



Storey Park

Community Development District

Adopted Budget
FY 2021



Table of Contents

1-2	<u>General Fund</u>
3-4	<u>Assessment Area 1-3 Allocation Chart</u>
5-11	<u>General Fund Narrative</u>
12	<u>Debt Service Fund Series 2015</u>
13-14	<u>Amortization Schedule Series 2015</u>
15	<u>Debt Service Fund Series 2018</u>
16-17	<u>Amortization Schedule Series 2018</u>
18	<u>Debt Service Fund Series 2019</u>
19-20	<u>Amortization Schedule Series 2019</u>

Storey Park

Community Development District

Fiscal Year 2021 General Fund

<u>Description</u>	Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Thru 9/30/20	Adopted Budget FY2021
<u>Revenues</u>					
O&M Assessments	\$561,180	\$567,593	\$2,938	\$570,531	\$593,470
Developer Contribution - Admin. ⁽¹⁾	\$28,304	\$0	\$0	\$0	\$24,589
Developer Contribution - Deficit	\$142,668	\$0	\$45,215	\$45,215	\$154,779
Interest	\$0	\$50	\$0	\$50	\$0
Total Revenues	\$732,152	\$567,643	\$48,153	\$615,796	\$772,838

Expenditures

Administrative

Supervisor Fees	\$0	\$0	\$0	\$0	\$12,000
FICA Expense	\$0	\$0	\$0	\$0	\$918
Engineering	\$12,000	\$10,668	\$1,332	\$12,000	\$12,000
Attorney	\$25,000	\$16,743	\$3,787	\$20,530	\$25,000
Arbitrage	\$600	\$0	\$600	\$600	\$600
Dissemination Agent	\$11,000	\$8,750	\$1,750	\$10,500	\$10,500
Annual Audit	\$5,600	\$6,100	\$0	\$6,100	\$6,200
Trustee Fees	\$10,500	\$3,500	\$7,000	\$10,500	\$10,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$29,167	\$5,833	\$35,000	\$36,050
Information Technology	\$2,400	\$3,375	\$200	\$3,575	\$1,200
Telephone	\$300	\$11	\$11	\$22	\$300
Postage	\$1,000	\$168	\$57	\$225	\$500
Insurance	\$6,000	\$5,533	\$0	\$5,533	\$6,100
Printing & Binding	\$1,000	\$197	\$103	\$300	\$1,000
Legal Advertising	\$1,925	\$2,008	\$992	\$3,000	\$1,925
Other Current Charges	\$1,000	\$65	\$35	\$100	\$500
Property Appraiser	\$700	\$924	\$0	\$924	\$950
Property Taxes	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$625	\$23	\$52	\$75	\$400
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$119,825	\$92,405	\$21,752	\$114,158	\$131,818

Storey Park

Community Development District

Fiscal Year 2021 General Fund

Description	Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Thru 9/30/20	Adopted Budget FY2021
<i>Operation & Maintenance</i>					
Contract Services					
Field Management	\$15,000	\$12,500	\$2,500	\$15,000	\$15,450
Landscape Maintenance - Contract	\$372,707	\$230,312	\$50,874	\$281,186	\$335,000
Lake Maintenance	\$17,820	\$4,050	\$570	\$4,620	\$17,820
Mitigation Monitoring & Maintenance	\$10,300	\$12,075	\$0	\$12,075	\$13,750
Repairs & Maintenance					
Repairs - General	\$5,000	\$1,918	\$582	\$2,500	\$5,000
Operating Supplies	\$5,000	\$0	\$500	\$500	\$5,000
Landscape Contingency	\$10,000	\$545	\$455	\$1,000	\$10,000
Irrigation Repairs	\$10,000	\$13,219	\$4,781	\$18,000	\$20,000
Roadways & Sidewalks	\$10,000	\$0	\$1,500	\$1,500	\$10,000
Trail Maintenance	\$2,500	\$0	\$0	\$0	\$2,500
Dog Park Maintenance	\$0	\$0	\$0	\$0	\$2,500
Signage	\$5,000	\$15,946	\$0	\$15,946	\$5,000
Utility					
Electric	\$3,000	\$370	\$100	\$470	\$3,000
Water & Sewer	\$25,000	\$12,684	\$2,016	\$14,700	\$30,000
Streetlights	\$115,000	\$105,145	\$26,300	\$131,445	\$160,000
Other					
Property Insurance	\$6,000	\$2,697	\$0	\$2,697	\$6,000
Operation & Maintenance Expenses	\$612,327	\$411,461	\$90,178	\$501,639	\$641,020
Total Expenditures	\$732,152	\$503,866	\$111,930	\$615,796	\$772,838
Excess Revenues/(Expenditures)	\$0	\$63,777	(\$63,777)	(\$0)	\$0

(1) Assessments are imposed on the platted and unplatted lots in Assessment Area One ("AA1"). The assessments on platted lots will be certified for collection on the tax bill and the assessments on the unplatted lots will be direct billed. The Developer Contribution consists of a prorated portion of the administrative costs attributable to areas outside of AA1 but within the CDD boundaries.

