%	\$ -
100%	100%	\$ 41,233.50
	Subtotal	\$ 58,925.33
100%	100%	\$ 5,000.00
100%	100%	\$ 34,058.64
100%	100%	\$ 2,583.30
100%	100%	\$ 49,952.37
100%	100%	\$ 78,988.14
100%	100%	\$ 112,938.18
100%	100%	\$ 25,149.54
100%	100%	\$ 194,793.60
100%	100%	\$ 86,968.50
100%	100%	\$ 67,914.00
100%	100%	\$ 15,092.00
100%	100%	\$ 4,744.00
100%	100%	\$ 16,335.60
100%	100%	\$ 82,320.00
100%	100%	\$ 43,176.00
100%	100%	\$ 13,615.00
100%	100%	\$ 101,125.00
100%	100%	\$ 1,521.00
100%	100%	\$ 20,280.00
	Subtotal	\$ 956,554.87
100%	100%	\$ 175.00
100%	100%	\$ 178.36
100%	100%	\$ 54,618.20
100%	100%	\$ 81,913.30
100%	100%	\$ 2,377.80
100%	100%	\$ 1,634.00
100%	100%	\$ 3,115.50
100%	100%	\$ 21,585.00
100%	100%	\$ 10,560.00
100%	100%	\$ 16,614.00
100%	100%	\$ 42,270.60
100%	100%	\$ 10,898.80
0%	0%	\$ -
0%	0%	\$ -
0%	0%	\$ -
100%	100%	\$ 2,600.00
100%	100%	\$ 75.00
100%	100%	\$ 1,260.00
100%	100%	\$ 1,000.00
100%	100%	\$ 56,000.00
100%	100%	\$ 11,360.00
100%	100%	\$ 1,831.50
100%	100%	\$ 2,295.20
	Subtotal	\$ 322,382.26

Description	Qty	Unit	Price	Amount
REUSE WATER DISTRIBUTION				
6" PVC Reuse Water Main	267	LF	\$ 12.10	\$ 3,230.70
8" PVC Reuse Water Main	5011	LF	\$ 17.13	\$ 85,838.43
12" PVC Reuse Water Main	391	LF	\$ 32.74	\$ 12,801.34
8" DIP Reuse Water Main	80	LF	\$ 39.63	\$ 2,377.80
6" Gate Valves	7	EA	\$ 985.00	\$ 6,755.00
8" Gate Valves	18	EA	\$ 1,434.28	\$ 25,817.04
Air Release Valve	6	EA	\$ 2,769.00	\$ 16,614.00
Blow-Off Assembly*	9	EA	\$ 1,002.80	\$ 9,025.20
Single Service Assembly*	6	EA	\$ 589.00	\$ 3,594.00
2" Single Service Assembly* Homesite	21	EA	\$ 1,083.00	\$ 22,323.00
2" Single Service Assembly* Park/Open Space	7	EA	\$ 1,063.00	\$ 7,441.00
Double Service Assembly*	48	EA	\$ 523.90	\$ 25,147.20
Double Service Assembly* - Directional Drill	5	EA	\$ 7,000.00	\$ 35,000.00
Connect to Existing Gate Valve	2	EA	\$ 677.50	\$ 1,355.00
Fittings - Reuse	1	LS	\$ 55,000.00	\$ 55,000.00
Testing - Reuse	5729	LF	\$ 2.00	\$ 11,458.00
SANITARY SEWER				
8" PVC Pipe (0'-8' cut)	1581	LF	\$ 15.91	\$ 25,153.71
8" PVC Pipe (8'-8' cut)	1315	LF	\$ 17.92	\$ 23,564.80
8" PVC Pipe (8'-10' cut)	1806	LF	\$ 19.93	\$ 35,993.58
8" PVC Pipe (10'-12' cut)	980	LF	\$ 21.95	\$ 21,730.50
8" PVC Pipe (12'-14' cut)	434	LF	\$ 22.95	\$ 9,960.30
8" PVC Pipe (14'-16' cut)	81	LF	\$ 24.95	\$ 2,020.95
8" PVC Pipe (0'-6' cut)	1049	LF	\$ 15.95	\$ 16,731.55
10" PVC Pipe (14'-16' cut)	292	LF	\$ 24.48	\$ 7,148.16
Manhole (0'-6' cut)	15	EA	\$ 3,027.00	\$ 45,405.00
Manhole (6'-6' cut)	6	EA	\$ 3,706.50	\$ 22,239.00
Manhole (8'-10' cut)	8	EA	\$ 4,323.80	\$ 34,590.40
Manhole (10'-12' cut)	2	EA	\$ 4,775.00	\$ 9,550.00
Manhole (12'-14' cut)	2	EA	\$ 5,521.00	\$ 11,042.00
Manhole (14'-16' cut)	2	EA	\$ 6,445.00	\$ 12,890.00
Manhole (12'-14' cut) Lined	1	EA	\$ 11,985.00	\$ 11,985.00
Manhole (14'-16' cut) Lined	1	EA	\$ 12,665.00	\$ 12,665.00
Drop Manhole Manhole (8'-10' cut)	1	EA	\$ 5,375.00	\$ 5,375.00
Drop Manhole Manhole (12'-14' cut)	1	EA	\$ 7,097.00	\$ 7,097.00
Single Service Assembly (Including Fittings)	21	EA	\$ 465.75	\$ 9,780.75
Double Service Assembly (Including Fittings)	97	EA	\$ 557.50	\$ 54,077.50
Dewatering	7548	LF	\$ 8.11	\$ 61,214.28
Sanitary line testing	7548	LF	\$ 3.60	\$ 27,172.80
Sanitary MH Vacuum Testing	39	EA	\$ 100.00	\$ 3,900.00
Lift Station Complete	1	LS	\$ 350,000.00	\$ 350,000.00
8" Force Main	4553	EA	\$ 12.65	\$ 57,595.45
8" Directional Drill	106	EA	\$ 140.00	\$ 14,840.00
4" Plug Valves	1	EA	\$ 1,250.00	\$ 1,250.00
6" plug valves	3	EA	\$ 1,745.00	\$ 5,235.00
Air Release Valve	4	EA	\$ 7,511.00	\$ 30,044.00
Testing - Force Main	4554	LF	\$ 2.00	\$ 9,108.00
Remove & replace pavement, sidewalk, curb	1	LS	\$ 22,000.00	\$ 22,000.00
ROW restoration	1	LS	\$ 3,500.00	\$ 3,500.00
Forcemain Fittings	1	LS	\$ 37,493.77	\$ 37,493.77
20" x 6" wet tap	1	EA	\$ 4,850.00	\$ 4,850.00
Sleeving and Crossings				
2" PVC*	2250	LF	\$ 0.75	\$ 1,687.50
4" PVC*	1125	LF	\$ 1.90	\$ 2,137.50
6" PVC*	300	LF	\$ 3.52	\$ 1,056.00
Trench at each sleeve location with minimum	3675	LF	\$ 5.00	\$ 18,375.00
SURVEYING				
Construction Staking	1	LS	\$ 20,850.87	\$ 20,850.87
Certified Asbuilt Drawings	1	LS	\$ 13,500.00	\$ 13,500.00
Change Order #1				
6" SCH 40 Grey Conduit	6710	ft	\$ 11.69	\$ 78,439.90
Change Order #2				
Fencing	1000	FT	\$ 8.50	\$ 8,500.00
Change Order #3				
Remove & Reset Storm Inlet 2-2	1	LS	\$ 1,000.00	\$ 1,000.00
Remove & Relay 24" RCP Pipe	35	LF	\$ 35.00	\$ 1,225.00
Relocate Watermain around new Storm Inlet	40	lf	\$ 43.00	\$ 1,720.00