Net Assessments	\$593,470
Add: Discounts & Collection	\$37,881
Gross Assessments	<u>\$631,351</u>

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 1

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Townhome - 20'	18	0.40	7	\$2,644	\$2,813	\$256	\$272
Townhome - 25'	117	0.50	59	\$458	\$487	\$320	\$340
Single Family 32'	170	0.64	109	\$582	\$619	\$409	\$436
Single Family 40'	159	0.80	127	\$670	\$713	\$512	\$544
Single Family 50'	161	1.00	161	\$1,271	\$1,352	\$640	\$680
Single Family 60'	46	1.20	55	\$2,080	\$2,212	\$768	\$817
	<u>671</u>		<u>518</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Townhome - 20'	18	0.40	7.20	0.78%	\$4,899	\$47,593	\$50,631
Townhome - 25'	117	0.50	58.50	6.31%	\$39,808	\$53,542	\$56,960
Single Family 32'	170	0.64	108.80	11.73%	\$74,036	\$98,993	\$105,312
Single Family 40'	159	0.80	127.20	13.71%	\$86,557	\$106,607	\$113,412
Single Family 50'	161	1.00	161.00	17.35%	\$109,558	\$204,648	\$217,711
Single Family 60'	46	1.20	55.20	5.95%	\$37,563	\$95,661	\$101,767
	<u>671.00</u>		<u>517.90</u>	<u>56%</u>	<u>\$ 352,422</u>	<u>\$ 607,044</u>	<u>\$645,791</u>

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 2

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	57	0.50	29	\$595	\$633	\$320	\$340
Single Family 32'	60	0.64	38	\$762	\$810	\$409	\$436
Single Family 40'	35	0.80	28	\$952	\$1,013	\$512	\$544
Single Family 50'	95	1.00	95	\$1,190	\$1,266	\$640	\$680
Single Family 60'	16	1.20	19	\$1,428	\$1,519	\$768	\$817
Single Family 70'	0	0.00	0	\$0	\$0	\$0	\$0
Total	<u>263</u>		<u>209</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	57	0.50	28.50	3.07%	\$19,394	\$33,911	\$36,076
Single Family 32'	60	0.64	38.40	4.14%	\$26,130	\$45,691	\$48,607
Single Family 40'	35	0.80	28.00	3.02%	\$19,053	\$33,316	\$35,443
Single Family 50'	95	1.00	95.00	10.24%	\$64,646	\$113,037	\$120,252
Single Family 60'	16	1.20	19.20	2.07%	\$13,065	\$22,845	\$24,303
	<u>263.00</u>		<u>209.10</u>	<u>23%</u>	<u>\$ 142,289</u>	<u>\$ 248,800</u>	<u>\$264,681</u>

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 3

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	0	0.50	0	\$0	\$0	\$0	\$0
Single Family 32'	0	0.64	0	\$0	\$0	\$0	\$0
Single Family 40'	72	0.80	57.60	\$952	\$1,013	\$512	\$544
Single Family 50'	82	1.00	82.00	\$1,190	\$1,266	\$640	\$680
Single Family 60'	51	1.20	61.20	\$1,428	\$1,519	\$768	\$817
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	205		200.80				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	0	0.50	0.00	0.00%	\$0	\$0	\$0.00
Single Family 32'	0	0.64	0.00	0.00%	\$0	\$0	\$0.00
Single Family 40'	72	0.80	57.60	6.21%	\$39,196	\$68,536	\$72,910
Single Family 50'	82	1.00	82.00	8.84%	\$55,800	\$97,569	\$103,797
Single Family 60'	51	1.20	61.20	6.60%	\$41,645	\$72,818	\$77,466
	205.00		200.80	22%	\$ 136,641	\$ 238,923	\$ 254,173

1139.00	927.80	100%	\$ 631,350.98
---------	--------	------	---------------

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
SUMMARY OF ADOPTED INCREASE

Product Type	Units	Gross Annual O&M Assessment Per Unit FY 2020	Gross Annual O&M Assessment Per Unit FY 2021	Adopted Increase Per Unit	% Increase
Townhome - 20'	18	\$252	\$272	\$20	8%
Townhome - 25'	174	\$315	\$340	\$25	8%
Single Family 32'	230	\$403	\$436	\$33	8%
Single Family 40'	266	\$504	\$544	\$40	8%
Single Family 50'	338	\$630	\$680	\$50	8%
Single Family 60'	113	\$756	\$817	\$61	8%

Product Type	Units	Gross O&M Assessments FY 2020	Gross O&M Assessments FY 2021	Adopted Increase	% Increase
Townhome - 20'	18	\$4,536	\$4,899	\$363	8%
Townhome - 25'	174	\$54,810	\$59,202	\$4,392	8%
Single Family 32'	230	\$92,690	\$100,167	\$7,477	8%
Single Family 40'	266	\$134,064	\$144,807	\$10,743	8%
Single Family 50'	338	\$212,940	\$230,003	\$17,063	8%
Single Family 60'	113	\$85,428	\$92,273	\$6,845	8%
	1,139	\$ 584,468	\$ 631,351	\$ 46,883	

Storey Park

Community Development District

GENERAL FUND BUDGET

REVENUES:

O&M Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund administrative expenditures allocated to Developer for areas outside Assessment Area One (AA1), Assessment Area Two (AA2) and Assessment Area Three (AA3) and any shortfall to cover operating and maintenance expenses.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's Engineer, Poulos & Bennet, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's Attorney, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly Board meetings, preparation and review of agreements and resolutions, and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015 Special Assessment Revenue Bonds. The District has contracted with Grau & Associates for this service.

Storey Park

Community Development District

GENERAL FUND BUDGET

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15C2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services-CF, LLC has been retained to serve as the District's dissemination agent. Amount budgeted is based on three bond series.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by and Independent Certified Public Accounting Firm. The District's current auditing firm is Grau & Associates.

Trustee Fees

The District will pay annual trustee fees for the Series 2015 Special Assessment Bonds, the Series 2018 Special Assessment Bonds and the Series 2019 Special Assessments Bonds held at Regions Bank

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to administer the collection of a Non-Ad Valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-CF, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

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

Insurance

The District's general liability, public officials liability and property insurance coverages. The coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Storey Park

Community Development District

GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, envelopes, photocopies and other printed material.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Property Appraiser

Represents any fee the District may be charged by Orange County Property Appraiser's office for assessment administration services.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operation & Maintenance:

Contract Services

Field Management

It is anticipated that the District will contract to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts.

Storey Park

Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. Amount budgeted represents current areas being maintained and a contingency for areas due to come online during fiscal year.

Description	Monthly	Annual
Landscape Maintenance:	\$27,917	\$ 335,000
Common Areas, Lakes & Roadways		
Areas 1 - 5		
Parcel L Phase 1 Tract 0S-L1		
Parcel L Phase 1 Tract 0S-L2		
Parcel L Phase 1 Tract 0S-L3		
Parcel L Phase 1 P-L1		
Parcel I Phase 2 Dog Park		
Parcel L Phase 1 Tract OS-L7 (Future Area)		
Parcel L Phase 2 End Cap 1 (Future Area)		
Parcel L Phase 2 Tract OS-L7A (Future Area)		
Parcel L Phase 2 Tract OS-L8 & OS-L9 (Future Area)		
Parcel L Phase 2 Tract OS-L9A (Future Area)		
Parcel L Phase 2 Tract P-L2 (Future Area)		
Parcel L Phase 2 Tract P-L3 (Future Area)		
Parcel L Phase 3 Eastment 1		
Parcel L Phase 3 Eastment 2		
Parcel L Phase 3 Eastment 3 Gas (Future Area)		
Parcel L Phase 3 Pond L-2		
Parcel L Phase 3 Pond L-4		
Parcel L Phase 3 Pond L-5		
I-4 OS-5 (Future Area)		
I-4 East Park Tract P-10 (Future Area)		
I-5 OS-7 (Future Area)		
I-5 OS-8 (Future Area)		
I-5 OS-9 (Future Area)		
I-5 OS-10 (Future Area)		
I-5 Tract P-9 (Future Area)		
I-5 Tract P-11 (Future Area)		
Ponds L-6 (Future Areas)		
Total		\$ 335,000

Storey Park

Community Development District

GENERAL FUND BUDGET

Lake Maintenance

Represents cost for maintaining 4 retention ponds within the District boundaries as well as contingency for 10 additional ponds due to come on line during fiscal year. The District has contracted with Applied Aquatic Management Inc. for these services.

Description	Monthly	Annual
Lake Maintenance:		
4 Retention Ponds	\$285	\$3,420
L-2, L-4 & L-5 Ponds (Future Ponds)	\$300	\$3,600
L6-1 & L6-2 Ponds (Future Ponds)	\$300	\$3,600
L-7, M1 Prcl M Tracts A & F, Ponds 1-2 & 1-3	\$600	\$7,200
Total		\$17,820

Mitigation Monitoring & Maintenance

Represents estimated costs for environmental monitoring, reporting and maintenance of mitigation areas within the District boundaries.