% CDD Reimbursable	% Requisition #3	Amount
100%	100%	\$ 3,230.70
100%	100%	\$ 85,838.43
100%	100%	\$ 12,801.34
100%	100%	\$ 2,377.80
100%	100%	\$ 6,755.00
100%	100%	\$ 25,817.04
100%	100%	\$ 16,614.00
100%	100%	\$ 9,025.20
0%	0%	\$ -
0%	0%	\$ -
100%	100%	\$ 7,441.00
0%	0%	\$ -
0%	0%	\$ -
100%	100%	\$ 1,355.00
100%	100%	\$ 55,000.00
100%	100%	\$ 11,458.00
	Subtotal	\$ 237,713.51
100%	100%	\$ 25,153.71
100%	100%	\$ 23,564.80
100%	100%	\$ 35,993.58
100%	100%	\$ 21,730.50
100%	100%	\$ 9,960.30
100%	100%	\$ 2,020.95
100%	100%	\$ 16,731.55
100%	100%	\$ 7,148.16
100%	100%	\$ 45,405.00
100%	100%	\$ 22,239.00
100%	100%	\$ 34,590.40
100%	100%	\$ 9,550.00
100%	100%	\$ 11,042.00
100%	100%	\$ 12,890.00
100%	100%	\$ 11,985.00
100%	100%	\$ 12,665.00
100%	100%	\$ 5,375.00
100%	100%	\$ 7,097.00
0%	0%	\$ -
0%	0%	\$ -
100%	100%	\$ 61,214.28
100%	100%	\$ 27,172.80
100%	100%	\$ 3,900.00
100%	100%	\$ 350,000.00
100%	100%	\$ 57,595.45
100%	100%	\$ 14,840.00
100%	100%	\$ 1,250.00
100%	100%	\$ 5,235.00
100%	100%	\$ 30,044.00
100%	100%	\$ 9,108.00
100%	100%	\$ 22,000.00
100%	100%	\$ 3,500.00
100%	100%	\$ 37,493.77
100%	100%	\$ 4,850.00
	Subtotal	\$ 943,345.25
100%	100%	\$ 1,687.50
100%	100%	\$ 2,137.50
100%	100%	\$ 1,056.00
100%	100%	\$ 18,375.00
	Subtotal	\$ 23,256.00
100%	100%	\$ 20,850.87
100%	100%	\$ 13,500.00
	Subtotal	\$ 34,350.87
100%	100%	\$ 78,439.90
	Subtotal	\$ 78,439.90
100%	100%	\$ 8,500.00
	Subtotal	\$ 8,500.00
100%	100%	\$ 1,000.00
100%	100%	\$ 1,225.00
100%	100%	\$ 1,720.00
	Subtotal	\$ 3,945.00

Change Order #4				
6" PVC Conduit Directional Bore	80	ea	\$ 50.00	\$ 4,000.00
2" PVC Conduit Directional Bore	80	ea	\$ 29.00	\$ 2,320.00
Change Order #5				
50' Bores in (1) Location	50	ea	\$ 20.00	\$ 1,000.00
Water Single Service	1	ls	\$ 499.00	\$ 499.00
Aqua Taps	1	ls	\$ 350.00	\$ 350.00
50' 1" Bores in (1) Location	50	ea	\$ 20.00	\$ 1,000.00
Reuse Single Service	1	ls	\$ 606.00	\$ 606.00
Aqua Taps	1	ls	\$ 350.00	\$ 350.00
Change Order #6				
8' Strip of Sod along bike path up to grade break	3333	sf	\$ 2.35	\$ 7,832.55
20' Strip of Sod @ perimeter along lots 18-38	2400	sf	\$ 2.35	\$ 5,640.00
Sod @ LS tract along Wetland down to Pond	4200	sf	\$ 2.35	\$ 9,870.00
Sub Total				2,994,156.83
Notes:				

1. The Seed & Mulch (Parks & Open Spaces) line item, the amount was revised to match the pay application. Amount should equal \$7,050.44

100%	100%	\$ 4,000.00
100%	100%	\$ 2,320.00
	Subtotal	\$ 6,320.00
100%	100%	\$ 1,000.00
100%	100%	\$ 499.00
100%	100%	\$ 350.00
100%	100%	\$ 1,000.00
100%	100%	\$ 606.00
100%	100%	\$ 350.00
	Subtotal	\$ 3,805.00
100%	100%	\$ 7,832.55
100%	100%	\$ 5,640.00
100%	100%	\$ 9,870.00
	Subtotal	\$ 23,342.55
Subtotal		2,713,380.04