Repairs & Maintenance

Repairs – General

Represents any miscellaneous repairs throughout the fiscal year to the common areas maintained by the District that are not covered under any other expense line item.

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining the District.

Landscape Contingency

Represents estimated costs for any additional services not included in the landscape contract.

Irrigation Repairs

Represents estimated costs for repairs to the irrigation system.

Roadways & Sidewalks

Represented estimated costs for any maintenance of roadways and sidewalks.

Trail Maintenance

Represents estimated costs for any maintenance to the trail.

Dog Park Maintenance

Represents estimated costs for any maintenance to the dog park.

Storey Park

Community Development District

GENERAL FUND BUDGET

Signage

Represents estimated cost to maintain all signs.

Utilities

Electric

Represents cost of electric for items such as irrigation controllers, monument lighting, etc. and reclaimed water for irrigation of common areas. District currently has two accounts with Duke Energy.

Description	Monthly	Annual
11647 Epic Avenue	\$15	\$180
11868 Dowden Road	\$35	\$420
Contingency (Approx. 8 Future Meters)		\$2,400
Total		\$3,000

Water & Sewer

Represents cost of reclaimed water within the common areas of the District. District currently has one master account with Orange County Utilities that covers four service locations.

Description	Monthly	Annual
Orange County Utilities Acct#4516746301	\$2,200	\$26,400
11002 History Avenue		
11354 Dowden Road		
11548 Thriller Lane		
11801 Imaginary Way		
11810 Sonnet Avenue		
11836 Prologue Avenue		
11883 Prologue Avenue		
11943 Hometown Place		
12069 Satire Street		
12094 Ballad Place		
12181 Philosophy Way		
12281 Satire Street		
12330 Folklore Lane		
Future Areas		\$3,600
Total		\$30,000

Storey Park

Community Development District

GENERAL FUND BUDGET

Streetlights

Represents cost of electric for streetlights currently billed to the District and small contingency. District currently has four accounts with Duke Energy.

Description	Monthly	Annual
000 Dowden Rd. Lite, SL (42)	\$1,525	\$18,300
000 Storey Time Dr. Lite SL L PH1&2 (77)	\$3,085	\$37,020
000 Wewahootee Rd. Lite PH4 SL (33)	\$1,325	\$15,900
000 Wewahootee Rd. Lite PH3 SL (50)	\$2,005	\$24,060
000 Wewahootee Rd. Lite PH1B SL (33)	\$1,325	\$15,900
00 State Road 528 Lite	\$1,525	\$18,300
0000 State Road 528 Lite	\$1,039	\$12,466
0000 State Road 528 Lite SP L PH3	\$1,325	\$15,900
Contingency		\$2,154
Total		\$160,000

Other

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Storey Park

Community Development District

Fiscal Year 2021 Debt Service Fund Series 2015

Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Thru 9/30/20	Adopted Budget FY2021
-----------------------------	---------------------------	-------------------------------	--------------------------	-----------------------------

Revenues

Assessments - Tax Roll	\$483,751	\$490,863	\$3,258	\$494,121	\$616,298
Assessments - Direct Billed	\$123,292	\$123,292	\$0	\$123,292	\$0
Interest	\$2,500	\$5,360	\$80	\$5,440	\$500
Carry Forward Surplus	\$412,079	\$388,264	\$0	\$388,264	\$401,268

Total Revenues	\$1,021,622	\$1,007,778	\$3,338	\$1,011,117	\$1,018,066
-----------------------	--------------------	--------------------	----------------	--------------------	--------------------

Expenses

Interest - 11/1	\$218,259	\$218,259	\$0	\$218,259	\$214,859
Principal - 11/1	\$170,000	\$170,000	\$0	\$170,000	\$175,000
Interest - 5/1	\$214,859	\$214,859	\$0	\$214,859	\$211,359
Transfer Out	\$0	\$6,730	\$0	\$6,730	\$0

Total Expenditures	\$603,118	\$609,849	\$0	\$609,849	\$601,219
---------------------------	------------------	------------------	------------	------------------	------------------

Excess Revenues/(Expenditures)	\$418,504	\$397,930	\$3,338	\$401,268	\$416,847
---------------------------------------	------------------	------------------	----------------	------------------	------------------

Principal - 11/1/21	\$180,000
Interest - 11/1/21	\$211,359
Total	\$391,359

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Apartments	0	\$0	\$0	\$0
Townhome - 20'	18	\$506	\$9,108	\$8,562
Townhome - 25'	117	\$633	\$74,061	\$69,617
Single Family - 32'	170	\$810	\$137,700	\$129,438
Single Family - 40'	159	\$1,013	\$161,067	\$151,403
Single Family - 50'	161	\$1,266	\$203,826	\$191,596
Single Family - 60'	46	\$1,519	\$69,874	\$65,682
	671		\$655,636	\$616,298
Commercial	82	\$0	\$0	

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/20	\$8,635,000	\$ 175,000	\$ 214,859	\$ 389,859
5/1/21	\$8,460,000	\$ -	\$ 211,359	\$ -
11/1/21	\$8,460,000	\$ 180,000	\$ 211,359	\$ 602,719
5/1/22	\$8,280,000	\$ -	\$ 207,309	\$ -
11/1/22	\$8,280,000	\$ 190,000	\$ 207,309	\$ 604,619
5/1/23	\$8,090,000	\$ -	\$ 203,034	\$ -
11/1/23	\$8,090,000	\$ 200,000	\$ 203,034	\$ 606,069
5/1/24	\$7,890,000	\$ -	\$ 198,534	\$ -
11/1/24	\$7,890,000	\$ 205,000	\$ 198,534	\$ 602,069
5/1/25	\$7,685,000	\$ -	\$ 193,922	\$ -
11/1/25	\$7,685,000	\$ 215,000	\$ 193,922	\$ 602,844
5/1/26	\$7,245,000	\$ -	\$ 189,084	\$ -
11/1/26	\$7,245,000	\$ 225,000	\$ 189,084	\$ 603,169
5/1/27	\$7,245,000	\$ -	\$ 184,022	\$ -
11/1/27	\$7,245,000	\$ 235,000	\$ 184,022	\$ 603,044
5/1/28	\$7,010,000	\$ -	\$ 178,147	\$ -
11/1/28	\$7,010,000	\$ 250,000	\$ 178,147	\$ 606,294
5/1/29	\$6,760,000	\$ -	\$ 171,897	\$ -
11/1/29	\$6,760,000	\$ 260,000	\$ 171,897	\$ 603,794
5/1/30	\$6,500,000	\$ -	\$ 165,397	\$ -
11/1/30	\$6,500,000	\$ 275,000	\$ 165,397	\$ 605,794
5/1/31	\$6,225,000	\$ -	\$ 158,522	\$ -
11/1/31	\$6,225,000	\$ 290,000	\$ 158,522	\$ 607,044
5/1/32	\$5,935,000	\$ -	\$ 151,272	\$ -
11/1/32	\$5,935,000	\$ 300,000	\$ 151,272	\$ 602,544
5/1/33	\$5,635,000	\$ -	\$ 143,772	\$ -
11/1/33	\$5,635,000	\$ 315,000	\$ 143,772	\$ 602,544
5/1/34	\$5,320,000	\$ -	\$ 135,897	\$ -
11/1/34	\$5,320,000	\$ 335,000	\$ 135,897	\$ 606,794
5/1/35	\$4,985,000	\$ -	\$ 127,522	\$ -
11/1/35	\$4,985,000	\$ 350,000	\$ 127,522	\$ 605,044
5/1/36	\$4,635,000	\$ -	\$ 118,772	\$ -
11/1/36	\$4,635,000	\$ 365,000	\$ 118,772	\$ 602,544

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/37	\$4,270,000	\$ -	\$ 109,419	\$ -
11/1/37	\$4,270,000	\$ 385,000	\$ 109,419	\$ 603,838
5/1/38	\$3,885,000	\$ -	\$ 99,553	\$ -
11/1/38	\$3,885,000	\$ 405,000	\$ 99,553	\$ 604,106
5/1/39	\$3,480,000	\$ -	\$ 89,175	\$ -
11/1/39	\$3,480,000	\$ 425,000	\$ 89,175	\$ 603,350
5/1/40	\$3,055,000	\$ -	\$ 78,284	\$ -
11/1/40	\$3,055,000	\$ 450,000	\$ 78,284	\$ 606,569
5/1/41	\$2,605,000	\$ -	\$ 66,753	\$ -
11/1/41	\$2,605,000	\$ 470,000	\$ 66,753	\$ 603,506
5/1/42	\$2,135,000	\$ -	\$ 54,709	\$ -
11/1/42	\$2,135,000	\$ 495,000	\$ 54,709	\$ 604,419
5/1/43	\$1,640,000	\$ -	\$ 42,025	\$ -
11/1/43	\$1,640,000	\$ 520,000	\$ 42,025	\$ 604,050
5/1/44	\$1,120,000	\$ -	\$ 28,700	\$ -
11/1/44	\$1,120,000	\$ 545,000	\$ 28,700	\$ 602,400
5/1/45	\$ 575,000	\$ -	\$ 14,734	\$ -
11/1/45	\$ 575,000	\$ 575,000	\$ 14,734	\$ 604,469
Totals		\$8,635,000	\$6,858,491	\$ 15,493,491