Assured Excavating Pay Application #10
DESCRIPTION: Storey Park Parcel L Phase2

Description	Qty	Unit	Price	Amount
Miscellaneous Items				
Temporary Construction Entrance	1	LS	\$ 3,000.00	\$ 3,000.00
Grading				
ROW Grading	27153	SY	\$ 0.50	\$ 13,576.50
Erosion Control				
Erosion Control Maintenance	1	LS	\$ 3,500.00	\$ 3,500.00
Inlet Protection	19	EA	\$ 200.00	\$ 3,800.00
Sod (Common & Disturbed Areas)	15488	SY	\$ 2.38	\$ 36,861.44
Sod (entire ROW Back of Curb)	7669	SY	\$ 2.38	\$ 18,014.22
Roads and Paving				
Paving Phase 2				
Maintenance of Traffic	1	LS	\$ 1,841.34	\$ 1,841.34
Connect to existing Asphalt pavement	7	EA	\$ 500.00	\$ 3,500.00
1" Asphalt Type SP-9.5	1688	SY	\$ 6.50	\$ 10,959.00
1-1/2" Asphalt, Type SP-12.5	12652	SY	\$ 8.17	\$ 103,366.84
6" Soil Cement (LBR 150)	1688	SY	\$ 13.65	\$ 23,013.90
8" Soil Cement (LBR 150)	12652	SY	\$ 17.20	\$ 217,814.40
12" Compacted Subgrade (88%)	16762	SY	\$ 1.50	\$ 25,143.00
6" Stabilized Subgrade (LBR 40)	4808	SY	\$ 1.00	\$ 4,808.00
1" Flush Ribbon Curb	1456	LF	\$ 15.40	\$ 22,422.40
Type "F" Curb and Gutter	8280	LF	\$ 13.88	\$ 114,828.40
Miami Curb	1448	LF	\$ 13.00	\$ 18,798.00
4" Sidewalk (Unreinforced)	3850	LS	\$ 3.57	\$ 13,744.50
6" Sidewalk (Unreinforced)	100	LS	\$ 5.26	\$ 526.00
Paving Phase 1				
1" Asphalt Type SP-9.5	4791	LS	\$ 6.50	\$ 31,141.50
1-1/2" Asphalt, Type SP-12.5	18682	EA	\$ 8.17	\$ 152,631.94
6" Soil Cement (LBR 150)	4791	SY	\$ 13.65	\$ 65,397.15
8" Soil Cement (LBR 150)	18682	SY	\$ 17.20	\$ 321,330.40
12" Compacted Subgrade (98%)	30598	SY	\$ 1.50	\$ 45,897.00
6" Stabilized Subgrade (LBR 40)	9600	SY	\$ 1.00	\$ 9,600.00
Type "F" Curb and Gutter	16884	SY	\$ 13.88	\$ 234,072.32
12" x 12" Ribbon Curb	2706	SY	\$ 15.90	\$ 43,025.40
2" Miami Curb	2706	LF	\$ 13.00	\$ 35,178.00
4" Sidewalk (Unreinforced)	13900	LF	\$ 3.57	\$ 49,623.00
Curb Ramps	46	LF	\$ 1,000.00	\$ 46,000.00
ADA Detectable Warning (FDOT 304)	46	SF	\$ 125.00	\$ 5,750.00
10" Stabilized Access Road (6")	1871	SF	\$ 2.00	\$ 3,742.00
1" Asphalt Type SP-9.5	33,333	SY	\$ 6.30	\$ 210.00
6" Crushed Concrete Base	38,111	SY	\$ 36.00	\$ 1,300.00
12" Compacted Subgrade (98%)	41.67	SY	\$ 3.00	\$ 125.01
Valley Gutter	480	LF	\$ 18.98	\$ 9,000.20
Striping and Signs	1	LS	\$ 21,850.00	\$ 21,850.00
Signage & Striping Package	1	LS	\$ 32,616.00	\$ 32,616.00
Concervation Area Signs	24	EA	\$ 170.00	\$ 4,080.00
Drainage Storm				
Connect to Existing	7	EA	\$ 1,250.00	\$ 8,750.00
16" CLASS III RCP	282	LF	\$ 27.16	\$ 7,659.12
18" CLASS III RCP	488	LF	\$ 32.70	\$ 15,957.60
24" CLASS III RCP	144	LF	\$ 45.37	\$ 6,533.28
Dewatering	914	LS	\$ 9.00	\$ 8,226.00
Storm Sewer Inspection	914	LS	\$ 2.00	\$ 1,828.00
FDOT Type "P-2" Curb Inlet	2	EA	\$ 5,445.20	\$ 10,890.40
FDOT Type "P-4" Curb Inlet	8	EA	\$ 5,145.00	\$ 41,160.00
Type "V" DBI	1	EA	\$ 2,535.00	\$ 2,535.00
Curb Inlet Top for Conversion to Existing Manhole	1	EA	\$ 3,250.93	\$ 3,250.93
Curb Inlet Top for Conversion to Existing Manhole	1	EA	\$ 3,091.00	\$ 3,091.00
Curb Inlet Top for Conversion to Existing Manhole	6	EA	\$ 3,451.00	\$ 20,706.00
Water Distribution				
4" PVC Water Main	180	LF	\$ 8.75	\$ 1,575.00
6" PVC Water Main	883	LF	\$ 12.74	\$ 11,249.42
8" PVC Water Main	3412	LF	\$ 18.20	\$ 62,098.40
12" PVC Water Main	156	LF	\$ 32.06	\$ 5,065.48
4" Gate Valves	3	EA	\$ 817.00	\$ 2,451.00
6" Gate Valves	1	EA	\$ 1,038.50	\$ 1,038.50
8" Gate Valves	9	EA	\$ 1,439.00	\$ 12,951.00
12" Gate Valves	2	EA	\$ 2,640.00	\$ 5,280.00
Fire Hydrant Assembly (Includes Gate Valve)	10	EA	\$ 3,522.55	\$ 35,225.50

CDD Requisition 3

% CDD Reimbursable	% Requisition #3	Amount
100%	100%	\$ 3,000.00
	Subtotal	\$ 3,000.00
100%	100%	\$ 13,576.50
	Subtotal	\$ 13,576.50
100%	100%	\$ 3,500.00
100%	100%	\$ 3,800.00
100%	100%	\$ 36,861.44
100%	100%	\$ 18,014.22
	Subtotal	\$ 62,175.66
100%	100%	\$ 1,841.34
100%	100%	\$ 3,500.00
100%	100%	\$ 10,959.00
100%	100%	\$ 103,366.84
100%	100%	\$ 23,013.90
100%	100%	\$ 217,814.40
100%	100%	\$ 25,143.00
100%	100%	\$ 4,808.00
100%	100%	\$ 22,422.40
100%	100%	\$ 114,828.40
100%	100%	\$ 18,798.00
100%	100%	\$ 13,744.50
100%	100%	\$ 526.00
100%	100%	\$ 31,141.50
100%	100%	\$ 152,631.94
100%	100%	\$ 65,397.15
100%	100%	\$ 321,330.40
100%	100%	\$ 45,897.00
100%	100%	\$ 9,600.00
100%	100%	\$ 234,072.32
100%	100%	\$ 43,025.40
100%	100%	\$ 35,178.00
100%	100%	\$ 49,623.00
100%	100%	\$ 46,000.00
100%	100%	\$ 5,750.00
100%	100%	\$ 3,742.00
100%	100%	\$ 210.00
100%	100%	\$ 1,300.00
100%	100%	\$ 125.01
100%	100%	\$ 9,300.20
100%	100%	\$ 21,850.00
100%	100%	\$ 32,616.00
100%	100%	\$ 4,080.00
	Subtotal	\$ 1,673,533.69
100%	100%	\$ 8,750.00
100%	100%	\$ 7,659.12
100%	100%	\$ 15,957.60
100%	100%	\$ 6,533.28
100%	100%	\$ 8,226.00
100%	100%	\$ 1,828.00
100%	100%	\$ 10,890.40
100%	100%	\$ 41,160.00
100%	100%	\$ 2,535.00
100%	100%	\$ 3,250.93
100%	100%	\$ 3,091.00
100%	100%	\$ 20,706.00
	Subtotal	\$ 130,587.33
100%	100%	\$ 1,575.00
100%	100%	\$ 11,249.42
100%	100%	\$ 62,098.40
100%	100%	\$ 5,065.48
100%	100%	\$ 2,451.00
100%	100%	\$ 1,038.50
100%	100%	\$ 12,951.00
100%	100%	\$ 5,280.00
100%	100%	\$ 35,225.50