Storey Park

Community Development District

Fiscal Year 2021 Debt Service Fund Series 2018

Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Thru 9/30/20	Adopted Budget FY2021
-----------------------------	---------------------------	-------------------------------	--------------------------	-----------------------------

Revenues

Assessments - Tax Roll	\$248,827	\$251,882	\$1,672	\$253,553	\$248,827
Interest	\$500	\$1,368	\$22	\$1,390	\$250
Transfer In	\$0	\$63	\$0	\$63	\$0
Carry Forward Surplus	\$96,820	\$91,305	\$0	\$91,305	\$98,730
Total Revenues	\$346,147	\$344,617	\$1,694	\$346,311	\$347,807

Expenses

Interest - 12/15	\$91,291	\$91,291	\$0	\$91,291	\$90,072
Principal - 6/15	\$65,000	\$65,000	\$0	\$65,000	\$65,000
Interest - 6/15	\$91,291	\$91,291	\$0	\$91,291	\$90,072
Total Expenditures	\$247,582	\$247,581	\$0	\$247,581	\$245,144
Excess Revenues/(Expenditures)	\$98,565	\$97,036	\$1,694	\$98,730	\$102,663

Interest - 12/15/21	<u>\$88,853</u>
Total	<u><u>\$88,853</u></u>

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Townhome - 25'	57	\$633	\$36,081	\$33,916
Single Family - 32'	60	\$810	\$48,600	\$45,684
Single Family - 40'	35	\$1,013	\$35,455	\$33,328
Single Family - 50'	95	\$1,266	\$120,270	\$113,054
Single Family - 60'	16	\$1,519	\$24,304	\$22,846
	263		\$264,710	\$248,827

**Storey Park Community Development District
Series 2018, Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/20	\$3,735,000	\$ -	\$ 90,072	\$ 90,072
6/15/21	\$3,735,000	\$ 65,000	\$ 90,072	\$ -
12/15/21	\$3,670,000	\$ -	\$ 88,853	\$ 243,925
6/15/22	\$3,670,000	\$ 70,000	\$ 88,853	\$ -
12/15/22	\$3,600,000	\$ -	\$ 87,541	\$ 246,394
6/15/23	\$3,600,000	\$ 70,000	\$ 87,541	\$ -
12/15/23	\$3,530,000	\$ -	\$ 86,228	\$ 243,769
6/15/24	\$3,530,000	\$ 75,000	\$ 86,228	\$ -
12/15/24	\$3,455,000	\$ -	\$ 84,588	\$ 245,816
6/15/25	\$3,455,000	\$ 80,000	\$ 84,588	\$ -
12/15/25	\$3,375,000	\$ -	\$ 82,838	\$ 247,425
6/15/26	\$3,375,000	\$ 80,000	\$ 82,838	\$ -
12/15/26	\$3,295,000	\$ -	\$ 81,088	\$ 243,925
6/15/27	\$3,295,000	\$ 85,000	\$ 81,088	\$ -
12/15/27	\$3,210,000	\$ -	\$ 79,228	\$ 245,316
6/15/28	\$3,210,000	\$ 90,000	\$ 79,228	\$ -
12/15/28	\$3,120,000	\$ -	\$ 77,259	\$ 246,488
6/15/29	\$3,120,000	\$ 95,000	\$ 77,259	\$ -
12/15/29	\$3,025,000	\$ -	\$ 74,944	\$ 247,203
6/15/30	\$3,025,000	\$ 100,000	\$ 74,944	\$ -
12/15/30	\$2,925,000	\$ -	\$ 72,506	\$ 247,450
6/15/31	\$2,925,000	\$ 105,000	\$ 72,506	\$ -
12/15/31	\$2,820,000	\$ -	\$ 69,947	\$ 247,453
6/15/32	\$2,820,000	\$ 110,000	\$ 69,947	\$ -
12/15/32	\$2,710,000	\$ -	\$ 67,266	\$ 247,213
6/15/33	\$2,710,000	\$ 115,000	\$ 67,266	\$ -
12/15/33	\$2,595,000	\$ -	\$ 64,463	\$ 246,728
6/15/34	\$2,595,000	\$ 120,000	\$ 64,463	\$ -
12/15/34	\$2,475,000	\$ -	\$ 61,538	\$ 246,000
6/15/35	\$2,475,000	\$ 125,000	\$ 61,538	\$ -
12/15/35	\$2,350,000	\$ -	\$ 58,491	\$ 245,028
6/15/36	\$2,350,000	\$ 130,000	\$ 58,491	\$ -
12/15/36	\$2,220,000	\$ -	\$ 55,322	\$ 243,813
6/15/37	\$2,220,000	\$ 140,000	\$ 55,322	\$ -
12/15/37	\$2,080,000	\$ -	\$ 51,909	\$ 247,231
6/15/38	\$2,080,000	\$ 145,000	\$ 51,909	\$ -
12/15/38	\$1,935,000	\$ -	\$ 48,375	\$ 245,284
6/15/39	\$1,935,000	\$ 155,000	\$ 48,375	\$ -