Description	Qty	Unit	Price	Amount
Blow-Off Assembly	4	EA	\$ 990.80	\$ 3,963.20
Single Service Assembly*	33	EA	\$ 485.00	\$ 16,335.00
Double Service Assembly*	54	EA	\$ 533.50	\$ 28,809.00
Sample Points	12	EA	\$ 70.00	\$ 840.00
Connect to Existing Gate Valve	6	EA	\$ 500.00	\$ 3,000.00
Fittings - Water	1	LS	\$ 12,449.51	\$ 12,449.51
Testing & Chlorination - Water	4633	LF	\$ 2.00	\$ 9,266.00
Temporary Jumper - 2"	1	EA	\$ 1,831.50	\$ 1,831.50
Reuse Water Distribution				
6" PVC Reuse Water Main	812	LF	\$ 12.10	\$ 9,825.20
8" PVC Reuse Water Main	2517	LF	\$ 17.13	\$ 43,116.21
12" PVC Reuse Water Main	1010	LF	\$ 32.74	\$ 33,067.40
6" Gate Valves	1	EA	\$ 965.00	\$ 965.00
8" Gate Valves	7	EA	\$ 1,434.28	\$ 10,039.96
12" Gate Valves	3	EA	\$ 2,640.00	\$ 7,920.00
Blow-Off Assembly*	1	EA	\$ 1,002.80	\$ 1,002.80
Single Service Assembly*	17	EA	\$ 599.00	\$ 10,183.00
Double Service Assembly*	43	EA	\$ 523.90	\$ 22,527.70
Connect to Existing Gate Valve	6	EA	\$ 677.50	\$ 4,065.00
Fittings - Reuse	1	LS	\$ 17,863.00	\$ 17,863.00
Testing - Reuse	4439	LF	\$ 2.00	\$ 8,878.00
Sanitary Sewer				
8" PVC Pipe (0'-6' cut)	765	LF	\$ 15.91	\$ 12,171.15
8" PVC Pipe (6'-8' cut)	649	LF	\$ 17.92	\$ 11,630.08
8" PVC Pipe (8'-10' cut)	636	LF	\$ 19.93	\$ 12,675.48
Manhole (0'-6' cut)	6	EA	\$ 3,027.00	\$ 18,162.00
Manhole (6'-8' cut)	2	EA	\$ 3,706.60	\$ 7,413.00
Manhole (8'-10' cut)	2	EA	\$ 4,323.80	\$ 8,647.60
Single Service Assembly (including Fittings)	12	EA	\$ 465.75	\$ 5,589.00
Double Service Assembly (including Fittings)	40	EA	\$ 557.50	\$ 22,300.00
Dewatering	2050	LF	\$ 8.11	\$ 16,625.50
Sanitary line testing	2050	LF	\$ 3.60	\$ 7,380.00
Sanitary MH Vacuum Testing	10	EA	\$ 100.00	\$ 1,000.00
Connect to Existing Manhole	4	EA	\$ 1,500.00	\$ 6,000.00
Sleeve and Crossings				
2" PVC*	100	LF	\$ 0.75	\$ 75.00
4" PVC*	100	LF	\$ 1.90	\$ 190.00
8" PVC*	100	LF	\$ 3.52	\$ 352.00
Trench at each sleeve location with minimum	300	LF	\$ 5.00	\$ 1,500.00
Surveying				
Construction Staking	1	LS	\$ 23,500.00	\$ 23,500.00
Certified Asbuilt Drawings	1	LS	\$ 9,229.85	\$ 9,229.85
Change Order #1				
6" HDPE Pipe	225	EA	\$ 12.50	\$ 2,812.50
Connect to MH	2	ea	\$ 400.00	\$ 800.00
18" Nyoplast Drains	2	ea	\$ 985.00	\$ 1,970.00
6" Underdrain	103	EA	\$ 22.50	\$ 2,317.50
Underdrain Cleanout	2	EA	\$ 300.00	\$ 600.00
Change Order #2				
60" Bores In (1) location	50	ea	\$ 20.00	\$ 1,000.00
Water Single Service	4	ea	\$ 499.00	\$ 1,996.00
Aqua Taps	4	ea	\$ 350.00	\$ 1,400.00
Sub Total				2,443,091.62

% CDD Reimbursable	% Requisition #3	Amount
100%	100%	\$ 3,963.20
0%	0%	\$ -
0%	0%	\$ -
100%	100%	\$ 840.00
100%	100%	\$ 3,000.00
100%	100%	\$ 12,449.51
100%	100%	\$ 9,266.00
100%	100%	\$ 1,831.50
	Subtotal	\$ 166,284.51
100%	100%	\$ 9,825.20
100%	100%	\$ 43,116.21
100%	100%	\$ 33,067.40
100%	100%	\$ 965.00
100%	100%	\$ 10,039.96
100%	100%	\$ 7,920.00
100%	100%	\$ 1,002.80
0%	0%	\$ -
0%	0%	\$ -
100%	100%	\$ 4,065.00
100%	100%	\$ 17,863.00
100%	100%	\$ 8,878.00
	Subtotal	\$ 136,742.57
100%	100%	\$ 12,171.15
100%	100%	\$ 11,630.08
100%	100%	\$ 12,675.48
100%	100%	\$ 18,162.00
100%	100%	\$ 7,413.00
100%	100%	\$ 8,647.60
0%	0%	\$ -
0%	0%	\$ -
100%	100%	\$ 16,625.50
100%	100%	\$ 7,380.00
100%	100%	\$ 1,000.00
100%	100%	\$ 6,000.00
	Subtotal	\$ 101,704.81
100%	100%	\$ 75.00
100%	100%	\$ 190.00
100%	100%	\$ 352.00
100%	100%	\$ 1,500.00
	Subtotal	\$ 2,117.00
100%	100%	\$ 23,500.00
100%	100%	\$ 9,229.85
	Subtotal	\$ 32,729.85
100%	100%	\$ 2,812.50
100%	100%	\$ 800.00
100%	100%	\$ 1,970.00
100%	100%	\$ 2,317.50
100%	100%	\$ 600.00
	Subtotal	\$ 8,500.00
100%	100%	\$ 1,000.00
100%	100%	\$ 1,996.00
100%	100%	\$ 1,400.00
	Subtotal	\$ 4,396.00
Subtotal		2,337,347.82

Total - Assured Excavating Pay Applications - Parcel 1 Mass Grading/ Phase 1/ Phase 2 (Areas 2, 3, 4)		\$ 6,151,346.80
Total - Area 2 (10.2%)		\$ 627,437.37
Total - Construction Costs Eligible for CDD Reimbursement		\$ 5,523,909.43
Total - Bond Amount		\$ 3,865,000.00
Previously Paid - Requisition #1 Per Reimbursable Amount		\$ 3,445,499.01
Total - Eligible Reimbursable Bond amount remaining as of 3/1/2019		\$ 419,500.99
Total - Requisition #3 Per Bond Reimbursable Amount Remaining as of 3/1/2019		\$ 109,419.03

Notes:

1. Please note that Area 2 (Assessment Area One) is included in the Pay Applications for Mass Grading, Phase 1, and Phase 2. Exhibit 11 is enclosed for reference of this location

Section 2

Exhibits

SECTION X

RESOLUTION NO. 2019-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2019 AT 4:00 P.M AT 135 W. CENTRAL BLVD, ORLANDO, FLORIDA 32801, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE ESTABLISHMENT OF RULES AND POLICIES FOR PARKING ON DISTRICT PROPERTY AND THE TOWING OF IMPROPERLY PARKED VEHICLES ON DISTRICT PROPERTY IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors ("Board") of the Storey Park Community Development District (the "District"), pursuant to Board action, has previously determined to establish and/or modify rules and policies for the utilization of the community amenity facilities within the Storey Park Community Development District, and the Board has also determined to establish rules and policies related to parking on District Property and the towing of improperly parked vehicles on district property (the "Parking and Towing Rules"), the Board now desires to hold a public hearing to consider the advisability and propriety of said rules and policies, and also desires to provide notice of said public hearing; and

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

1. That there is hereby declared a public hearing to be held at 4 p.m., October 24, 2019, at the 135 W. Central Blvd, Suite 320, Florida, 32801 for the purpose of hearing comment and objection to the Parking and Towing Rules. 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 W. Central Blvd, Suite 320, Orlando, FL 32801.
2. That the Board also hereby authorizes preliminary, proposed Parking and Towing Rules, attached hereto as Exhibit "A".
3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 *Florida Statutes*, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Orange County.
4. That this Resolution shall become effective upon its passage.

[SIGNATURES ON FOLLOWING PAGE.]

**SIGNATURE PAGE TO RESOLUTION 2019-08
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 22nd day of August, 2019.

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

ATTEST:

George Flint
Secretary / Assistant Secretary

Chairman / Vice Chairman

EXHIBIT "A"

**PRELIMINARY PARKING AND TOWING
RULES AND POLICIES**

[ATTACHED BELOW]

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted_____, 2019 (Resolution 2019-___)

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Storey Park Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing map shown in Appendix 1.0 (the "Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes Parking Areas throughout the community on District property. No trailers shall be parked in any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 On-Street Parking.
 - 1.3.1 On-street parking in the District is prohibited in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:
 - (a) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for

parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

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

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

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

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

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

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

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

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

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

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

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

1.5 Enforcement

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

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

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

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure,

landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

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

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

Appendix 1.0

District Parking and Towing Map

[ATTACHED BELOW]

SECTION XII

SECTION C

SECTION 1

SECTION 1

Storey Park

Community Development District

Summary of Checks

May 3, 2019 to August 16, 2019

Bank	Date	Check #	Amount
General Fund	5/9/19	379-382	\$ 29,705.66
	5/10/19	383	\$ 4,967.10
	5/17/19	384	\$ 686.00
	5/30/19	385	\$ 629.79
	6/6/19	386	\$ 285.00
	6/12/19	387	\$ 5,328.42
	6/13/19	388	\$ 20,137.99
	6/20/19	389	\$ 787.75
	7/7/19	390	\$ 5,191.33
	7/16/19	391-395	\$ 6,308.05
	7/25/19	396-397	\$ 12,316.74
	8/1/19	398	\$ 7,437.33
	8/8/19	399-402	\$ 25,458.57
	8/12/19	403	\$ 5,239.58
			<hr/>
			\$ 124,479.31
			<hr/>
			\$ 124,479.31

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/30/19	00007	5/22/19 37000	201904 320-53800-47300	IRRGRPR STOREY TIME DR.	*	629.79	
				DOWN TO EARTH LAWN CARE II, INC.			629.79 000385
6/06/19	00012	5/31/19 177717	201905 320-53800-47000	AQUATIC PLANT MGMT MAY19	*	285.00	
				APPLIED AQUATIC MANAGEMENT, INC.			285.00 000386
6/12/19	00002	6/01/19 97	201906 310-51300-34000	MANAGEMENT FEES-JUN19	*	2,916.67	
		6/01/19 97	201906 310-51300-35100	INFORMATION TECH-JUN19	*	100.00	
		6/01/19 97	201906 310-51300-31300	DISSEMINATION FEE-JUN19	*	916.67	
		6/01/19 97	201906 310-51300-51000	OFFICE SUPPLIES	*	5.66	
		6/01/19 97	201906 310-51300-42000	POSTAGE	*	10.00	
		6/01/19 97	201906 310-51300-42500	COPIES	*	109.65	
		6/01/19 97	201906 310-51300-41000	TELEPHONE	*	19.77	
		6/01/19 98	201906 320-53800-12000	FIELD MANAGEMENT-JUN19	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,328.42 000387
6/13/19	00007	5/31/19 37766	201905 320-53800-47300	IRRGRPR DOWDEN ROAD	*	274.54	
		5/31/19 38239	201905 320-53800-47300	IRRGRPR STOREY PARK BLVD	*	89.88	
		6/10/19 35937	201906 320-53800-46200	LANDSCAPE AREAS 1-5 JUN19	*	11,113.57	
		6/10/19 35939	201906 320-53800-46200	LANDSCAPE COMMON AREAS	*	8,660.00	
				DOWN TO EARTH LAWN CARE II, INC.			20,137.99 000388
6/20/19	00005	6/19/19 86322	201905 310-51300-31500	DRAFT/INSURANCE/REV.QSTNS	*	787.75	
				LATHAM, SHUKER, EDEN & BEAUDINE			787.75 000389
7/07/19	00002	7/01/19 100	201907 320-53800-12000	FIELD MANAGEMENT JUL19	*	1,250.00	
		7/01/19 99	201907 310-51300-34000	MANAGEMENT FEES JUL19	*	2,916.67	
		7/01/19 99	201907 310-51300-35100	INFORMATION TECH JUL19	*	100.00	

STOR -STOREY PARK- TVISCARRA

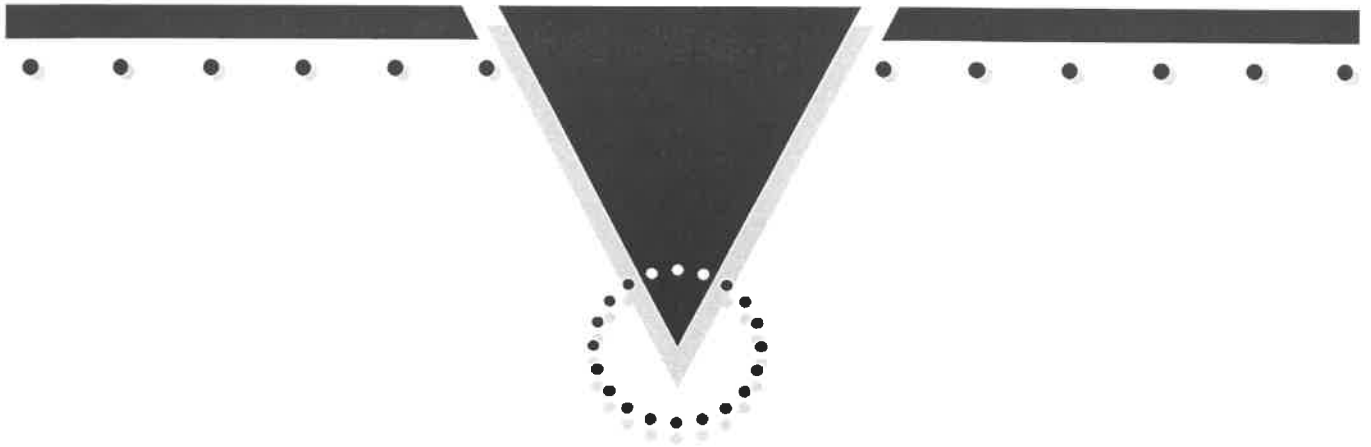
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/01/19 99	201907 310-51300-31300		*	916.67	
			DISSEMINATION FEE JUL19				
		7/01/19 99	201907 310-51300-51000		*	.24	
			OFFICE SUPPLIES JUL19				
		7/01/19 99	201907 310-51300-42000		*	2.80	
			POSTAGE JUL19				
		7/01/19 99	201907 310-51300-42500		*	4.95	
			COPIES JUL19				
				GOVERNMENTAL MANAGEMENT SERVICES			5,191.33 000390
7/16/19 00012		6/30/19 178396	201906 320-53800-47000		*	285.00	
			AQUATIC PLANT MGMT JUN19				
				APPLIED AQUATIC MANAGEMENT, INC.			285.00 000391
7/16/19 00020		7/03/19 4550	201907 320-53800-47700		*	1,265.00	
			PAVE STRIPING/INST.SIGNS				
				BERRY CONSTRUCTION INC.			1,265.00 000392
7/16/19 00007		6/30/19 40963	201906 320-53800-47300		*	149.25	
			SPRAYS/RAINBIRD/FITT/TUBE				
				DOWN TO EARTH LAWN CARE II, INC.			149.25 000393
7/16/19 00009		6/28/19 18490	201906 310-51300-32200		*	2,500.00	
			FY18 AUDIT FINAL PMT				
				GRAU & ASSOCIATES			2,500.00 000394
7/16/19 00017		6/05/19 29311	201905 320-53800-47100		*	2,108.80	
			MITIGATION MONITOR. 05/20				
				MODICA & ASSOCIATES, INC.			2,108.80 000395
7/25/19 00015		7/25/19 07252019	201907 300-20700-10000		*	10,471.94	
			FY19 DEBT SERVICE SER2015				
				STOREY PARK CDD C/O REGIONS BANK			10,471.94 000396
7/25/19 00005		7/17/19 86507	201906 310-51300-31500		*	600.30	
			REV.FINAL SAM/CPA/STATUS				
		7/17/19 86509	201906 310-51300-31500		*	1,244.50	
			CONFER/REV.CONTRACT.PET.				
				LATHAM, SHUKER, EDEN & BEAUDINE			1,844.80 000397
8/01/19 00006		6/30/19 15-060(4	201905 310-51300-31100		*	390.00	
			CDD BOARD MEETING				
		7/31/19 15-060(5	201906 310-51300-31100		*	7,047.33	
			BOARD MTG/ANNUAL ENG RPRT				
				POULOS & BENNETT			7,437.33 000398