**Storey Park Community Development District
Series 2018, Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/39	\$ 1,780,000	\$ -	\$ 44,500	\$ 247,875
6/15/40	\$ 1,780,000	\$ 160,000	\$ 44,500	\$ -
12/15/40	\$ 1,620,000	\$ -	\$ 40,500	\$ 245,000
6/15/41	\$ 1,620,000	\$ 170,000	\$ 40,500	\$ -
12/15/41	\$ 1,450,000	\$ -	\$ 36,250	\$ 246,750
6/15/42	\$ 1,450,000	\$ 180,000	\$ 36,250	\$ -
12/15/42	\$ 1,270,000	\$ -	\$ 31,750	\$ 248,000
6/15/43	\$ 1,270,000	\$ 185,000	\$ 31,750	\$ -
12/15/43	\$ 1,085,000	\$ -	\$ 27,125	\$ 243,875
6/15/44	\$ 1,085,000	\$ 195,000	\$ 27,125	\$ -
12/15/44	\$ 890,000	\$ -	\$ 22,250	\$ 244,375
6/15/45	\$ 890,000	\$ 205,000	\$ 22,250	\$ -
12/15/45	\$ 685,000	\$ -	\$ 17,125	\$ 244,375
6/15/46	\$ 685,000	\$ 215,000	\$ 17,125	\$ -
12/15/46	\$ 470,000	\$ -	\$ 11,750	\$ 243,875
6/15/47	\$ 470,000	\$ 230,000	\$ 11,750	\$ -
12/15/47	\$ 240,000	\$ -	\$ 6,000	\$ 247,750
6/15/48	\$ 240,000	\$ 240,000	\$ 6,000	\$ 246,000
Totals		\$3,735,000	\$3,239,406	\$ 6,974,406

Storey Park

Community Development District

Fiscal Year 2021 Debt Service Fund Series 2019

Adopted Budget FY2020	Actual Thru 7/31/20	Projected Next 2 Months	Total Thru 9/30/20	Adopted Budget FY2021
-----------------------------	---------------------------	-------------------------------	--------------------------	-----------------------------

Revenues

Assessments - Tax Roll	\$144,240	\$146,247	\$972	\$147,218	\$238,964
Assessments - Direct Billed	\$95,151	\$94,724	\$0	\$94,724	\$0
Assessments - Direct Billed (FY19)	\$0	\$83,519	\$0	\$83,519	\$0
Interest	\$500	\$1,789	\$31	\$1,820	\$500
Carry Forward Surplus	\$83,539	\$8,380	\$0	\$8,380	\$98,623

Total Revenues	\$323,430	\$334,658	\$1,003	\$335,661	\$338,087
-----------------------	------------------	------------------	----------------	------------------	------------------

Expenses

Interest - 12/15	\$83,519	\$83,519	\$0	\$83,519	\$82,294
Principal - 6/15	\$70,000	\$70,000	\$0	\$70,000	\$75,000
Interest - 6/15	\$83,519	\$83,519	\$0	\$83,519	\$82,294

Total Expenditures	\$237,038	\$237,038	\$0	\$237,038	\$239,588
---------------------------	------------------	------------------	------------	------------------	------------------

Excess Revenues/(Expenditures)	\$86,393	\$97,621	\$1,003	\$98,623	\$98,500
---------------------------------------	-----------------	-----------------	----------------	-----------------	-----------------

Interest - 12/15/21	\$80,981
Total	\$80,981

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/20	\$3,925,000	\$ -	\$ 82,294	\$ 82,294
6/15/21	\$3,925,000	\$ 75,000	\$ 82,294	\$ -
12/15/21	\$3,850,000	\$ -	\$ 80,981	\$ 238,275
6/15/22	\$3,850,000	\$ 75,000	\$ 80,981	\$ -
12/15/22	\$3,775,000	\$ -	\$ 79,669	\$ 235,650
6/15/23	\$3,775,000	\$ 80,000	\$ 79,669	\$ -
12/15/23	\$3,695,000	\$ -	\$ 78,269	\$ 237,938
6/15/24	\$3,695,000	\$ 80,000	\$ 78,269	\$ -
12/15/24	\$3,615,000	\$ -	\$ 76,869	\$ 235,138
6/15/25	\$3,615,000	\$ 85,000	\$ 76,869	\$ -
12/15/25	\$3,530,000	\$ -	\$ 75,275	\$ 237,144
6/15/26	\$3,530,000	\$ 90,000	\$ 75,275	\$ -
12/15/26	\$3,440,000	\$ -	\$ 73,588	\$ 238,863
6/15/27	\$3,440,000	\$ 90,000	\$ 73,588	\$ -
12/15/27	\$3,350,000	\$ -	\$ 71,900	\$ 235,488
6/15/28	\$3,350,000	\$ 95,000	\$ 71,900	\$ -
12/15/28	\$3,255,000	\$ -	\$ 70,119	\$ 237,019
6/15/29	\$3,255,000	\$ 100,000	\$ 70,119	\$ -
12/15/29	\$3,155,000	\$ -	\$ 68,244	\$ 238,363
6/15/30	\$3,155,000	\$ 100,000	\$ 68,244	\$ -
12/15/30	\$3,055,000	\$ -	\$ 66,119	\$ 234,363
6/15/31	\$3,055,000	\$ 105,000	\$ 66,119	\$ -
12/15/31	\$2,950,000	\$ -	\$ 63,888	\$ 235,006
6/15/32	\$2,950,000	\$ 110,000	\$ 63,888	\$ -
12/15/32	\$2,840,000	\$ -	\$ 61,550	\$ 235,438
6/15/33	\$2,840,000	\$ 115,000	\$ 61,550	\$ -
12/15/33	\$2,725,000	\$ -	\$ 59,106	\$ 235,656
6/15/34	\$2,725,000	\$ 120,000	\$ 59,106	\$ -
12/15/34	\$2,605,000	\$ -	\$ 56,556	\$ 235,663
6/15/35	\$2,605,000	\$ 125,000	\$ 56,556	\$ -
12/15/35	\$2,480,000	\$ -	\$ 53,900	\$ 235,456
6/15/36	\$2,480,000	\$ 130,000	\$ 53,900	\$ -
12/15/36	\$2,350,000	\$ -	\$ 51,138	\$ 235,038
6/15/37	\$2,350,000	\$ 135,000	\$ 51,138	\$ -
12/15/37	\$2,215,000	\$ -	\$ 48,269	\$ 234,406
6/15/38	\$2,215,000	\$ 145,000	\$ 48,269	\$ -
12/15/38	\$2,070,000	\$ -	\$ 45,188	\$ 238,456
6/15/39	\$2,070,000	\$ 150,000	\$ 45,188	\$ -
12/15/39	\$1,920,000	\$ -	\$ 42,000	\$ 237,188
6/15/40	\$1,920,000	\$ 155,000	\$ 42,000	\$ -

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/40	\$ 1,765,000	\$ -	\$ 38,609	\$ 235,609
6/15/41	\$ 1,765,000	\$ 165,000	\$ 38,609	\$ -
12/15/41	\$ 1,600,000	\$ -	\$ 35,000	\$ 238,609
6/15/42	\$ 1,600,000	\$ 170,000	\$ 35,000	\$ -
12/15/42	\$ 1,430,000	\$ -	\$ 31,281	\$ 236,281
6/15/43	\$ 1,430,000	\$ 180,000	\$ 31,281	\$ -
12/15/43	\$ 1,250,000	\$ -	\$ 27,344	\$ 238,625
6/15/44	\$ 1,250,000	\$ 185,000	\$ 27,344	\$ -
12/15/44	\$ 1,065,000	\$ -	\$ 23,297	\$ 235,641
6/15/45	\$ 1,065,000	\$ 195,000	\$ 23,297	\$ -
12/15/45	\$ 870,000	\$ -	\$ 19,031	\$ 237,328
6/15/46	\$ 870,000	\$ 205,000	\$ 19,031	\$ -
12/15/46	\$ 665,000	\$ -	\$ 14,547	\$ 238,578
6/15/47	\$ 665,000	\$ 215,000	\$ 14,547	\$ -
12/15/47	\$ 450,000	\$ -	\$ 9,844	\$ 239,391
6/15/48	\$ 450,000	\$ 220,000	\$ 9,844	\$ -
12/15/48	\$ 230,000	\$ -	\$ 5,031	\$ 234,875
6/15/49	\$ 230,000	\$ 230,000	\$ 5,031	\$ 235,031
Totals		\$ 3,925,000	\$ 3,017,806	\$ 6,942,806