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/08/19	00012	7/31/19 179039	201907 320-53800-47000	AQUATIC PLANT MGMT JUL19	*	285.00	
APPLIED AQUATIC MANAGEMENT, INC.							285.00 000399
8/08/19	00007	7/10/19 40837	201907 320-53800-46200	LANDSCAPE AREAS 1-5 JUL19	*	11,113.57	
		7/10/19 40843	201907 320-53800-46200	LANDSCAPE COMMON AREAS	*	8,660.00	
		7/31/19 43577	201907 320-53800-46300	POND CLEAN UP/MOW/BRUSH	*	1,000.00	
DOWN TO EARTH LAWN CARE II, INC.							20,773.57 000400
8/08/19	00017	7/05/19 29579	201905 320-53800-47100	HERBICIDE TRMT PH2 MAY19	*	2,900.00	
MODICA & ASSOCIATES, INC.							2,900.00 000401
8/08/19	00021	8/08/19 08082019	201908 310-51300-49000	BOUNDARY CONTRACT FILEFEE	*	1,500.00	
CITY OF ORLANDO							1,500.00 000402
8/12/19	00002	8/01/19 101	201908 310-51300-34000	MANAGEMENT FEES-AUG19	*	2,916.67	
		8/01/19 101	201908 310-51300-35100	INFORMATION TECH-AUG19	*	100.00	
		8/01/19 101	201908 310-51300-31300	DISSEMINATION FEE-AUG19	*	916.67	
		8/01/19 101	201908 310-51300-51000	OFFICE SUPPLIES	*	42.68	
		8/01/19 101	201908 310-51300-42000	POSTAGE	*	8.01	
		8/01/19 101	201908 310-51300-42500	COPIES	*	5.55	
		8/01/19 102	201908 320-53800-12000	FIELD MANAGEMENT-AUG19	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES							5,239.58 000403
TOTAL FOR BANK A						124,479.31	
TOTAL FOR REGISTER						124,479.31	

STOR -STOREY PARK- TVISCARRA

SECTION 2



Storey Park Community Development District

**Unaudited Financial Reporting
July 31, 2019**



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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
July 31, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<u>ASSETS:</u>				
CASH	\$216,841	---	---	\$216,841
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	\$311,653	---	\$311,653
REVENUE	---	\$350,868	---	\$350,868
INTEREST	---	\$14	---	\$14
SINKING FUND	---	\$18	---	\$18
CONSTRUCTION	---	---	\$15	\$15
SERIES 2018				
RESERVE	---	\$63,650	---	\$63,650
REVENUE	---	\$8,318	---	\$8,318
INTEREST	---	\$20	---	\$20
SINKING FUND	---	\$12	---	\$12
CONSTRUCTION	---	---	\$575	\$575
SERIES 2019				
RESERVE	---	\$119,925	---	\$119,925
REVENUE	---	---	---	\$0
INTEREST	---	\$7	---	\$7
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$3,600,828	\$3,600,828
COST OF ISSUANCE	---	---	\$9,768	\$9,768
TOTAL ASSETS	\$216,841	\$854,485	\$3,611,186	\$4,682,513
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$31,396	---	---	\$31,396
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$662,554	---	\$662,554
RESTRICTED FOR DEBT SERVICE 2018	---	\$71,999	---	\$71,999
RESTRICTED FOR DEBT SERVICE 2019	---	\$119,932	---	\$119,932
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$15	\$15
RESTRICTED FOR CAPITAL PROJECTS 2018	---	---	\$575	\$575
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$3,610,596	\$3,610,596
UNASSIGNED	\$185,446	---	---	\$185,446
TOTAL LIABILITIES & FUND EQUITY	\$216,841	\$854,485	\$3,611,186	\$4,682,513

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$224,119	\$224,119	\$229,615	\$5,496
ASSESSMENTS - DIRECT BILLED	\$218,621	\$218,621	\$218,621	\$0
DEVELOPER CONTRIBUTIONS	\$62,256	\$51,880	\$0	(\$51,880)
INTEREST	\$0	\$0	\$50	\$50
TOTAL REVENUES	\$504,996	\$494,620	\$448,285	(\$46,335)

EXPENDITURES:

ADMINISTRATIVE:

ENGINEERING	\$12,000	\$10,000	\$9,672	\$328
ATTORNEY	\$25,000	\$20,833	\$7,381	\$13,452
ARBITRAGE	\$600	\$600	\$600	\$0
DISSEMINATION AGENT	\$7,500	\$6,250	\$6,833	(\$583)
ANNUAL AUDIT	\$4,400	\$4,400	\$4,500	(\$100)
TRUSTEE FEES	\$7,000	\$7,000	\$7,000	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$29,167	\$29,167	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$1,000	\$1,000	\$0
TELEPHONE	\$300	\$250	\$51	\$199
POSTAGE	\$1,000	\$833	\$150	\$683
INSURANCE	\$6,000	\$6,000	\$5,398	\$602
PRINTING & BINDING	\$1,000	\$833	\$310	\$523
LEGAL ADVERTISING	\$1,925	\$1,604	\$3,724	(\$2,120)
OTHER CURRENT CHARGES	\$1,000	\$833	\$309	\$525
PROPERTY APPRAISER	\$700	\$700	\$501	\$199
OFFICE SUPPLIES	\$625	\$521	\$17	\$504
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

OPERATION & MAINTENANCE

CONTRACT SERVICES

FIELD MANAGEMENT	\$15,000	\$12,500	\$12,500	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$237,283	\$197,736	\$219,963	(\$22,227)
LAKE MAINTENANCE	\$7,500	\$6,250	\$2,850	\$3,400
MITIGATION MONITORING & MAINTENANCE	\$10,300	\$8,583	\$16,434	(\$7,850)

REPAIRS & MAINTENANCE

REPAIRS - GENERAL	\$2,000	\$1,667	\$0	\$1,667
OPERATING SUPPLIES	\$500	\$417	\$0	\$417
LANDSCAPE CONTINGENCY	\$10,000	\$8,333	\$1,000	\$7,333
IRRIGATION REPAIRS	\$6,000	\$5,000	\$3,842	\$1,158
ROADWAYS & SIDEWALKS	\$5,000	\$4,167	\$0	\$4,167
TRAIL MAINTENANCE	\$1,500	\$1,250	\$0	\$1,250
SIGNAGE	\$3,500	\$2,917	\$2,315	\$602

UTILITY

ELECTRIC	\$1,000	\$833	\$338	\$495
STREETLIGHTS	\$79,488	\$66,240	\$65,712	\$528
WATER & SEWER	\$14,000	\$11,667	\$1,971	\$9,696

OTHER

PROPERTY INSURANCE	\$1,500	\$1,500	\$2,092	(\$592)
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TOTAL EXPENDITURES	\$504,996	\$425,059	\$410,804	\$14,255
EXCESS REVENUES (EXPENDITURES)	\$0		\$37,481	
FUND BALANCE - Beginning	\$0		\$147,964	
FUND BALANCE - Ending	\$0		\$185,446	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
ASSESSMENTS - TAX ROLL	\$450,904	\$450,904	\$461,195	\$10,291
ASSESSMENTS - DIRECT BILLED	\$156,140	\$101,491	\$101,491	\$0
INTEREST	\$0	\$0	\$11,071	\$11,071
TOTAL REVENUES	\$607,044	\$552,395	\$573,757	\$21,362

EXPENDITURES:

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	\$218,259	\$218,259	\$0
TOTAL EXPENDITURES	\$599,718	\$599,719	\$599,719	\$0
EXCESS REVENUES (EXPENDITURES)	\$7,326		(\$25,962)	
FUND BALANCE - Beginning	\$399,733		\$688,516	
FUND BALANCE - Ending	\$407,059		\$662,554	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<u>REVENUES:</u>				
DIRECT ASSESSMENTS	\$248,800	\$161,738	\$161,738	\$0
INTEREST	\$0	\$0	\$1,813	\$1,813
TRANSFER IN	\$0	\$0	\$3,439	\$3,439
TOTAL REVENUES	\$248,800	\$161,738	\$166,990	\$5,252
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$92,509	\$92,509	\$92,509	\$0
PRINCIPAL - 6/15	\$65,000	\$65,000	\$65,000	\$0
INTEREST - 6/15	\$92,509	\$92,509	\$92,509	\$0
TOTAL EXPENDITURES	\$250,018	\$250,019	\$250,019	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,218)		(\$83,029)	
FUND BALANCE - Beginning	\$92,781		\$155,028	
FUND BALANCE - Ending	\$91,563		\$71,999	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$126,655	\$126,655
INTEREST	\$0	\$0	\$237	\$237
TOTAL REVENUES	\$0	\$0	\$126,892	\$126,892
<u>EXPENDITURES:</u>				
INTEREST - 6/15	\$0	\$0	\$6,960	(\$6,960)
TOTAL EXPENDITURES	\$0	\$0	\$6,960	(\$6,960)
EXCESS REVENUES (EXPENDITURES)	\$0		\$119,932	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$119,932	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$79	\$79
TOTAL REVENUES	\$0	\$0	\$79	\$79
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$6,144	(\$6,144)
TOTAL EXPENDITURES	\$0	\$0	\$6,144	(\$6,144)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$6,065)	
FUND BALANCE - Beginning	\$0		\$6,080	
FUND BALANCE - Ending	\$0		\$15	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$7,455	\$7,455
TOTAL REVENUES	\$0	\$0	\$7,455	\$7,455
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$112,919	(\$112,919)
TRANSFER OUT	\$0	\$0	\$3,439	(\$3,439)
TOTAL EXPENDITURES	\$0	\$0	\$116,358	(\$116,358)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$108,903)	
FUND BALANCE - Beginning	\$0		\$109,478	
FUND BALANCE - Ending	\$0		\$575	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$3,868,345	\$3,868,345
INTEREST	\$0	\$0	\$6,910	\$6,910
TOTAL REVENUES	\$0	\$0	\$3,875,255	\$3,875,255
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$264,659	(\$264,659)
TOTAL EXPENDITURES	\$0	\$0	\$264,659	(\$264,659)
EXCESS REVENUES (EXPENDITURES)	\$0		\$3,610,596	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$3,610,596	

**Storey Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$3,765	\$205,061	\$2,747	\$3,425	\$6,187	\$3,217	\$3,440	\$1,254	\$519	\$0	\$0	\$229,615
ASSESSMENTS - DIRECT BILLED	\$54,655	\$0	\$54,655	\$0	\$0	\$0	\$54,655	\$0	\$0	\$54,655	\$0	\$0	\$218,621
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTEREST	\$3	\$4	\$7	\$8	\$5	\$5	\$7	\$4	\$4	\$4	\$0	\$0	\$50
TOTAL REVENUES	\$54,658	\$3,769	\$259,723	\$2,755	\$3,429	\$6,192	\$57,879	\$3,444	\$1,258	\$55,178	\$0	\$0	\$448,285
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$265	\$235	\$56	\$0	\$995	\$683	\$0	\$390	\$7,047	\$0	\$0	\$0	\$9,672
ATTORNEY	\$950	\$134	\$201	\$900	\$532	\$1,345	\$686	\$788	\$1,845	\$0	\$0	\$0	\$7,381
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600
DISSEMINATION AGENT	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$917	\$917	\$0	\$0	\$6,833
ANNUAL AUDIT	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$4,500
TRUSTEE FEES	\$3,500	\$0	\$0	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$0	\$7,000
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	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000
TELEPHONE	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$19	\$20	\$0	\$0	\$0	\$51
POSTAGE	\$4	\$32	\$22	\$12	\$12	\$21	\$18	\$16	\$10	\$3	\$0	\$0	\$150
INSURANCE	\$5,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,398
PRINTING & BINDING	\$18	\$14	\$1	\$0	\$4	\$46	\$72	\$40	\$110	\$5	\$0	\$0	\$310
LEGAL ADVERTISING	\$166	\$0	\$0	\$0	\$0	\$0	\$3,558	\$0	\$0	\$0	\$0	\$0	\$3,724
OTHER CURRENT CHARGES	\$0	\$25	\$0	\$9	\$0	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$309
PROPERTY APPRAISER	\$501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$501
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$3	\$6	\$0	\$6	\$0	\$0	\$0	\$17
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$12,500
LANDSCAPE MAINTENANCE	\$42,001	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$19,774	\$0	\$0	\$219,963
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$0	\$0	\$2,850
MITIGATION MONITORING & MAINTENANCE	\$4,650	\$1,400	\$0	\$0	\$0	\$5,375	\$0	\$5,009	\$0	\$0	\$0	\$0	\$16,434
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$1,000
IRRIGATION REPAIRS	\$0	\$309	\$907	\$385	\$384	\$629	\$715	\$364	\$149	\$0	\$0	\$0	\$3,842
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	\$1,265	\$0	\$0	\$2,315
UTILITY													
ELECTRIC	\$28	\$31	\$31	\$37	\$47	\$34	\$33	\$33	\$32	\$32	\$0	\$0	\$338
STREETLIGHTS	\$4,241	\$4,243	\$4,162	\$6,165	\$6,164	\$6,164	\$6,164	\$6,164	\$4,159	\$18,086	\$0	\$0	\$65,712
WATER & SEWER	\$160	\$223	\$112	\$0	\$235	\$142	\$158	\$280	\$333	\$329	\$0	\$0	\$1,971
OTHER													
PROPERTY INSURANCE	\$2,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,092
TOTAL EXPENDITURES	\$75,376	\$31,608	\$32,443	\$32,457	\$33,325	\$40,267	\$39,860	\$38,054	\$41,452	\$45,962	\$0	\$0	\$410,804
EXCESS REVENUES (EXPENDITURES)	(\$20,718)	(\$27,839)	\$227,280	(\$29,702)	(\$29,896)	(\$34,076)	\$18,019	(\$34,609)	(\$40,194)	\$9,216	\$0	\$0	\$37,481

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

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
INTEREST RATES:	4.000%, 4.500%, 5.000%, 5.125%	
MATURITY DATE:	11/1/2045	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$303,522	
RESERVE FUND BALANCE	\$311,653	
BONDS OUTSTANDING - 9/30/15		\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16		(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17		(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/18		(\$160,000)
CURRENT BONDS OUTSTANDING		\$8,805,000

SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)		
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%	
MATURITY DATE:	6/15/2048	
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$62,200	
RESERVE FUND BALANCE	\$63,650	
BONDS OUTSTANDING - 5/22/18		\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19		(\$65,000)
CURRENT BONDS OUTSTANDING		\$3,800,000

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)		
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%	
MATURITY DATE:	6/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$119,695	
RESERVE FUND BALANCE	\$119,925	
BONDS OUTSTANDING - 5/31/19		\$3,995,000
CURRENT BONDS OUTSTANDING		\$3,995,000

**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		DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015		TOTAL 100%
		RECEIVED						GENERAL FUND 33.24%	DEBT SERVICE 66.76%	
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
4/11/19	ACH	\$ 9,794.73	\$ 115.48	\$ -	\$ -	\$ -	\$ 9,679.25	\$ 3,217.24	\$ 6,462.01	\$ 9,679.25
5/9/19	ACH	\$ 10,350.51	\$ -	\$ -	\$ -	\$ -	\$ 10,350.51	\$ 3,440.36	\$ 6,910.15	\$ 10,350.51
6/13/19	ACH	\$ 3,556.95	\$ -	\$ -	\$ -	\$ 215.40	\$ 3,772.35	\$ 1,253.87	\$ 2,518.48	\$ 3,772.35
7/11/19	ACH	\$ 1,562.74	\$ -	\$ -	\$ -	\$ -	\$ 1,562.74	\$ 519.43	\$ 1,043.31	\$ 1,562.74
TOTALS		\$ 717,103.00	\$ 27,556.84	\$ 387.97	\$ 1,651.86	\$ 690,810.05	\$ 229,615.27	\$ 461,194.78	\$ 690,810.05	

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	\$ -	\$ -
4/3/19	4/1/19	1191143	\$ 263,228.58	\$ 263,228.58	\$ -	\$ 101,490.77	\$ 161,737.81
4/3/19	4/1/19	1191143	\$ 54,655.13	\$ 54,655.13	\$ 54,655.13	\$ -	\$ -
7/3/19	7/1/19	1253440	\$ 54,655.13	\$ 54,655.13	\$ 54,655.13	\$ -	\$ -
	10/1/19		\$ 141,738.46	\$ -	\$ -	\$ -	\$ -
			\$ 623,587.56	\$ 481,849.10	\$ 218,620.52	\$ 101,490.77	\$ 161,737.81

**Storey Park
Community Development District**

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

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

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2017				
6/30/17	5	Lennar Corporation	Reimbursement costs for Phase 3	\$ 2,205,691.09
TOTAL				\$ 2,205,691.09
Fiscal Year 2017				
10/1/16		Interest		\$ 485.90
11/1/16		Interest		\$ 498.48
12/1/16		Interest		\$ 498.02
1/1/17		Interest		\$ 632.80
2/1/17		Interest		\$ 788.57
3/1/17		Interest		\$ 753.84
4/1/17		Interest		\$ 944.69
5/1/17		Interest		\$ 1,079.45
6/1/17		Interest		\$ 1,178.65
7/1/17		Interest		\$ 1,294.26
8/1/17		Interest		\$ 1.73
9/1/17		Interest		\$ 1.86
TOTAL				\$ 8,158.25
Acquisition/Construction Fund at 9/30/16				\$ 2,200,009.34
Interest Earned thru 9/30/17				\$ 8,158.25
Requisitions Paid thru 9/30/17				\$ (2,205,691.09)
Remaining Acquisition/Construction Fund				\$ 2,476.50

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2018				
TOTAL				\$ -
Fiscal Year 2018				
10/1/17		Interest		\$ 1.84
11/1/17		Interest		\$ 1.99
12/1/17		Interest		\$ 1.93
1/1/18		Interest		\$ 2.26
2/1/18		Interest		\$ 2.52
3/1/18		Interest		\$ 2.37
4/1/18		Interest		\$ 2.92
4/30/18		Transfer In	Transfer from Reserve Account	\$ 3,548.80
5/1/18		Interest		\$ 3.16
6/1/18		Interest		\$ 8.29
7/1/18		Interest		\$ 8.52
8/1/18		Interest		\$ 9.24
9/1/18		Interest		\$ 9.33
TOTAL				\$ 3,603.17
Acquisition/Construction Fund at 9/30/17				\$ 2,476.50
Interest Earned thru 9/30/18				\$ 3,603.17
Requisitions Paid thru 9/30/18				\$ -
Remaining Acquisition/Construction Fund				\$ 6,079.67

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions	
Fiscal Year 2019					
3/7/19	6	Governmental Management Services-CF	Invoice #88 - Construction Accounting	\$	3,500.00
5/24/19	7	Lennar Corporation	Phase 3 Construction Costs	\$	2,643.84
TOTAL				\$	6,143.84
Fiscal Year 2019					
10/1/18		Interest		\$	9.36
11/1/18		Interest		\$	10.50
12/1/18		Interest		\$	10.47
1/2/19		Interest		\$	11.26
2/1/19		Interest		\$	11.83
3/1/19		Interest		\$	10.75
4/1/19		Interest		\$	6.25
5/1/19		Interest		\$	5.02
6/3/19		Interest		\$	3.67
7/1/19		Interest		\$	0.03
TOTAL				\$	79.14
Acquisition/Construction Fund at 9/30/18				\$	6,079.67
Interest Earned thru 7/31/19				\$	79.14
Requisitions Paid thru 7/31/19				\$	(6,143.84)
Remaining Acquisition/Construction Fund				\$	14.97

**Storey Park
Community Development District**

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

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
10/3/18	1	Lennar Homes, LLC	Construction Cost PH1&2, Parcel L	\$ 3,445,499.01
3/7/19	2	Governmental Management Services-CF	Invoice #89 - Construction Accounting	\$ 3,500.00
5/23/19	3	Lennar Homes, LLC	Construction Cost PH1&2, Parcel L	\$ 109,419.03
TOTAL				\$ 3,558,418.04
Fiscal Year 2019				
10/1/18		Interest		\$ 5,466.72
11/1/18		Interest		\$ 568.44
12/1/18		Interest		\$ 192.33
1/2/19		Interest		\$ 207.02
2/1/19		Interest		\$ 217.46
3/1/19		Interest		\$ 197.49
4/1/19		Interest		\$ 214.51
5/1/19		Interest		\$ 207.86
6/3/19		Interest		\$ 151.79
7/1/19		Interest		\$ 1.04
TOTAL				\$ 7,424.66
Acquisition/Construction Fund at 9/30/18				\$ 3,551,568.58
Interest Earned thru 7/31/19				\$ 7,424.66
Requisitions Paid thru 7/31/19				\$ (3,558,418.04)
Remaining Acquisition/Construction Fund				\$ 575.20

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2019				
			TOTAL	\$ -
Fiscal Year 2019				
6/3/19		Interest		\$ 225.85
7/1/19		Interest		\$ 6,663.52
			TOTAL	\$ 6,889.37
			Acquisition/Construction Fund at 5/31/19	\$ 35,938.38
			Interest Earned thru 7/31/19	\$ 688.93
			Requisitions Paid thru 7/31/19	\$ -
			Remaining Acquisition/Construction Fund	\$ 36,008.27

SECTION 3

**NOTICE OF MEETING DATES
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Storey Park Community Development District* will hold its regularly scheduled public meetings for **Fiscal Year 2020** at **4:00 pm at the Offices of GMS-CF, LLC, 135 W. Central Blvd., Suite 320, Orlando, Florida 32801**, on the fourth Thursday of each month as follows:

October 24, 2019
(Historically No November/December Meeting Held)
January 24, 2020
February 27, 2020
March 26, 2020
April 23, 2020
May 28, 2020
June 25, 2020
July 23, 2020
August 27, 2020
September 24, 2020

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

A meeting may be continued to a date, time and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager