

*Storey Park Community
Development District*

Agenda

April 22, 2021

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 15, 2021

**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, April 22, 2021 at 4:00 PM** at the offices of **GMS-CF, 219 E. Livingston Street, Orlando, Florida**. A separate call-in number was e-mailed directly for Board and Staff use.

Call-in Information for Members of the Public:

Dial-in Number: (267) 930-4000

Participant Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 25, 2021 Meeting
4. Financing Matters
 - A. Consideration of Engineer's Report
 - B. Consideration of Master Assessment Methodology for Assessment Area Four
 - C. Public Comment and Testimony
 - D. Consideration of Resolution 2021-13 Levying Assessments
5. Consideration of Resolution 2021-14 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing
6. Ratification of Proposal from Fausnight Stripe & Line for Installation of No Parking Signs
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Supervisor's Requests
9. 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 March 25, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the Financing Matters. Section A is the consideration of the Engineer's Report Revision 7 - Parcel K Boundary Expansion. Section B is the consideration of the Master Assessment Methodology Report for Assessment Area Four. Both reports are enclosed for your review. Section C is the opportunity for public comment and testimony and Section D is the consideration of Resolution 2021-13 levying assessments for Assessment Area Four. A copy of the Resolution is enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-14 approving the proposed Fiscal Year 2022 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution is enclosed for your review and the proposed budget will be provided under separate cover.

The sixth order of business is the ratification of the proposal from Fausnight Stripe & Line for the installation of 'No Parking' signs. A copy of the proposal is enclosed for your review.

The seventh order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval and Sub-Section 2 includes the balance sheet and income statement for your review.

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

Sincerely,

Tricia Adams

Tricia Adams
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, March 25, 2021 at 4:00 p.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Susan Kane	Assistant Secretary
Ben Kraljev	Assistant Secretary
Andrew Ashby	Assistant Secretary

Also present were:

Tricia Adams	District Manager
George Flint	District Manager
Kristen Trucco	District Counsel
Nicolle Van Valkenberg	District Engineer by phone
Steve Sanford	Bond Counsel by phone
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Lizette Beltran: Number one, you are stating that we are changing the park fee to \$250 and the CDD and HOA will be working together to make that happen. The HOA is going to supervise and inspect before and after the parties. You are working in conjunction with them. However, when I address the CDD to work on the dirt bike and ATV problems, the answer to me in your email is that the CDD is totally separate from the HOA and you work separate. Why for certain issues are you separate from the HOA? Then for convenience issues you work with the HOA. Secondly, the dirt bike action plan stated that you guys have the CDD action plan against dirt bikes and ATV's. I still don't have an action plan and I'm requesting one. Third, I have asked three times and this time is number four. The meeting time needs to change from 4:00 p.m. to

either 5:00 p.m. or 6:00 p.m. because people are working. We pay the CDD, you need to serve us and 4:00 p.m. isn't working for any of the owners. Fourth, there is a massive hole next to the tennis court. The owner told me to tell you this has been here since November and nothing has been done. Fifth, when is the CDD going to go and speak with the school about trash? Please answer my questions and do not ignore my questions.

Renado Ortega: What more can the CDD do for speeding and traffic violations? It is a major issue in the community, and I know we have been asking for speed bumps. We need something to prevent speeding because it's a major issue around here. Can we have a police presence around the community without us having to call them out?

Joy Nook: Hi Tricia this is about the \$250 refundable deposit. My question is, so this would apply to any guest or parties? Who is going to monitor the event? If someone gets caught throwing a party without deposit what are the consequences?

Annieste Dendy: This is my first CDD meeting because I am a new resident of this area, so I am not sure how it all works. I may have some questions later. Is this the only time we can ask questions? I will sit back and listen and if anything comes up, I will chime back in.

Ms. Adams: For the benefit of the public callers, I will state that many of the items you brought up will be addressed during the Board meeting. If there are any items that you brought up that won't be addressed in the Board meeting staff will follow up with you outside today's meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 25, 2021 Meeting

Ms. Adams: The meeting minutes are in your agenda package. I will note there were a couple minor corrections that staff has noted. Any approval would be subject to incorporate those corrections. Any discussion? Hearing no changes, do we have a motion to approve?

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor, the Minutes of the February 25, 2021 Meeting, were approved, as amended by staff.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Preliminary Supplemental Assessment Methodology for Assessment Area Four

Ms. Adams: Last month, the Board approved the Master Assessment Methodology. This is a little bit more focused into the pending bond issuance. Moving through that if you have the

document electronically, we will just go through the tables. Table one is reflecting the total number of units that will be assessed and the equivalent residential units per unit, this is consistent with other developments in Storey Park. There are 357 assessable units and 281 ERU's.

Mr. Flint: At the Board's last meeting you set the public hearing for the assessment hearing for April 22nd meeting. This is the Preliminary Supplemental Assessment Methodology. This would be included in the Preliminary Limited Offering Memorandum. This is pre pricing, so it is reflective of what we believe the target assessments would be. The bond sizing is on Table 3 which is on page 12. It shows that at a 4% interest rate we would generate about \$5.2 million in construction proceeds. That will be revised once the Underwriter's price the bonds. Right now, the interest rates are closer to 3.8%. Table 4 and 5 show the benefit that the various product types would receive by demonstrating a par amount and the construction cost per unit. Table 6 is the assessments by product type. Table 7 has been revised because the first phase of Assessment Area 4 has been platted. Phase 2 of Assessment Area 4 has not been platted. Any questions on preliminary supplemental assessment methodology? If not, we would ask for motion to approve it for purposes of including it in the Preliminary Offering Memorandum.

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor, the Preliminary Supplemental Assessment Methodology for Assessment Area Four, was approved.

B. Consideration of Resolution 2021-10 Bond Delegation Resolution

Mr. Sanford: This is a resolution where the Board sets the parameters within the resolution of the pricing terms of the bonds. When the Underwriter goes out and sells the bonds and they put in the parameters set by the Board, then the Chairman or Vice Chairman are authorized to sign the contract without the need of a special meeting. This resolution is to ask the Board to approve certain documents such as the Purchase Contract which is with the District and FMS Bonds as your Underwriter. That will get executed once the bonds are sold and will have all the pricing terms that are required. Once the bonds are sold the Preliminary Limited Offering Memorandum will be finalized. Unless any Board members have any questions, I would recommend adopting Resolution 2021-10.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor, Resolution 2021-10 Bond Delegation Resolution, was approved.

FIFTH ORDER OF BUSINESS

Rule Hearing

A. Consideration of Resolution 2021-11 Adopting Damage Deposit Fees and Charges for Reservation of Quad Park and Hammock Park

On MOTION by Ms. Kane seconded by Mr. Bonin with all in favor, the Rule Hearing was opened.

Ms. Adams: The first resolution is tied to a refundable damage deposit. A couple months back the Board discussed the use of Quad Park as well as Hammock Beach Park. Ultimately, Board members decided that there was interest in having only a refundable damage deposit, not a user fee per se for the use of those facilities. There is a compatible administrative form that has been developed and comments from the Board have been integrated into that which is provided in the agenda packet. The deposit fee is \$250. Are there any public comments on the resolution?

Ms. Joy Rico: This park is public use. How is this information going to be public? How many hours are we allowed to use the park?

Ms. Adams: Many of your questions will be answered during Board discussion.

On MOTION by Mr. Ashby seconded by Mr. Bonin with all in favor Resolution 2021-11 Adopting Damage Deposit Fees and Charges for Reservation of Quad Park and Hammock Park was approved.

B. Consideration of Resolution 2021-12 Establishing Rules Regarding the Use, Suspensions and Termination of Privileges for the District's Recreational Facilities

Ms. Adams: Resolution 2021-12 establishes rules of use regarding the District's Amenity Policies. This would be the first time the Board has considered the amenities policies and they can be amended at any duly noticed Board meetings. They can deal with issues such as park operating hours, age of users, what types of equipment can be used at District facilities. This rule also contemplates suspension and termination policies which would be adopted as a rule. This would give the Board and management staff the ability to suspend users who persistently violate amenity policies when using District facilities. A copy of Amenity Policies and Suspension and Termination Rules was provided in the agenda. One of the comments that the public caller made was regarding the nonresident fee. In the original draft that circulated there was a nonresident user fee which you've probably seen with other Districts. However, at Storey Park CDD because the use is limited to just the two parks, the dog park and the path, it's not really necessary to implement a nonresident user fee. That revision has been made and that section removed from the Amenity

Policies. The Amenity Policies are subject to further staff review, for example the Table of Contents and some of the other items will be finalized after Board input.

Ms. Adams presented the amenity policies and noted the Board has the ability to make the policies more permissive or more restrictive. The Board discussed motorized equipment on District paths and sidewalks, the age of unaccompanied minors, the number of guests permitted per household, alcohol policies, and fishing on retention ponds. Ms. Adams noted the policies would be updated based on Board input and a final copy will be posted on the CDD website and circulated to residents. Ms. Adams again noted the policies can be revised at any duly notice Board meeting.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor, Resolution 2021-12 Establishing Rules Regarding the Use, Suspension and Termination of Privileges for the District's Recreational Facilities, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Temporary Access Easement Agreement with Gabriel Gonzalez

Ms. Adams: The agreement is included in the agenda package. A resident planned to construct a pool and we provided temporary access agreement for them to be able to utilize a good location behind their home. This was reviewed by legal counsel as part of the process.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor, the Temporary Access Easement Agreement with Gabriel Gonzalez, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no big updates for the Board. We are working on the bond issuance documents. We are working on completing the next Series 2021 bonds. We are also working on some conveyance documents for the District as well as working with management company on the complaints with the dirt bikes. We also worked on the temporary easement agreement that the Board just approved.

B. Engineer

Ms. Adams: Nothing from the Engineer to report to the Board.

C. District Manager's Report

Ms. Adams: I have some updates regarding some challenges Storey Park CDD has been working to solve. One issue that is discussed at multiple Board meetings is regarding traffic calming. I am happy to report that Orlando Police Department has been extremely responsive. I introduced the liaison from the police department to the HOA staff and key residents. I see him copied on communication on a consistent basis. They held virtual meetings with residents who could attend via zoom. In the last seven days at Storey Park there has been stepped up traffic enforcement. From March 17th to March 23rd there has been 23 stops. During that time 8 citations were issued, and 15 warnings issued, and 1 arrest was made. Orlando Police Department has been an excellent community partner. They have been helpful with everything the District has been engaged in such as No Parking Zones to the concerns allowing illegal motorized vehicles on the road. In addition to that the City of Orlando engaged in a speed study. There was a glitch in the data retrieval for the first speed study and they were not able to retrieve that data. They went out again for a 48-hour period March 10th and 11th which was a Wednesday and Thursday. I distributed the results of there report which gives your traffic counts for east and west bound vehicles. The study shows a little over 1,350 to 1,400 vehicles per day. It shows 85 percentile that drove at 27 MPH in a 25 MPH zone. This is a busy road with a lot of traffic.

i. Approval of Check Register

Ms. Adams: You have the Check Register from February 19, 2021 through March 18, 2021 in the amount of \$75,454.84. The detail is behind the summary. If there are any questions, we can discuss those. If not, I would ask for a motion to approve it.

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor, the February 19, 2021 through March 18, 2021 Check Register in the amount of \$75,454.84, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams: There is no Board action required on this item. I will note there is \$5,000 in signage in the annual budget. As of the end of February there was a little over \$4,300 spent. We do have some areas that are “No Parking” zones adopted that we need to install signage. We are anticipating this line item will go over budget but hopefully not by significant amount. If it is going to be significant we will bring the proposal back to the Board meeting next month. Also, it’s also

worth noting we are presenting your Fiscal Year 2022 draft budget next month. I'm happy to answer any questions.

EIGHTH ORDER OF BUSINESS

Supervisor's Request

Ms. Adams: Are there any Supervisor's Requests or other items? If not, we need a motion to adjourn.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kane seconded by Mr. Ashby with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

Storey Park
Community Development District
ENGINEER'S REPORT

Revision 7 – Parcel K Boundary Expansion

Prepared For
Storey Park Community Development District

Date
February 22, 2021

POULOS & BENNETT

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FBPE Certificate of Authorization No. 2856

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Section 1 Introduction

1.2. Location and General Description

The Wewahootee Planned Development (PD) (f.k.a. Innovation Place PD) (the "Development") is a mixed-use planned project located within the City of Orlando in Orange County, Florida, Sections 32 and 33, Township 23 South, Range 31 East and Sections 2,3,4,5,8,9,10,1,15, and 16 Township 24 South, Range 31 East. The Development is located east of SR 417 and north of Wewahootee Road and is approximately 1266 acres +/- (See Exhibits 1 & 2). Zoning for the Development was approved by the City of Orlando as the Wewahootee PD on December 16, 2013.

The Storey Park Community Development District (the "District") consists of a portion of the Development and the District includes approximately 993.3 acres (see Exhibits 3 and 10).

In October 2019, the District approved a contraction of the District. This contraction included the extraction of 14.94 acres within Assessment Area One, which was planned for 30 multifamily units and 82,000 square-foot commercial development. In November 2020, the District approved an expansion of the District to add Parcel K-1. The expansion includes 147.4 acres and is planned for 588 residential units.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements financed and to be financed by the District. The District has and will finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The built and proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

Description of Land Use

The lands within the District encompass approximately 993.3 acres. Based on the PD the development program allows for construction of 1,757 residential units (1,201 single family detached/attached units and 556 multifamily units) and 82,000 square feet of commercial development. The approved land uses within the District include the following areas. Exhibits 10, 11, 15 and 16 provide detail on land use locations and the development program.

Proposed Development	Approximate Acres
Office Low Intensity ⁽¹⁾	549.5
Neighborhood Activity Center	17.2
Conservation	342.8
Existing Lake/Conservation	30.3
Roads	32.4

- (1) Per City of Orlando Code 58.281, Office Low Intensity includes residential land use. The development program can be amended based on the Trip equivalency conversion matrix approved with the PD.

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each project design, the individual permits that need to be obtained will need to be evaluated; not all will necessarily apply to every sub-phase within the District.

Permitting Agencies & Permits Required

1. City of Orlando
 - a. Specific Parcel Master Plan
 - b. Preliminary Plat
 - c. Mass Grading (optional)
 - d. Final Engineering Construction Plan Approval
 - e. Final Plat
2. South Florida Water Management District
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite Improvements
 - b. Water Use Permit (Dewatering)
 - i. Mass Grading/Master Storm
 - ii. Final Engineering for Onsite Improvements
3. Orange County Utilities
 - a. Final Engineering Construction Plans –Water, Sewer, and Reclaimed Water Distribution Systems
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. FEMA
 - a. Conceptual Letter of Map Revision – Fill (CLOMR-F)

- b. Letter of Map Revision – Fill (LOMR-F)
6. Army Corp of Engineers
7. Florida Fish and Wildlife Conservation Commission (FWC)
8. Florida Gas

Please refer to Exhibit 14 for a detailed summary of the permits obtained or under review within the Development as a whole and/or District alone. It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the capital improvements for the District and the public infrastructure as presented herein and that all permits not issued, which are necessary for the District and public infrastructure to proceed, will be obtained during the ordinary course of development.

Section 3 Infrastructure Benefit

The District will fund, and in certain cases maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, perimeter landscape and irrigation improvements.

Incidental public benefits include those benefits received by the general public who do not necessarily reside or own land within the District. The general public will benefit from the improvements provided by the District including the regional transportation improvements, water, sewer, and reclaimed water main extensions along Dowden Road and Storey Park Boulevard.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a mixed use community. The District can construct, acquire, own, operate and/or maintain any or all of the proposed infrastructure. Lennar Homes, LLC (the Developer) or other party/parties will construct and fund the infrastructure outside of the District and/or not funded by the District.

Section 4 Capital Improvement Plan

The District capital improvements will connect and interact with the adjacent offsite roads, stormwater management systems, potable water, reclaimed water, and sewer systems. The proposed infrastructure improvements addressed by this report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, roadway improvements, landscaping, street lighting, pavement markings and signage, as well as potable watermain, reclaimed watermain and sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5 through 9. Exhibit 13, details the Cost

Opinion for the District's capital improvement plan.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. The District issued its first series of tax-exempt bonds for the property referred to as "Assessment Area One" in 2015. Assessment Area One consists of approximately 194 acres of land owned by the Developer and planned for approximately 701 residential units and 82,000 square feet of commercial space, and are hereby designated as "Area 1" and "Area 2" on Exhibit 11. The Capital Improvement Plan for Assessment Area One provides benefit to the residential units and commercial space in Assessment Area One and, once completed, the Capital Improvement Plan for Assessment Area One can exist without the remaining portions of the Capital Improvement Plan being completed.

The District issued its bonds for Assessment Area Two in 2018. Assessment Area Two consists of approximately 89 acres of land owned by the Developer and planned for approximately 263 residential units. Assessment Area Two is hereby designated as Area 3 and Area 4 on Exhibit 11.

The District issued its bonds for Assessment Area Three in 2019. Assessment Area Three consists of approximately 69 acres of land owned by the Developer and planned for approximately 205 residential units. Assessment Area Three is designated as Area 5 and Area 6 on Exhibit 11.

Assessment Area Four is anticipated to be the next series of bond issuance in 2021. Assessment Area Four consists of approximately 101 acres of land owned by the Developer and planned for approximately 357 residential units. Assessment Area Four is hereby designated as Area 10 and Area 11 on Exhibit 11.

Assessment Area Five is anticipated to be the following series of bond issuance in 2022. Assessment Area Five consists of approximately 46.4 acres of land owned by the Developer and planned for approximately 231 residential units. Assessment Area Five is designated as Area 12 on Exhibit 11.

There may, however, be certain developer obligations under permits or agreements, including offsite improvements, that the Developer will be obligated to complete even if the remaining portions of the Capital Improvement Plan are not completed.

Section 5 Description of Capital Improvement Plan

5.1 Roadway Improvements

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

Dowden Road, Storey Park Boulevard, and Story Time Drive, within the CDD boundary, was constructed and funded by the Developer and, per the Annexation and Development Agreement, dated September 23, 2013 ("Annexation Agreement"), the City of Orlando provided impact fee credits for the construction costs associated with Dowden Road, Storey Park Boulevard, and Story Time Drive. These three roadways are not included in the District's capital improvement plan since they are impact fee eligible.

In addition to roadway construction, the Developer is obligated, per the Annexation Agreement, to pay a Transportation Proportionate Share for Off-site Roadway Improvements. Transportation Phase 1 payments have been identified to fund improvements to existing Narcoossee Road (Goldenrod to Lee Vista) and existing Dowden Road (Narcoossee to SR 417). The obligation for payment of the Phase 1 proportionate share, based on segments of land ownership area and development program, is as follows:

Transportation Prop. Share Phase 1	Percent	Fee Amount
Developer ("Lennar")	48.16%	\$1,544,365

The Developer payment amount of \$1,544,365 has been included as part of the District capital improvement plan costs since it is a required cost of public improvements and the proportionate share payment is not impact fee credit eligible. Any payment made by the Developer will be a payment made on behalf of the District. This amount correlates to the land area and development program within the District boundary. Payment of the Transportation Proportionate share is due to the City following approval of each Specific Parcel Master Plan (SPMP) based on the number of lots approved.

5.2 Stormwater Management

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

5.3 100-Year Floodplain

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

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

conceptual approval of the fill to be placed on the property which would remove areas of the Development from Zone AE. After fill has been placed, survey elevations will be required and a Letter of Map Revision based on fill LOMR-F will be required to receive final approval from FEMA that Development areas are located outside of Zone AE and therefore removed from the 100-year floodplain. The District capital improvement costs for fill are associated only with capital improvements and the District will not finance the cost of any fill placed or stored on any private lands within the District.

5.4 Potable Water, Reclaimed Water, & Wastewater Utilities

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

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

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

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

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

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

5.4.1 Potable Water Distribution System

The District will fund the construction of the water distribution system within the District. The potable water

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

5.4.2 Reclaimed Water Distribution System

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

5.4.3 Wastewater System

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

5.5 Landscape & Hardscape

The District will fund landscape and hardscape construction and maintenance which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements. All such improvements will be located on District lands or whereby the District will have a permanent easement.

5.6 Electrical Distribution and Street Lights

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

5.7 Professional and Inspection Fees

In order to design, permit, and construct the proposed District capital improvement plan, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. A proportionate share of the Professional Services and Inspections Fees are included in the costs for the District capital improvement plan.

5.8 Construction Schedule

As of February 2021, the following is the anticipated schedule for the entitlements necessary for the District and construction of the District's capital improvement plans.

TASK TO BE COMPLETED	ACTUAL DATE OF COMPLETION
1. Entitlements	
a) Land Use/Zoning	December 2013
b) City of Orlando Preliminary Plat Approval - Phases 1-8	April 2014
c) City of Orlando Specific Parcel Master Plan Approval - Phase 1-8	April 2014
d) City of Orlando Engineering Plan Approval - Phase 1	September 2014
e) Orange County Utilities Plan Approval - Phase 1	November 2014
f) FDEP Sewer and Water Permits - Phase 1	December 2014
g) SFWMD ERP Application Approval - Phase 1	August 2014
h) ACOE Permit Approval	January 2012
i) Platting Phase 1	August 2015
2. Construction/Site Work (Phase 1 90 single family lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	July 2015
b) Stormwater Improvements	April 2015
c) Infrastructure and Earthworks	January 2015
d) Potable Water Distribution	May 2015
e) Reclaimed Water Distribution	June 2015
f) Sanitary Sewer System	July 2015
g) Off-site Transportation Improvements (Dowden Road)	August 2015
h) Amenities	August 2015
i) Electrical Distribution & Street Lights	August 2015
3. Construction/Site Work (Phase 2 144 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	September 2015
b) Stormwater Improvements	July 2015
c) Infrastructure and Earthworks	May 2015
d) Potable Water Distribution	August 2015
e) Reclaimed Water Distribution	August 2015
f) Sanitary Sewer System	August 2015
g) Amenities	October 2015
h) Electrical Distribution & Street Lights	October 2015

4. Construction/Site Work (Phase 3 149 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	May 2017
b) Stormwater Improvements	April 2017
c) Infrastructure and Earthworks	April 2017
d) Potable Water Distribution	May 2017
e) Reclaimed Water Distribution	May 2017
f) Sanitary Sewer System	May 2017
g) Amenities	December 2017
h) Electrical Distribution & Street Lights	August 2017
5. Construction/Site Work (Phase 4 118 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	October 2017
b) Stormwater Improvements	May 2017
c) Infrastructure and Earthworks	September 2017
d) Potable Water Distribution	August 2017
e) Reclaimed Water Distribution	August 2017
f) Sanitary Sewer System	August 2017
g) Amenities	December 2017
h) Electrical Distribution & Street Lights	December 2017
6. Construction/Site Work (Parcel L Phase 1 150 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	December 2017
b) Stormwater Improvements	December 2017
c) Infrastructure and Earthworks	December 2017
d) Potable Water Distribution	April 2019
e) Reclaimed Water Distribution	April 2019
f) Sanitary Sewer System	April 2019
g) Amenities	2021
h) Electrical Distribution & Street Lights	December 2017
7. Construction/Site Work (Parcel L Phase 2 143 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	January 2018
b) Stormwater Improvements	January 2018
c) Infrastructure and Earthworks	January 2018
d) Potable Water Distribution	June 2019
e) Reclaimed Water Distribution	June 2019
f) Sanitary Sewer System	June 2019
h) Electrical Distribution & Street Lights	January 2018

8. Construction/Site Work (Parcel L Phase 3 129 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	January 2019
b) Stormwater Improvements	January 2019
c) Infrastructure and Earthworks	January 2019
d) Potable Water Distribution	June 2019
e) Reclaimed Water Distribution	June 2019
f) Sanitary Sewer System	June 2019
h) Electrical Distribution & Street Lights	January 2019
9. Construction/Site Work (Parcel L Phase 4 76 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	September 2020
b) Stormwater Improvements	September 2020
c) Infrastructure and Earthworks	September 2020
d) Potable Water Distribution	July 2020
e) Reclaimed Water Distribution	July 2020
f) Sanitary Sewer System	July 2020
g) Electrical Distribution & Street Lights	September 2020
10. Construction/Site Work (Parcel K Phase 1 160 Single Family & Townhome lots)	ANTICIPATED DATE OF COMPLETION
a) Roadways and Alleys	April 2021
b) Stormwater Improvements	April 2021
c) Infrastructure and Earthworks	April 2021
d) Potable Water Distribution	April 2021
e) Reclaimed Water Distribution	April 2021
f) Sanitary Sewer System	April 2021
g) Amenities	2022
h) Electrical Distribution & Street Lights	April 2021
11. Construction/Site Work (Parcel K Phase 2 197 Single Family & Townhome lots)	ANTICIPATED DATE OF COMPLETION
a) Roadways and Alleys	September 2021
b) Stormwater Improvements	September 2021
c) Infrastructure and Earthworks	September 2021
d) Potable Water Distribution	September 2021
e) Reclaimed Water Distribution	September 2021
f) Sanitary Sewer System	September 2021
g) Electrical Distribution & Street Lights	September 2021

12. Construction/Site Work (Parcel K Phase 3 231 Single Family & Townhome lots)	ANTICIPATED DATE OF COMPLETION
a) Roadways and Alleys	September 2022
b) Stormwater Improvements	September 2022
c) Infrastructure and Earthworks	September 2022
d) Potable Water Distribution	September 2022
e) Reclaimed Water Distribution	September 2022
f) Sanitary Sewer System	September 2022
g) Electrical Distribution & Street Lights	September 2022

Section 6 Ownership and Maintenance

Proposed District Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway & Alley Improvements	CDD	CDD
Master Stormwater Management System	CDD	CDD
Potable Water Distribution System	County	County
Sanitary Sewer System	County	County
Reclaimed Water Distribution System	County	County
Landscaping, Irrigation and Signage	CDD	CDD
Electrical Distribution & Street Lights	Duke Energy/CDD	Duke Energy/CDD

Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities have been or will be conveyed and/or dedicated by the owner thereof to the District or other public entity at no cost.

Section 8 Estimate of Probable Capital Improvement Costs

The Estimate of Probable Capital Improvement Plan Costs is provided in Exhibit 13. Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in construction cost due to market fluctuation.

Section 9 Conclusions and Summary Opinion

The capital improvement plan infrastructure improvements as described are necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure has been and will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this report serves/will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the District's capital improvement plan in this report are based on the Specific Parcel Master Plans for the District as approved by the City of Orlando. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure capital improvement plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

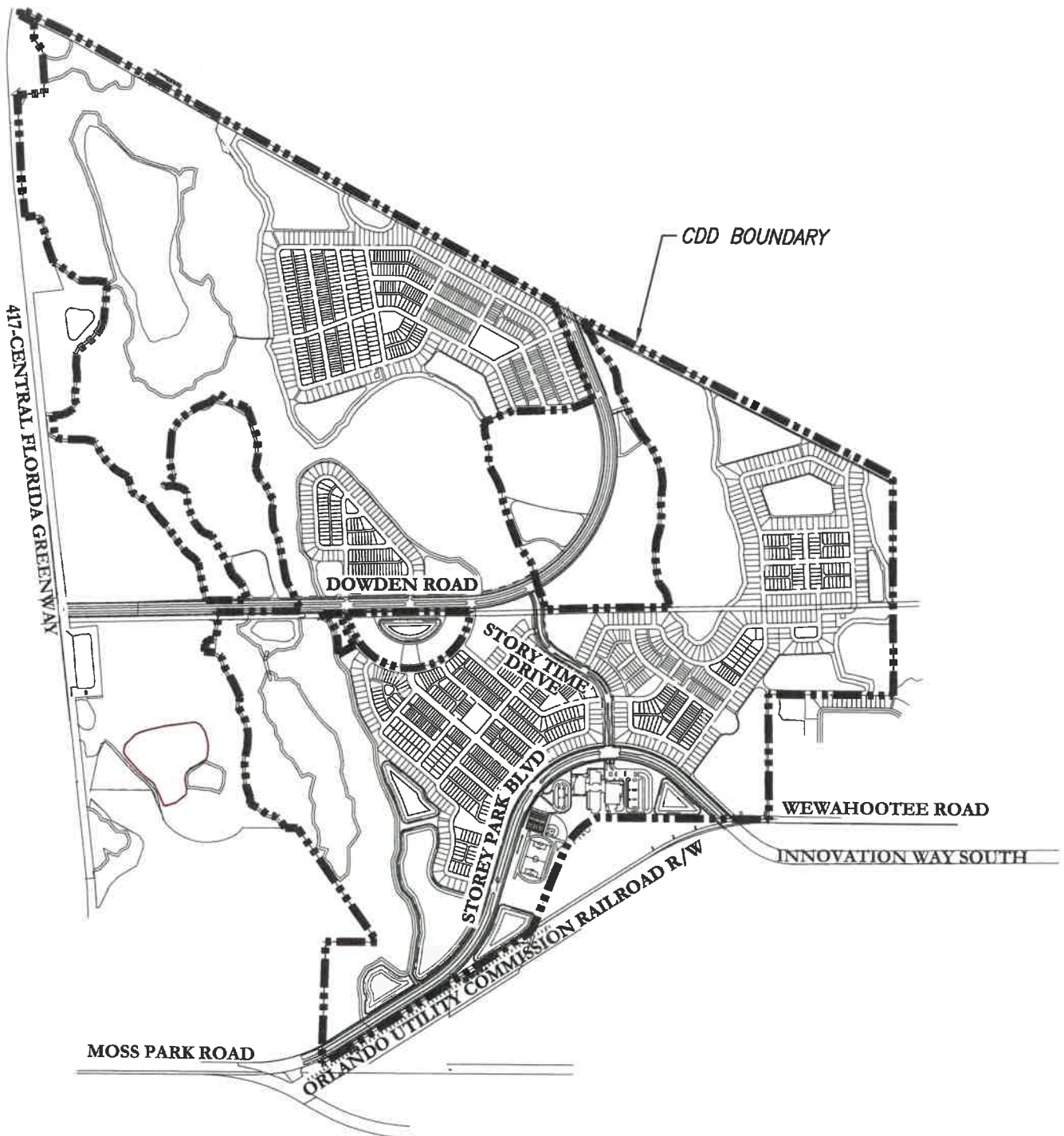
The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District capital improvement plan can be completed at the costs as stated.

The District will pay no more for the public improvements than the lesser of the actual cost or the fair market value thereof. The benefit to the assessable lands within the District will equal or exceed the costs thereof.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

Christina M. Baxter
State of Florida Professional Engineer No. 67547

Appendix



Location Map

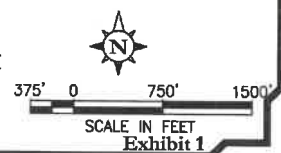
Storey Park Community Development District

November 18, 2020
P & B Job No.: 12-080

2602 E Livingston St
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

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Vicinity Map

Storey Park Community Development District

November 18, 2020
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2602 E Livingston St.
Orlando, Florida 32803 - 407.487.2594

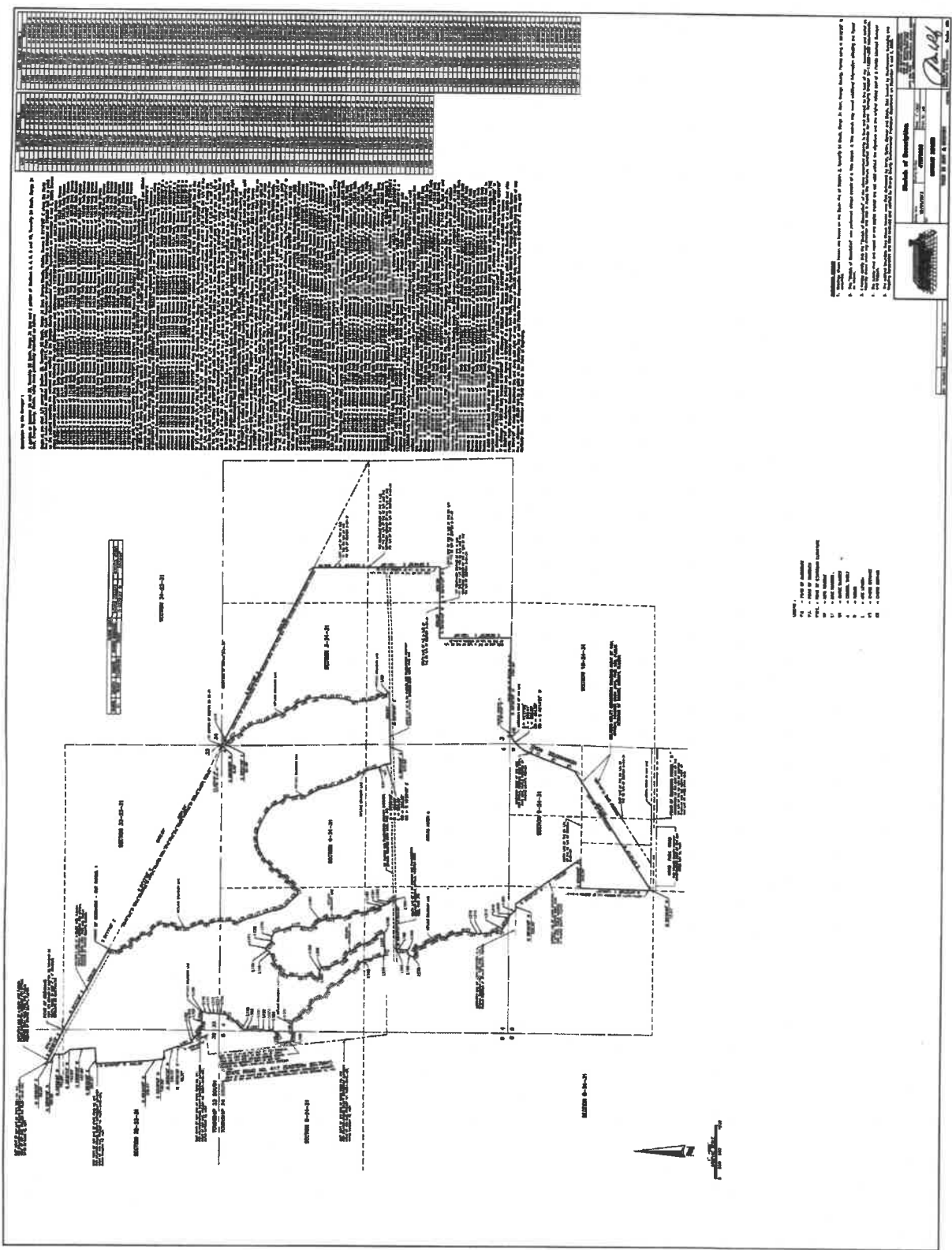
POULOS & BENNETT

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Certificate of Authorization No. 28567



A horizontal graphic scale bar with tick marks at 1000, 0, 2000, and 4000 feet.

SCALE IN FEET
Exhibit 2



ORDINANCE NO. 2020-53

1 AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,
2 GRANTING A PETITION TO EXPAND THE
3 BOUNDARIES OF THE STOREY PARK COMMUNITY
4 DEVELOPMENT DISTRICT, AS INITIATED BY THE
5 DISTRICT'S BOARD OF SUPERVISORS; AMENDING
6 ORDINANCE NO. 2019-50 TO EXPAND THE
7 BOUNDARIES OF THE STOREY PARK COMMUNITY
8 DEVELOPMENT DISTRICT, WHICH IS GENERALLY
9 LOCATED EAST OF STATE ROAD 417 AND NORTH OF
10 MOSS PARK ROAD, IN ACCORDANCE WITH SAID
11 PETITION; PROVIDING FOR SEVERABILITY,
12 CORRECTION OF SCRIVENER'S ERRORS, AND AN
13 EFFECTIVE DATE.
14

15 WHEREAS, pursuant to Chapter 190, Florida Statutes, the City Council of the City
16 of Orlando, Florida (the "City Council"), established the Storey Park Community
17 Development District (the "District") by that certain City of Orlando ("City") ordinance No.
18 2015-7 (the "Establishing Ordinance") on March 17, 2015; and
19

20 WHEREAS, on October 7, 2019, the Orlando City Council adopted City ordinance
21 number 2019-50, (the "2019 Ordinance") which ordinance amended the Establishing
22 Ordinance to contract the original boundaries of the district to reduce the area of the district
23 from 860.8 acres to 845.86 acres, such 2019 Ordinance being requested by the Board of
24 Supervisors of the Storey Park Community Development District; and
25

26 WHEREAS, the District's Board of Supervisors (the "petitioner"), having obtained
27 written consent to expansion of the District's boundaries by the owners of one-hundred
28 percent (100%) of the owners of the real property to be now added to the District,
29 submitted to the City on September 3, 2020, a *Petition to Expand the Storey Park*
30 *Community Development District* (the "Petition"), and thereby petitioned the Orlando City
31 Council to expand the boundaries of the District in accordance with the Petition by
32 amending the 2019 Ordinance pursuant to Section 190.046, Florida Statutes; and
33

34 WHEREAS, a public hearing has been conducted by the Orlando City Council on
35 November 9, 2020, in accordance with the requirements and procedures of Section
36 190.046(1), Florida Statutes, and all other applicable requirements and procedures of the
37 Florida Statutes and the Code of the City of Orlando, Florida (the "Orlando City Code"),
38 and all interested persons and affected units of general-purpose local government were
39 afforded an opportunity to present oral and written comments on the petition at said duly
40 noticed public hearing; and
41

42 WHEREAS, upon consideration of the record established at that hearing, the City
43 Council determined and found as follows:
44

- 45 1. That the statements within the Petition were true and correct; and
46

ORDINANCE NO. 2020-53

2. That the proposed expansion of the District's boundaries is not inconsistent with any applicable element or portions of the adopted City of Orlando comprehensive plan, as amended, or any applicable elements of the state comprehensive plan; and
3. That the area of land within the proposed District is of sufficient size, is sufficiently contiguous to be developable as one functional interrelated community; and
4. That the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
5. That the community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and
6. That the area that will be served by the District is amenable to separate special-district government.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

SECTION 2. FINDINGS. The foregoing recitals, determinations, and findings are true and correct and are incorporated herein, adopted hereby, and made a part hereof.

SECTION 3. GRANT OF PETITION. Pursuant to Chapter 190, Florida Statutes, the Petition to Expand the Storey Park Community Development District submitted by the District's Board of Supervisors on September 3, 2020, is hereby granted.

SECTION 4. AMENDING ORDINANCE NO. 2019-50 AND EXPANDING THE DISTRICT'S BOUNDARIES. Pursuant to Chapter 190, Florida Statutes, and the petition submitted by the District's Board of Supervisors, City Ordinance number 2019-50 is hereby amended to expand the boundaries of the Storey Park Community Development District. Henceforth the boundaries of the District shall be as described and depicted in Exhibit A attached hereto and incorporated herein, consisting of approximately 993.26 acres of land, more or less.

SECTION 5. SCRIVENER'S ERROR. The City attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

ORDINANCE NO. 2020-53

SECTION 6. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 7. REPEAL. All ordinances or parts of ordinances previously adopted and conflicting with this ordinance are hereby repealed.

SECTION 8. EFFECTIVE DATE. This ordinance takes effect immediately upon adoption.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 27 day of OCTOBER, 2020.


DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 19 day of OCTOBER, 2020.

DONE, THE SECOND READING, HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this 9 day of NOVEMBER, 2020.

BY THE MAYOR OF THE CITY OF
ORLANDO, FLORIDA:


Mayor

ATTEST, BY THE CLERK OF THE
CITY COUNCIL OF THE CITY OF
ORLANDO, FLORIDA:


City Clerk
Stephanie Herdovia
Print Name

City Council Meeting: 11-9-2020

Page 3 of 4

Item: 12-3 Documentary: 201091203

Storey Park CDD Boundary Amendment Draft (1)

ORDINANCE NO. 2020-53

138 APPROVED AS TO FORM AND LEGALITY
139 FOR THE USE AND RELIANCE OF THE
140 CITY OF ORLANDO, FLORIDA:
141

142
143 

144 Assistant City Attorney

145
146 Sarah Taitt

147 Print Name

148 **[Remainder of page intentionally left blank.]**

EXHIBIT

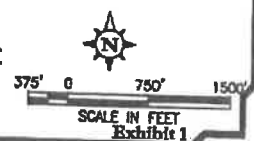
A

EXHIBIT 1

**GENERAL LOCATION OF THE
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT WITH
THE GENERAL LOCATION OF THE PROPOSED EXPANSION**

Location Map

[ATTACHED]



COMPOSITE EXHIBIT 2

**OVERALL METES AND BOUNDS LEGAL DESCRIPTION OF THE EXPANDED
BOUNDARY OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
AND A METES AND BOUNDS DESCRIPTION OF THE PARCEL K EXPANSION
PROPERTY**

[ATTACHED]

A portion of Sections 32 and 33, Township 23 South, Range 31 East and a portion of Sections 3, 4, 5, 9 and 10, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Begin at the West 1/4 corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence S 61°17'20" E along the North line of lands described in Official Records Book 3717, Page 250, Public Records of Orange County, Florida a distance of 1720.59 feet to a point on the wetland boundary line reviewed and verified by the Orange County Environmental Protection Department on November 6 and 7, 2007; thence along said wetlands boundary line the following fifty eight (58) courses and distances : S 14°22'29" W a distance of 154.31 feet; thence S 29°19'04" E a distance of 68.91 feet; thence S 15°32'43" E a distance of 158.95 feet; thence S 64°22'09" E a distance of 90.23 feet; thence S 37°30'02" E a distance of 84.14 feet; thence S 37°46'04" E a distance of 122.39 feet; thence S 13°46'22" E a distance of 138.15 feet; thence S 35°36'32" E a distance of 105.69 feet; thence S 41°58'09" E a distance of 146.44 feet; thence S 18°47'13" E a distance of 145.20 feet; thence S 12°32'22" W a distance of 111.23 feet; thence S 22°31'47" E a distance of 102.70 feet; thence S 03°16'49" W a distance of 130.72 feet; thence S 04°19'33" W a distance of 152.59 feet; thence S 24°30'16" E a distance of 144.90 feet; thence S 13°57'50" E a distance of 124.65 feet; thence S 07°06'25" W a distance of 89.96 feet; thence S 16°44'41" E a distance of 152.03 feet; thence S 00°19'09" E a distance of 150.81 feet; thence S 05°47'23" E a distance of 162.38 feet; thence S 21°09'32" W a distance of 112.59 feet; thence S 27°20'15" E a distance of 159.90 feet; thence S 13°03'16" E a distance of 149.20 feet; thence S 20°07'53" E a distance of 146.55 feet; thence S 18°52'05" E a distance of 173.66 feet; thence S 10°13'46" E a distance of 128.44 feet; thence S 24°37'37" E a distance of 147.44 feet; thence S 45°50'13" E a distance of 186.39 feet; thence S 42°44'17" E a distance of 138.30 feet; thence N 77°47'54" E a distance of 110.91 feet; thence N 49°41'04" E a distance of 100.70 feet; thence N 48°50'15" E a distance of 80.30 feet; thence N 27°34'25" E a distance of 70.38 feet; thence N 55°58'24" E a distance of 94.39 feet; thence N 21°07'39" E a distance of 79.10 feet; thence N 35°25'45" E a distance of 112.96 feet; thence N 45°41'54" E a distance of 102.13 feet; thence N 44°31'57" E a distance of 113.56 feet; thence N 55°25'40" E a distance of 127.36 feet; thence N 60°11'14" E a distance of 147.37 feet; thence N 72°10'08" E a distance of 106.20 feet; thence N 85°13'46" E a distance of 179.40 feet; thence S 73°45'11" E a distance of 136.18 feet; thence S 63°14'11" E a distance of 245.10 feet; thence S 52°46'17" E a distance of 206.40 feet; thence S 29°11'40" E a distance of 163.19 feet; thence S 41°05'16" E a distance of 129.65 feet; thence S 02°12'46" E a distance of 68.89 feet; thence S 14°10'22" E a distance of 194.24 feet; thence S 02°07'05" W a distance of 150.17 feet; thence S 29°27'10" E a distance of 190.58 feet; thence S 23°56'51" E a distance of 112.12 feet; thence S 08°11'15" E a distance of 117.34 feet; thence S 17°08'38" E a distance of 176.27 feet; thence S 21°20'26" E a distance of 153.77 feet; thence S 21°28'16" E a distance of 190.04 feet; thence S 36°49'08" E a distance of 209.10 feet; thence S 17°35'33" E a distance of 118.51 feet; thence leaving said wetland boundary line S 14°57'07" E a distance of 161.57 feet; thence S 28°30'29" E a distance of 34.45 feet to the point of curvature of a curve concave Westerly, having a central angle of 26°09'20" and a radius of 450.00

feet; thence Southeasterly a distance of 205.43 feet along the arc of said curve to a point on the North line of a 50.00' wide Florida Gas Transmission Company Easement per Official Records Book 1682, Page 340, Public Records of Orange County, Florida (chord bearing and distance between said points being S 15°25'49" E 203.65 feet); thence along the North line of said Florida Gas Transmission Company easement the following two (2) courses and distances : N 88°03'05" E a distance of 577.90 feet; thence N 88°58'56" E a distance of 753.81 feet to a point on said wetland boundary line; thence along said wetland boundary line the following twenty six (26) courses and distances : N 36°35'39" W a distance of 37.19 feet; thence N 15°25'32" W a distance of 130.04 feet; thence N 37°25'51" E a distance of 121.96 feet; thence N 10°10'16" W a distance of 166.55 feet; thence N 05°00'16" W a distance of 140.66 feet; thence N 04°58'21" E a distance of 156.33 feet; thence N 16°01'27" E a distance of 140.67 feet; thence N 04°37'40" E a distance of 158.16 feet; thence N 05°22'02" W a distance of 119.20 feet; thence N 06°25'24" E a distance of 183.60 feet; thence N 06°03'50" W a distance of 127.13 feet; thence N 18°43'17" W a distance of 114.53 feet; thence N 19°54'05" W a distance of 89.34 feet; thence N 30°53'30" W a distance of 103.56 feet; thence N 41°21'54" W a distance of 114.09 feet; thence N 32°24'51" W a distance of 139.77 feet; thence N 27°30'54" W a distance of 115.98 feet; thence N 22°01'28" W a distance of 148.91 feet; thence N 28°31'40" W a distance of 158.13 feet; thence N 08°06'30" W a distance of 178.38 feet; thence N 30°19'07" W a distance of 152.95 feet; thence N 40°09'20" W a distance of 157.58 feet; thence N 32°01'37" W a distance of 101.96 feet; thence N 26°42'45" W a distance of 97.33 feet; thence N 47°08'51" W a distance of 62.27 feet; thence N 12°33'22" W a distance of 100.34 feet; thence S 63°21'29" E along the North line of said lands a distance of 3,642.56 feet to a point on the East line of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°26'28" E along the East line of said W 1/2 of the SW 1/4 of the NE 1/4 a distance of 989.78 feet to the Southeast corner of said W 1/2 of the SW 1/4 of the NE 1/4, said point being the Northeast corner of the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 3; thence S 00°46'30" E along the East line of said W 1/2 of the NW 1/4 of the SE 1/4 a distance of 1331.29 feet to a point on the South line of said W 1/2 of the NW 1/4 of the SE 1/4; thence N 89°57'27" W along said South line a distance of 663.79 feet to the Southwest corner of said W 1/2 of the NW 1/4 of the SE 1/4, said point being the Southeast corner of the N 1/2 of the SW 1/4 of said Section 3; thence N 89°45'40" W along the South line of said N 1/2 of the SW 1/4 a distance of 660.35 feet to a point on the East line of the W 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence S 00°35'37" E along the East line of said W 1/2 of the SE 1/4 of the SW 1/4 a distance of 1331.09 feet to a point on the South line of said Section 3; thence N 89°39'25" W along the South line of said Section 3 a distance of 1791.62 feet to a point on the Northerly right of way line of Wewahootee Road as described in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida, said point being on a non-tangent curve, concave Southeasterly, having a radius of 653.41 feet, a central angle of 44°11'05" and a chord bearing of S 45°14'21" W, a radius of 653.41 feet; thence from a tangent bearing of S 67°19'54" W, Southwesterly along the arc of said curve and along said Northerly right of way line a distance of 503.89 feet to the point of tangency of said curve; thence continue along

said right of way line the following three (3) courses and distances: S 23°08'49" W a distance of 301.23 feet; thence S 20°56'14" W a distance of 308.13 feet; thence S 21°05'31" W a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad Right of Way as described in Official Records Book 3491, Page 539, Public Records of Orange County, Florida; thence S 57°16'16" W along the Northerly right of way line of said Orlando Utility Commission Railroad Right of Way a distance of 2612.65 feet to a point on the North right of way line of Moss Park Road as shown on Orange County Highway Construction Right of Way Map dated May 30, 1997; thence N 89°49'06" W along said North line a distance of 17.41 feet to a point on the North-South Mid Section line of said Section 9, Township 24 South, Range 31 East, Orange County, Florida; thence N 01°27'48" E along said North-South Mid Section line a distance of 1289.57 feet to a point on the North line of the SW 1/4 of the NE 1/4 of said Section 9; thence S 89°49'02" E along the North line of said SW 1/4 of the NE 1/4 a distance of 542.59 feet to a point on the Easterly line of lands described in Official Records Book 4506, Page 1137, Public Records of Orange County, Florida; thence N 34°57'14" W along said Easterly line a distance of 1467.83 feet to a point on the Northerly line of said lands; thence N 89°49'05" W a distance of 128.19 feet along said Northerly line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty seven (27) courses and distances : N 25°56'42" W a distance of 40.91 feet; thence N 43°36'26" W a distance of 113.74 feet; thence N 78°37'45" W a distance of 92.41 feet; thence N 53°04'07" W a distance of 119.25 feet; thence N 61°07'49" W a distance of 102.32 feet; thence N 03°01'33" E a distance of 60.43 feet; thence N 19°19'40" W a distance of 134.33 feet; thence N 03°27'21" W a distance of 147.32 feet; thence N 08°18'35" W a distance of 78.53 feet; thence N 05°50'03" E a distance of 81.26 feet; thence N 11°33'09" E a distance of 118.54 feet; thence N 02°28'33" E a distance of 129.41 feet; thence N 11°10'37" W a distance of 134.44 feet; thence N 27°40'10" W a distance of 168.92 feet; thence N 08°50'34" E a distance of 103.69 feet; thence N 24°00'29" W a distance of 132.92 feet; thence N 27°05'25" W a distance of 78.04 feet; thence N 30°27'25" W a distance of 132.63 feet; thence N 19°41'52" W a distance of 131.58 feet; thence N 55°48'08" W a distance of 76.67 feet; thence N 85°10'00" W a distance of 112.04 feet; thence N 06°46'01" E a distance of 79.18 feet; thence N 36°56'35" E a distance of 56.40 feet; thence N 84°29'55" E a distance of 78.75 feet; thence N 05°35'47" E a distance of 154.84 feet; thence N 00°51'59" W a distance of 50.27 feet; thence N 71°16'28" W a distance of 8.73 feet to a point on the South line of said Florida Gas Transmission Company Easement; thence N 88°44'51" E a distance of 924.92 feet along the South line of said Florida Gas Transmission Company Easement to a point on said wetland boundary line; thence along said wetland boundary line the following forty seven (47) courses and distances : N 07°16'30" W a distance of 25.85 feet; thence N 28°15'10" W a distance of 32.34 feet; thence N 35°17'58" W a distance of 76.04 feet; thence N 29°50'06" W a distance of 76.60 feet; thence N 20°00'16" W a distance of 109.79 feet; thence N 31°11'44" W a distance of 117.44 feet; thence N 12°26'14" W a distance of 91.52 feet; thence N 10°13'20" W a distance of 176.26 feet; thence N 10°54'26" W a distance of 176.57 feet; thence N 23°13'24" W a distance of 157.74 feet; thence N 04°42'01" W a distance of 173.90 feet; thence N 09°44'30" E a distance of 105.26 feet; thence N 31°28'46" W a distance of 87.44 feet; thence N 23°51'13" W a distance of 96.24 feet; thence

N 41°54'57" W a distance of 98.57 feet; thence N 22°54'17" W a distance of 114.18 feet; thence N 10°16'02" E a distance of 155.07 feet; thence N 02°12'43" W a distance of 165.04 feet; thence N 18°37'47" W a distance of 210.17 feet; thence N 21°48'22" W a distance of 133.79 feet; thence N 67°21'17" W a distance of 100.62 feet; thence S 88°28'04" W a distance of 75.92 feet; thence N 44°39'17" W a distance of 106.77 feet; thence N 59°06'47" W a distance of 71.69 feet; thence S 29°41'03" W a distance of 73.64 feet; thence S 56°50'40" W a distance of 75.20 feet; thence S 69°07'52" W a distance of 128.82 feet; thence S 57°09'13" W a distance of 148.22 feet; thence S 47°23'17" W a distance of 106.41 feet; thence S 31°07'13" W a distance of 124.28 feet; thence S 04°29'22" W a distance of 203.13 feet; thence S 02°47'15" W a distance of 128.92 feet; thence S 15°40'35" E a distance of 140.08 feet; thence S 37°35'12" W a distance of 143.86 feet; N 83°51'29" E a distance of 85.52 feet; thence S 77°28'56" E a distance of 101.32 feet; thence S 51°44'15" E a distance of 62.38 feet; thence S 05°41'57" E a distance of 159.31 feet; S 23°48'00" E a distance of 186.62 feet; thence S 40°56'32" E a distance of 129.01 feet; thence S 68°58'38" E a distance of 106.73 feet; thence S 29°26'38" E a distance of 125.11 feet; thence S 28°35'25" E a distance of 200.96 feet; thence S 21°26'11" E a distance of 129.67 feet; thence S 43°54'49" E a distance of 146.20 feet; thence S 24°01'28" E a distance of 157.69 feet; thence S 17°43'25" W a distance of 10.56 feet; thence leaving said wetland boundary line S 88°47'51" W a distance of 342.85 feet to the point of curvature of a curve concave Southerly, having a radius of 11,076.00 feet; thence Westerly a distance of 78.90 feet along the arc of said curve through a central angle of 00°24'29" to a point on said wetland boundary line (chord bearing and distance between said points being S 88°35'36" W 78.90 feet); thence along said wetland boundary line the following nineteen (19) courses and distances : N 12°04'23" W a distance of 44.52 feet; thence N 13°46'21" W a distance of 185.45 feet; thence N 11°45'12" W a distance of 166.96 feet; thence N 45°28'13" W a distance of 79.26 feet; thence N 55°07'33" W a distance of 95.56 feet; thence N 39°03'39" W a distance of 87.00 feet; thence N 26°03'38" W a distance of 242.68 feet; thence N 42°01'50" W a distance of 215.53 feet; thence N 32°46'52" W a distance of 120.95 feet; thence N 57°59'46" W a distance of 201.90 feet; thence N 15°22'51" W a distance of 167.32 feet; thence N 60°31'48" W a distance of 144.54 feet; thence N 48°18'25" W a distance of 114.13 feet; thence N 37°12'00" W a distance of 116.29 feet; thence N 28°23'29" W a distance of 148.18 feet; thence N 77°03'17" W a distance of 100.88 feet; thence S 89°53'27" W a distance of 189.13 feet; thence N 85°35'39" W a distance of 91.64 feet; thence N 62°30'11" W a distance of 49.45 feet to a point on a line that is 71.43 feet East of and parallel with the East right of way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence N 06°24'07" W a distance of 223.16 feet along said parallel line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty five (25) courses and distances : N 84°05'50" E a distance of 113.57 feet; thence N 62°04'12" E a distance of 93.87 feet; thence N 43°02'26" E a distance of 81.48 feet; thence N 17°31'22" W a distance of 93.56 feet; thence N 11°50'22" E a distance of 114.39 feet; thence N 04°52'21" E a distance of 107.02 feet; thence N 08°31'31" W a distance of 107.26 feet; thence N 03°22'01" E a distance of 113.06 feet; thence

N 27°34'50" E a distance of 61.81 feet; thence N 50°35'34" E a distance of 181.89 feet; thence N 39°01'03" E a distance of 137.32 feet; thence N 17°24'32" E a distance of 98.53 feet; thence N 02°44'02" E a distance of 94.77 feet; thence N 11°40'29" E a distance of 56.68 feet; thence N 03°41'03" E a distance of 61.32 feet; thence N 03°54'36" W a distance of 79.78 feet; thence N 17°12'14" E a distance of 117.32 feet; thence N 87°21'21" W a distance of 54.66 feet; thence N 79°58'08" W a distance of 60.11 feet; thence S 87°15'15" W a distance of 123.37 feet; thence N 83°56'05" W a distance of 87.73 feet; thence N 51°07'53" W a distance of 72.89 feet; thence N 51°48'14" W a distance of 116.39 feet; thence N 50°56'35" W a distance of 80.45 feet; thence N 65°02'12" W a distance of 52.93 feet to a point on said East right of way line of State Road No. 417 (Eastern Beltway); thence along said East right of way line the following ten (10) courses and distances : thence N 19°56'49" W a distance of 237.18 feet; thence N 69°55'30" E a distance of 18.76 feet; thence N 20°04'30" W a distance of 279.73 feet; thence S 83°35'53" W a distance of 144.00 feet; thence N 06°24'07" W a distance of 339.61 feet; thence N 03°24'07" W a distance of 952.59 feet; thence N 86°35'50" E a distance of 293.37 feet; thence N 03°58'22" W a distance of 457.06 feet; thence N 35°32'14" W a distance of 143.94 feet; thence N 03°58'30" W a distance of 181.89 feet to a point on the Southerly line of a 60.00 foot wide Florida Power Corporation Easement as described in Official Records Book 1893, Page 946, Public Records of Orange County, Florida; thence N 63°46'19" W along said Southerly line and along said right of way line a distance of 164.89 feet; thence N 10°45'34" E along said right of way line a distance of 62.26 feet to a point on the Northerly line of said Florida Power Corporation Easement; thence S 63°46'19" E along said Northerly line a distance of 675.42 feet to the Point of Beginning.

LESS AND EXCEPT:

Tract "D", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract "D", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, said point being on the Easterly right of way line of Literature Way as shown on said plat; thence along the Easterly, Southerly and Westerly right of way line of said Literature Way the following six (6) courses and distances : South 04°29'50" East, a distance of 23.14 feet to a point of curvature of a curve concave Westerly, having a radius of 270.00 feet and a central angle of 16°56'23"; thence Southerly, a distance of 79.83 feet along the arc of said curve to a point of compound curvature of a curve concave Northerly, having a radius of 644.67 feet and a central angle of 141°20'15"; thence Westerly, a distance of 1590.28 feet along the arc of said curve to the point of tangency of said curve; thence North 26° 13' 13" West, a distance of 116.22 feet to a point of curvature of a curve concave Easterly, having a radius of 170.00 feet and a central angle of 24°47'35"; thence Northerly, a distance of 73.56 feet along the arc of said curve to the point of tangency of said curve; thence North 0° 1'25 '37" West, a distance of 50.04 feet to a point on the North

line of said Tract "D"; thence along said North line the following two (2) courses and distances : North 88°29'54" East, a distance of 686.14 feet; thence North 89°29'59" East, a distance of 595.72 feet to the POINT OF BEGINNING.

Containing 13.68 acres, more or less.

AND

Tract "F", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Tract "F", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, said point being on the West line of said Tract "F"; thence along said West line the following seven (7) courses and distances : North 02°53'50" West, a distance of 136.90 feet; thence North 09°57'26" West, a distance of 110.96 feet; thence North 26°19'12" West, a distance of 148.86 feet; thence South 88°29'54" West, a distance of 95.42 feet; thence North 52°00'34" West, a distance of 18.92 feet; thence North 67°53'49" East, a distance of 50.07 feet; thence North 23°28'59" West, a distance of 21.95 feet to a point on the North line of said Tract "F"; thence North 88°29'54" East, a distance of 202.52 feet along said North line to a point on the Westerly right of way line of Literature Way as shown on said plat; thence along said Westerly right of way line the following four (4) courses and distances : South 01°25'37" East, a distance of 49.96 feet to a point of curvature of a curve concave Easterly, having a radius of 230.00 feet and a central angle of 24°47'35"; thence Southerly, a distance of 99.53 feet along the arc of said curve to the point of tangency of said curve; thence South 26° 13' 13" East, a distance of 116.22 feet to a point of curvature of a curve concave Northeasterly, having a radius of 704.67 feet and a central angle of 08°22'43"; thence Southeasterly, a distance of 103.05 feet along the arc of said curve to a point on the South line of said Tract "F"; thence South 60°28'57" West, a distance of 190.75 feet along said South line to the POINT OF BEGINNING.

Containing 1.26 acres, more or less.

TOTAL DISTRICT ACREAGE (as of Ordinance 2019-50 contracting District):
845.86 acres

TOGETHER WITH:

A portion of Section 33, Township 23 South, Range 31 East and a portion of Sections 3 and 4, Township 24 South, Range 31 East, Orange County, Florida, and a portion of Tract FD-2, plat of Dowden Road - Phases 3 and 4, as recorded in Plat Book 99, Page 49 of the Public Records of Orange County, Florida being more particularly described as follows:

COMMENCE at the Southeast Corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence North $61^{\circ}17'20''$ West, a distance of 279.85 feet along the North line of lands described in Official Records Book 3717, pages 250 through 253, of the Public Records of Orange County, Florida to the POINT OF BEGINNING; thence departing said North line South $22^{\circ}12'36''$ East, a distance of 1,103.32 feet to a point of curvature of a curve concave Westerly, having a radius of 1512.50 feet and a central angle of $00^{\circ}06'30''$; thence Southeasterly along the arc of said curve a distance of 2.86 feet to a point; thence South $67^{\circ}47'24''$ West, a distance of 228.29 feet to a point of curvature of a curve concave Northerly, having a radius of 286.00 feet and a central angle of $19^{\circ}54'48''$; thence Westerly along the arc of said curve a distance of 99.40 feet to a point of tangency; thence South $87^{\circ}42'12''$ West, a distance of 505.14 feet to a point of curvature of a curve concave Northerly, having a radius of 65.00 feet and a central angle of $31^{\circ}24'40''$; thence Westerly along the arc of said curve a distance of 35.63 feet; thence South $67^{\circ}47'24''$ West, a distance of 299.83 feet; thence South $48^{\circ}54'44''$ West, a distance of 50.00 feet thence North $41^{\circ}05'16''$ West, a distance of 111.87 feet; thence North $29^{\circ}11'40''$ West, a distance of 163.19 feet; thence North $52^{\circ}46'17''$ West, a distance of 206.40 feet; thence North $63^{\circ}14'11''$ West, a distance of 245.10 feet; thence North $73^{\circ}45'11''$ West, a distance of 136.18 feet; thence South $85^{\circ}13'46''$ West, a distance of 179.40 feet; thence South $72^{\circ}10'08''$ West, a distance of 106.20 feet; thence South $60^{\circ}11'14''$ West, a distance of 147.37 feet; thence South $55^{\circ}25'40''$ West, a distance of 127.36 feet; thence South $44^{\circ}31'57''$ West, a distance of 113.56 feet; thence South $45^{\circ}41'54''$ West, a distance of 102.13 feet; thence South $35^{\circ}25'45''$ West, a distance of 112.96 feet; thence South $21^{\circ}07'39''$ West, a distance of 79.10 feet; thence South $55^{\circ}58'24''$ West, a distance of 94.39 feet; thence South $27^{\circ}34'25''$ West, a distance of 70.38 feet; thence South $48^{\circ}50'15''$ West, a distance of 80.30 feet; thence South $49^{\circ}41'04''$ West, a distance of 100.70 feet; thence South $77^{\circ}47'54''$ West, a distance of 110.91 feet; thence North $42^{\circ}44'17''$ West, a distance of 138.30 feet; thence North $45^{\circ}50'13''$ West, a distance of 186.39 feet; thence North $24^{\circ}37'37''$ West, a distance of 147.44 feet; thence North $10^{\circ}13'46''$ West, a distance of 128.44 feet; thence North $18^{\circ}52'05''$ West, a distance of 173.66 feet; thence North $20^{\circ}07'53''$ West, a distance of 146.55 feet; thence North $13^{\circ}03'16''$ West, a distance of 149.20 feet; thence North $27^{\circ}20'15''$ West, a distance of 159.90 feet; thence North $21^{\circ}09'32''$ East, a distance of 112.59 feet; thence North $05^{\circ}47'23''$ West, a distance of 162.38 feet; thence North $00^{\circ}19'09''$ West, a distance of 150.81 feet; thence North $16^{\circ}44'41''$ West, a distance of 152.03 feet; thence North $07^{\circ}06'25''$ East, a distance of 89.96 feet; thence North $13^{\circ}57'50''$ West, a distance of 124.65 feet; thence North $24^{\circ}30'16''$ West, a distance of 144.90 feet; thence North $04^{\circ}19'33''$ East, a distance of 152.59 feet; thence North $03^{\circ}16'49''$ East, a distance of 130.72 feet; thence

North 22°31'47" East, a distance of 102.70 feet; thence North 12°32'22" East, a distance of 111.23 feet; thence North 18°47'13" West, a distance of 145.20 feet; thence North 41°58'09" West, a distance of 146.44 feet; thence North 35°36'32" West, a distance of 105.69 feet; thence North 13°46'22" West, a distance of 138.15 feet; thence North 37°46'04" West, a distance of 122.39 feet; thence North 37°30'02" West, a distance of 84.14 feet; thence North 64°22'09" West, a distance of 90.23 feet; thence North 15°32'43" West, a distance of 158.95 feet; thence North 29°19'04" West, a distance of 68.91 feet; thence North 14°22'57" East, a distance of 102.14 feet; thence North 28°42'40" East, a distance of 50.53 feet to a point on the aforementioned North line; thence South 61°17'20" East, a distance of 4,039.38 feet to the POINT OF BEGINNING.

TOTAL DISTRICT ACREAGE (after Expansion): 993.26 acres

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

City of Orlando - CU00118969
400 S Orange Ave, Fl 2
Orlando, FL, 32801-3360

Bill To:

City of Orlando - CU00118969
400 S Orange Ave, Fl 2
Orlando, FL, 32801-3360

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared
Jeremy Gates, who on oath says that he or she is an Advertising
Representative of the ORLANDO SENTINEL, a DAILY newspaper
published at the ORLANDO SENTINEL in ORANGE County, Florida;
that the attached copy of advertisement, being a Legal Notice in the matter
of 11150-Public Hearing Notice, November 9, 2020 at 2:00 p.m., Ordinance
Number 2020-53 was published in said newspaper in the issues of Oct 27,
2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper
Published in said ORANGE County, Florida, and that the said newspaper
has heretofore been continuously published in said ORANGE County,
Florida, each day and has been entered as periodicals matter at the post
office in ORANGE County, Florida, in said ORANGE County, Florida, for
a period of one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that he or she has neither
paid nor promised any person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing this advertisement for
publication in the said newspaper.

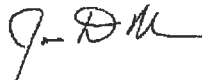


Jeremy Gates

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 29 day of October, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6791221

Orlando Sentinel

NOTICE OF PROPOSED ENACTMENT

On Monday, November 9, 2020, the Orlando City Council will consider proposed ordinance #2020-53, entitled AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, GRANTING A PETITION TO EXPAND THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, AS INITIATED BY THE DISTRICT'S BOARD OF SUPERVISORS; AMENDING ORDINANCE NO. 2019-50 TO EXPAND THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, WHICH IS GENERALLY LOCATED EAST OF STATE ROAD 417 AND NORTH OF MOSS PARK ROAD, IN ACCORDANCE WITH SAID PETITION; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE. A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m. In response to the COVID-19 pandemic and social distancing efforts, members of the public are advised to check the city website for up-to-date information on any changes to the manner in which the meeting will be held and the location. All pertinent information about meeting access and participation instructions will be available on orlando.gov/councilmeeting at least 3 days prior to the meeting. Interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment on an ordinance is available until the designated public comment portion of the item is closed. This meeting may be viewed live on Orange TV channel 488, on the city's website at orlando.gov/watchonline or the city's YouTube page. Written public comment must include your name, address, phone number and topic. Comments are limited to a maximum of 700 words per item and may be submitted by one of the following: (1) online at orlando.gov/councilcomment; (2) email to cityclerk@orlando.gov; (3) mail to City Clerk, Public Comment, City of Orlando, 400 S. Orange Ave., Orlando FL 32801; or (4) drop off to the 1st floor security station at City Hall. Written public comment received by 9 a.m. on Monday, November 9, 2020 are distributed to Council and attached to the related agenda item for public viewing. Appellants and Parties to Appeals and Quasi-Judicial Hearings must submit their documentary evidence and presentations to orlando.gov/councilcomment by 5 p.m. on Wednesday, November 4, 2020. Documentary evidence and presentations received by 5 p.m. Wednesday, November 4, 2020 are distributed to Council and attached to the related agenda item for public viewing. Items received after the deadline will not be considered at the meeting. All items received are public record. The proposed ordinance may be inspected online at orlando.gov. Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with

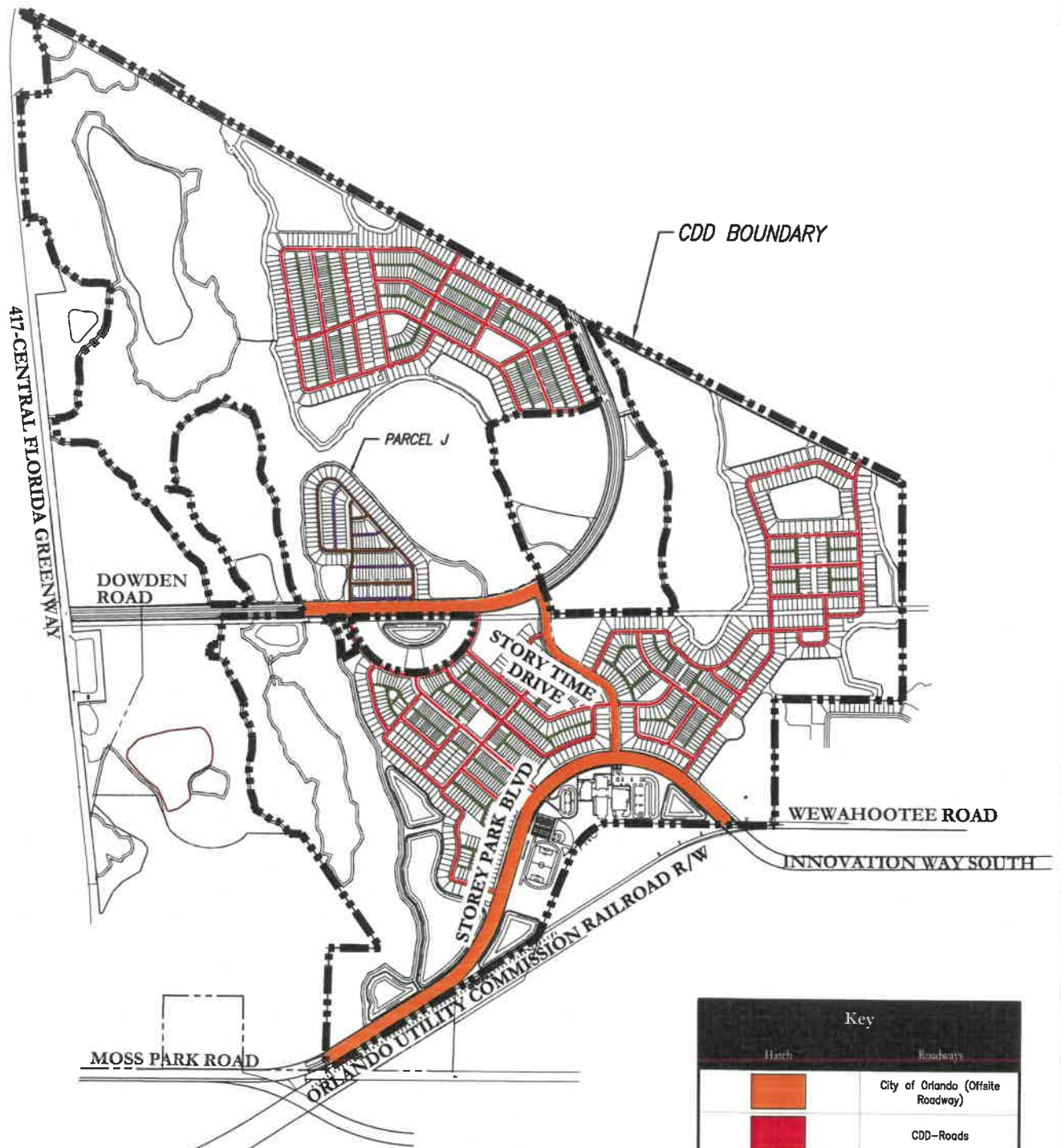
Orlando Sentinel

disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the City Clerk's Office at 407.246.2251 or cityclerk@orlando.gov.

OS6791221

10/27/2020

6791221



NOTES:

1. PARCEL J IS A GATED COMMUNITY. THEREFORE THE ROADWAYS ARE PRIVATELY OWNED BY THE HOA.
2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THE DISTRICT CAPITAL IMPROVEMENTS PLAN
3. CDD TO MAINTAIN LANDSCAPE AND IRRIGATION ENHANCEMENT FOR ROADS OWNED BY CITY OF ORLANDO.

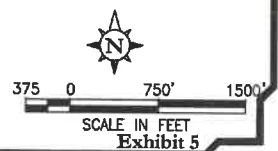
Roadway Ownership Map Storey Park Community Development District

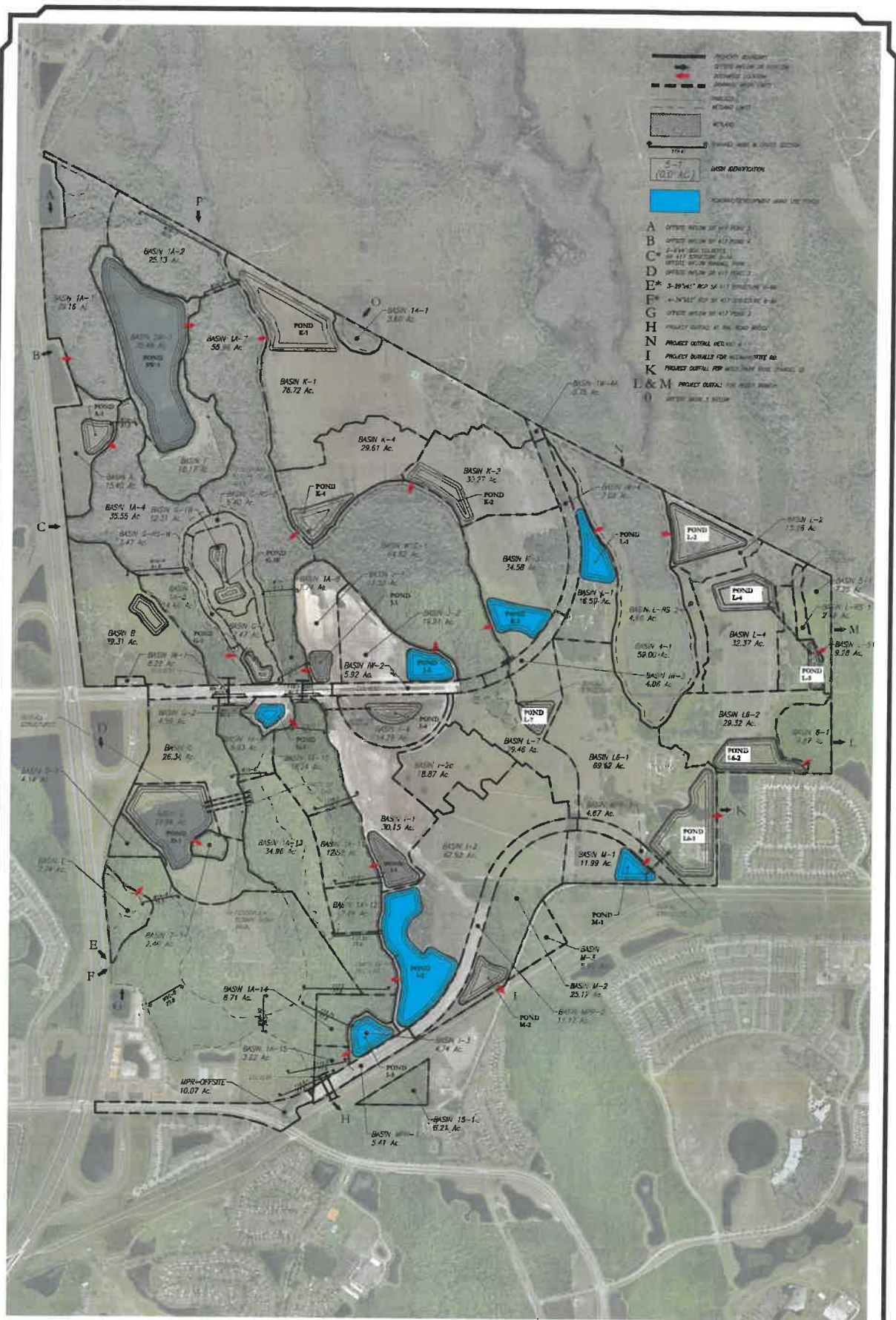
November 18, 2020
P & B Job No.: 12-080

2602 E Livingston St
Orlando, Florida 32803 - 407.487.2594

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VERT. DATUM: NAVD 83

Post Development Drainage Basin Map

Innovation Place

November 18, 2020
 P & B Job No: 12-080

2602 E. Livingston St.
 Ocala, Florida 32803 - 407.487.2594

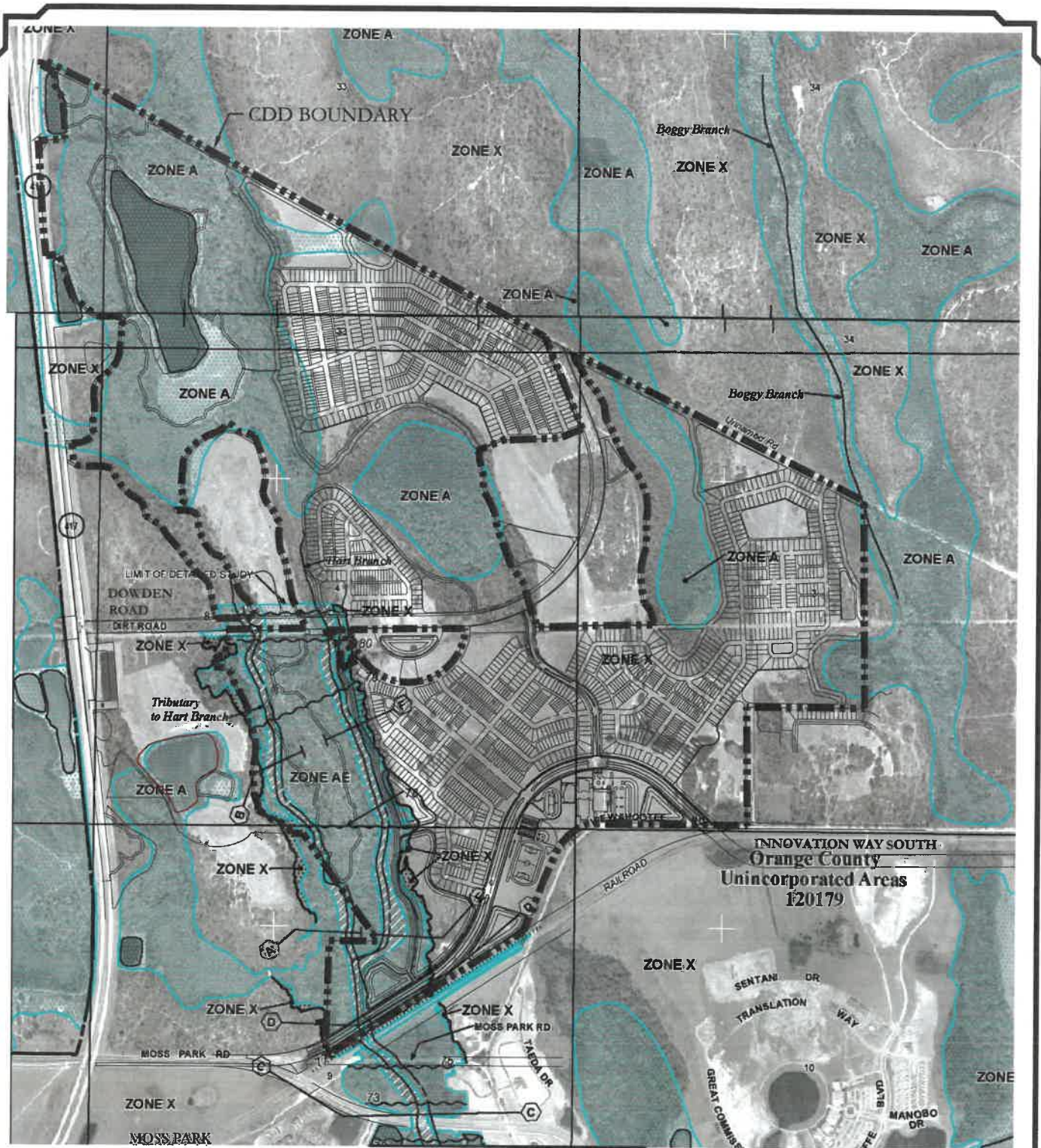
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2/20/2012-080 LEMMA - INNOVATION PLACE (CAV) (200) (200) ENGINEER'S REPORT FOR - WITH PARCEL K POST-DEVELOPMENT DRAINAGE MAP



Figure 6A



Source: FEMA Firm Panel 12095C0465F / 12095C0455F September 25, 2009. Vertical Datum (NAVD88).

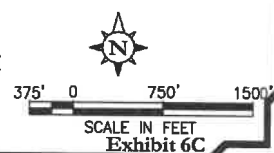
FEMA 100 Year Floodplain Storey Park Community Development District

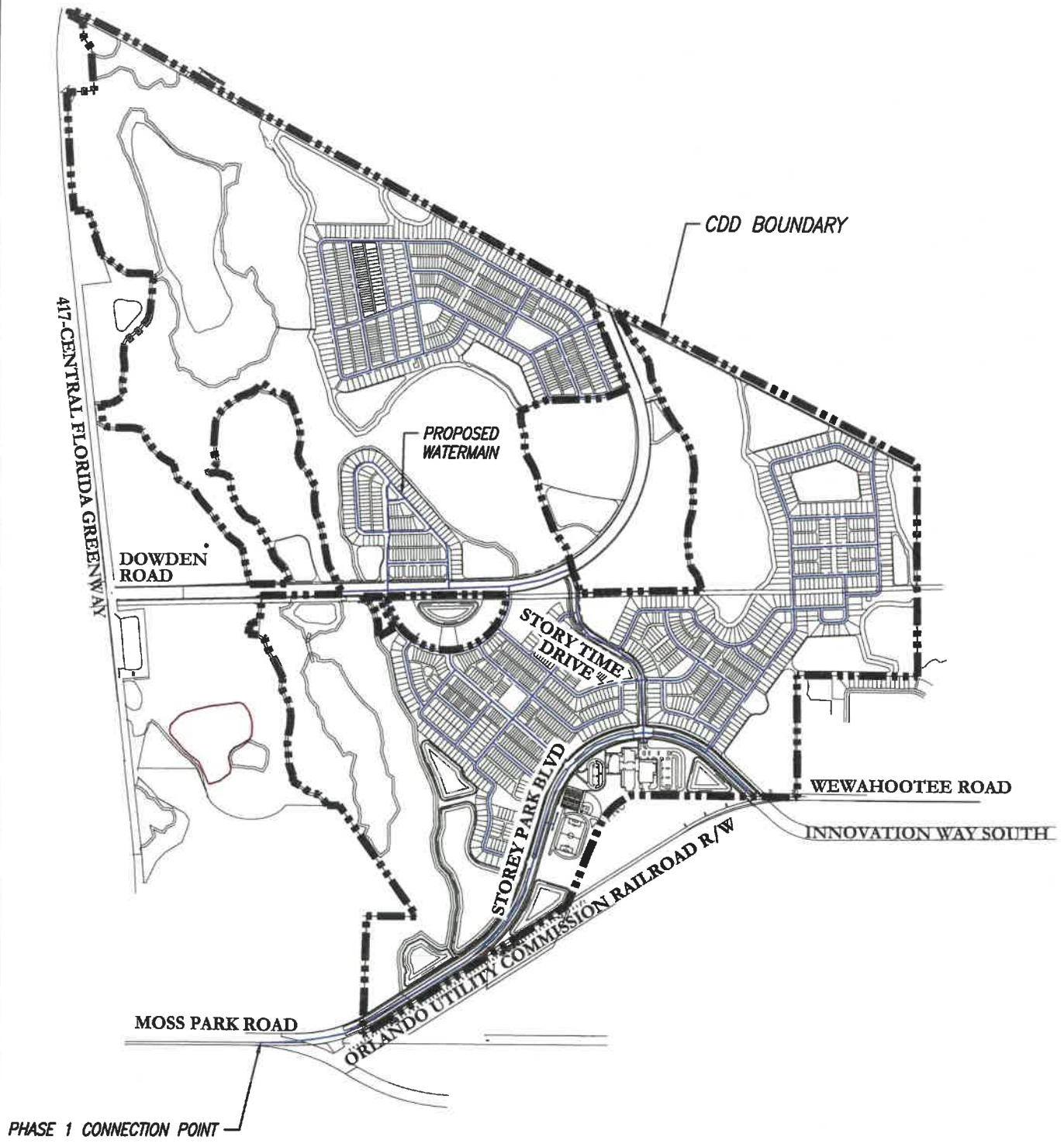
November 18, 2020
P & B Job No: 12-080

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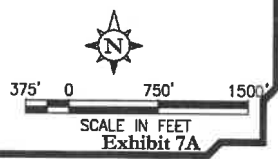
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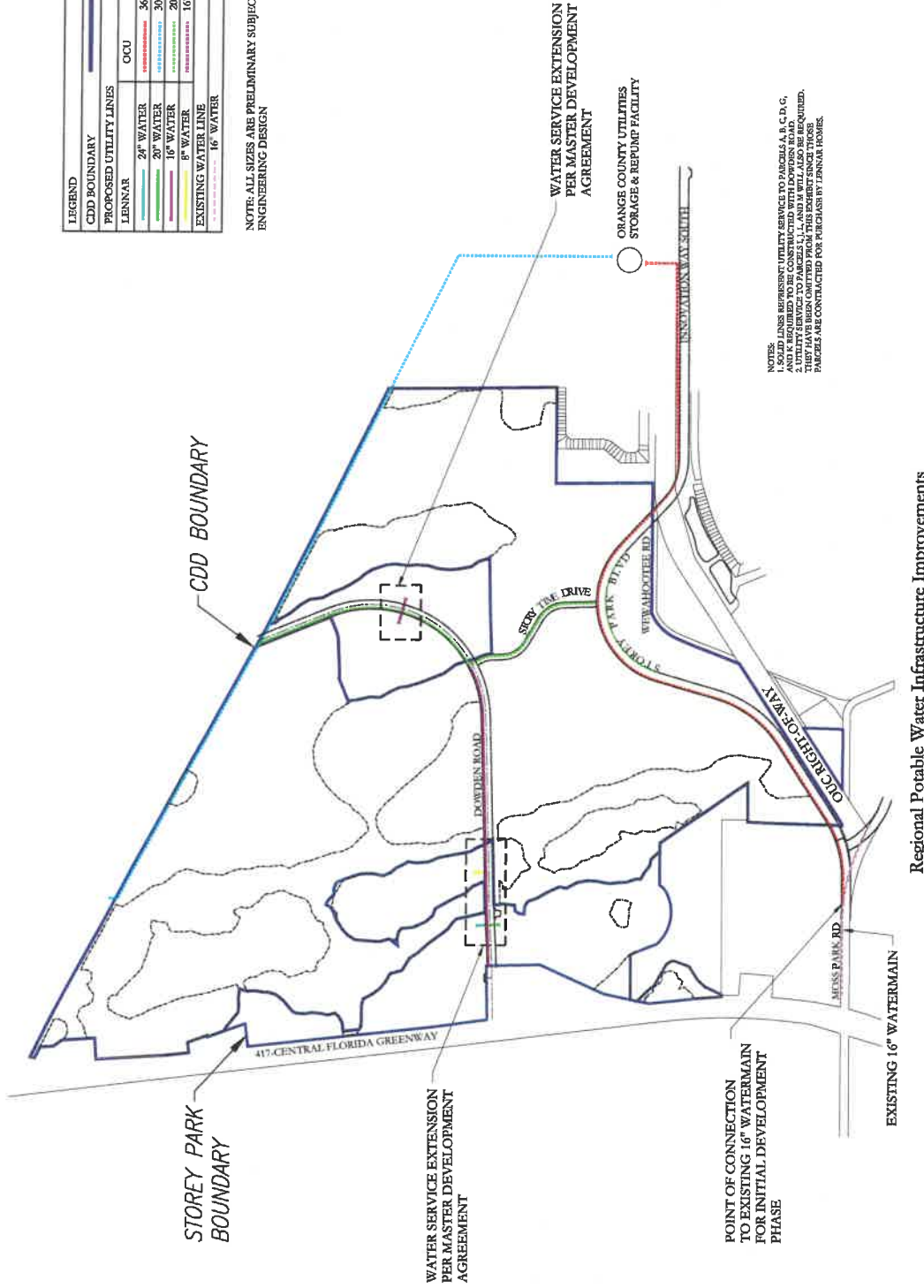


Potable Water Distribution System Map
Storey Park Community Development District



LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LENNAR	
24" WATER	36" WATER
20" WATER	30" WATER
16" WATER	20" WATER
8" WATER	16" WATER
EXISTING WATER LINE	
16" WATER	

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



NOTES:
1. SOLID LINES REPRESENT UTILITY SERVICE TO PARCELS A, B, C, D, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



Exhibit 7B

Regional Potable Water Infrastructure Improvements Storey Park

2002 E Livingston St
Orlando, Florida 32803 - 407.867.2394
www.poulosandbennett.com
Certification of Accreditation No. 28597

July 15, 2019
P&ID Job No.: 12-080
12-080-000-0000 - REGIONAL POTABLE WATER INFRASTRUCTURE IMPROVEMENTS REPORT DTS - PER MODEL VOLUME, PERMITS, WATER SERVICE LICENSE

CDD BOUNDARY

417-CENTRAL FLORIDA GREENWAY

DOWDEN ROAD

PROPOSED
RECLAIMED
WATERMAIN

STORY TIME
DRIVE

STOREY PARK BLVD

WEWAHOOTEE ROAD

INNOVATION WAY SOUTH

MOSS PARK ROAD

ORLANDO UTILITY COMMISSION RAILROAD R/W

PHASE 1 CONNECTION POINT

Reclaimed Water Distribution System Map

Storey Park Community Development District

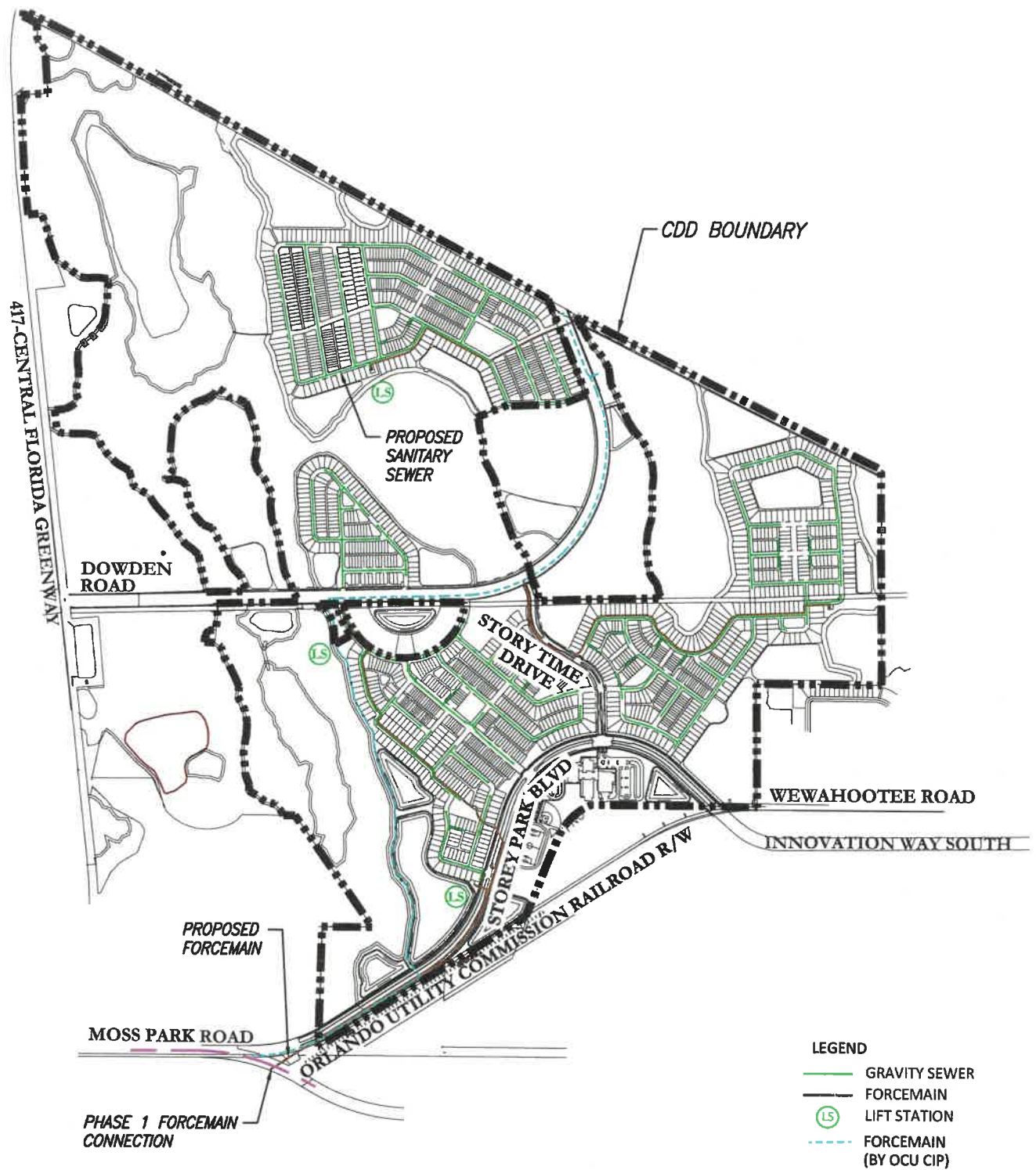
November 18, 2020
P & B Job No.: 12-080

2602 E Livingston St
Orlando, Florida 32803 - 407.487.2594

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Wastewater System Map

Storey Park Community Development District

POULOS & BENNETT

November 18, 2020
P & B Job No.: 12-080

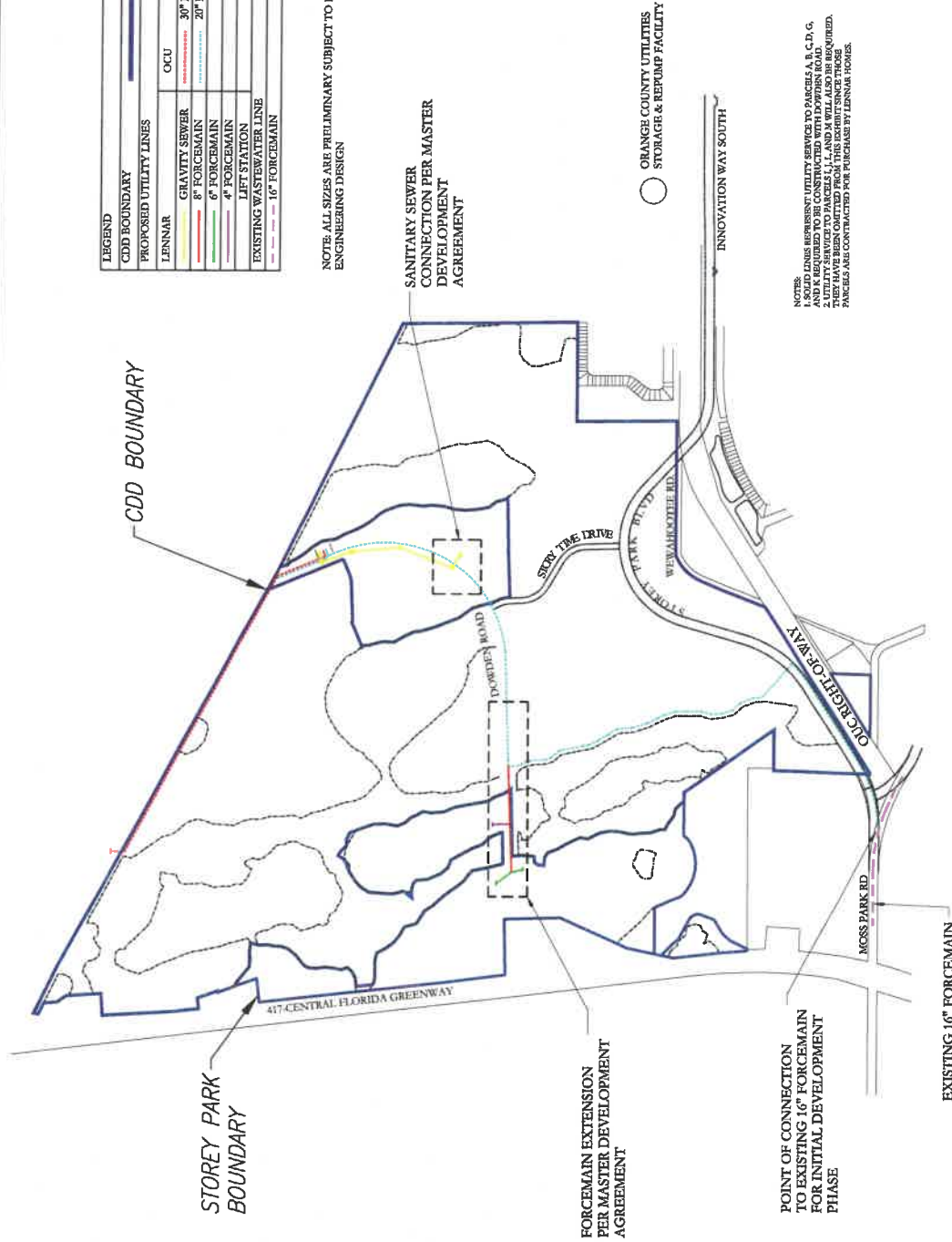
2602 E Livingston St
Orlando, Florida 32803 - 407.487.2594

www.poulosandbenett.com
Certificate of Authorization No. 28567



LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LENNAR	OCU
GRAVITY SEWER	
8" FORCEMAIN	30" FORCEMAIN
6" FORCEMAIN	20" FORCEMAIN
4" FORCEMAIN	
LIFT STATION	
EXISTING WASTEWATER LINE	
16" FORCEMAIN	

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



NOTES:
1. LENSAR SEWER/UTILITY SERVICES TO PARCELS A, B, C, D, G, AND K ARE REQUIRED TO BE CONSTRUCTED WITH DOWDIN ROAD AND K. UTILITY SERVICES TO PARCELS L, M, AND N WILL ALSO BE REQUIRED.
2. UTILITY SERVICES TO PARCELS L, M, AND N WILL ALSO BE REQUIRED.
3. PARCELS ARE CONTRACTED FOR PURCHASE BY LENNAR HOMES.

Regional Wastewater Infrastructure Improvements

Storey Park

2602 E. Livingston St.
Orlando, Florida 32803 • 407.487.2394
www.poulosandbennett.com
Certificate of Professional Engineers No. 28567

July 15, 2019
P & B Job No.: 12-060
2307215-000 STOREY PARK - REGIONAL WASTEWATER INFRASTRUCTURE IMPROVEMENTS

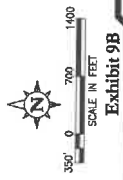
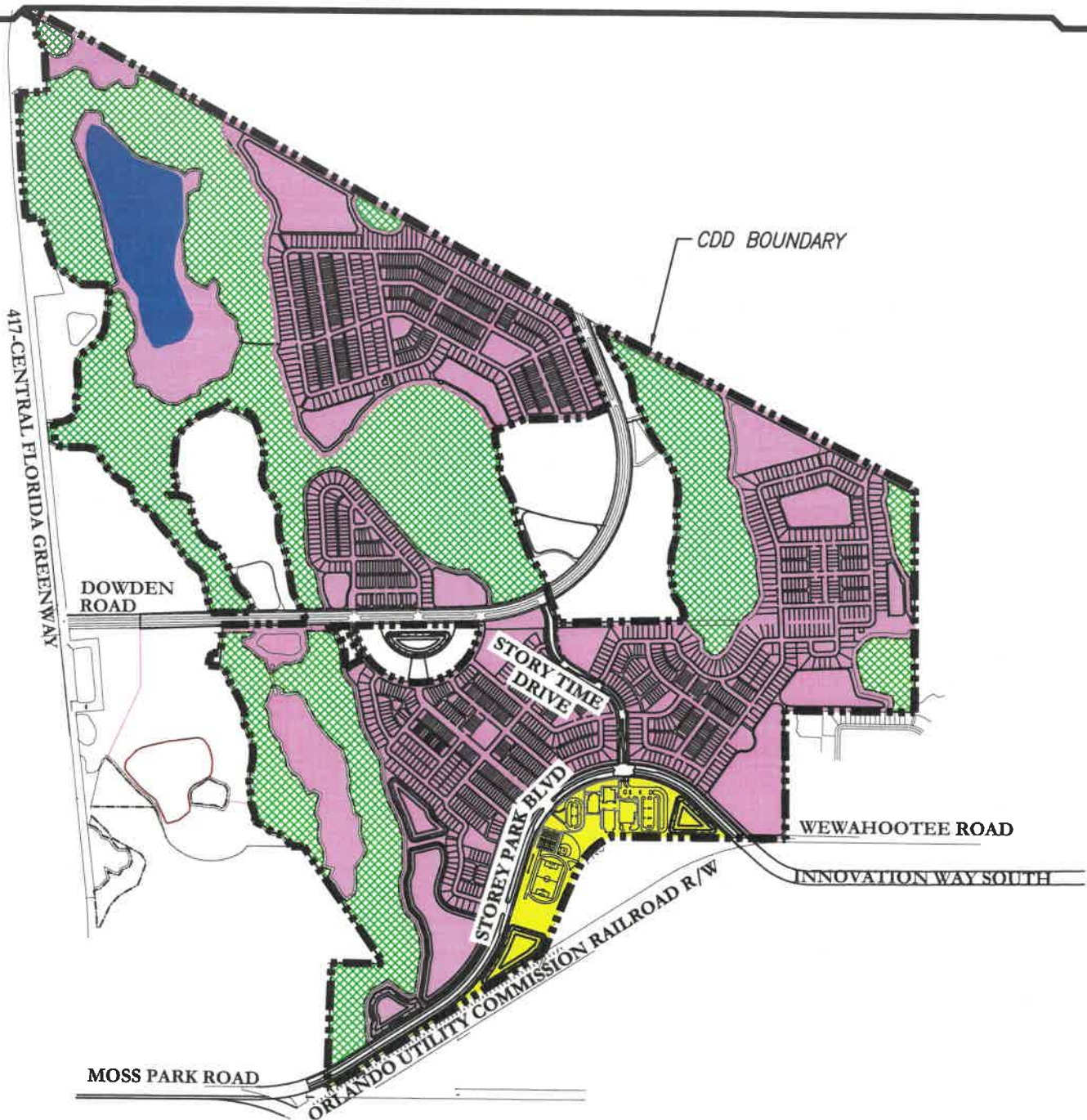


Exhibit 9B



LEGEND

	INTENSITY MIN	INTENSITY MAX	ALLOWABLE USES	ACREAGES
OFFICE LOW INTENSITY	NONE	21 UNITS/AC AND OR 0.40 FAR	RES/OFFICE/PUB/RECT INST	548.45 ac
CONSERVATION				342.83 ac.
EXISTING LAKE/CONSERVATION (W/B)				30.3 ac.
ROADS				32.41 ac.
SCHOOL SITE				38.27 ac.
TOTAL				993.26 ac

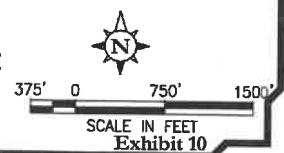
Future Land Use Plan
Storey Park Community Development District

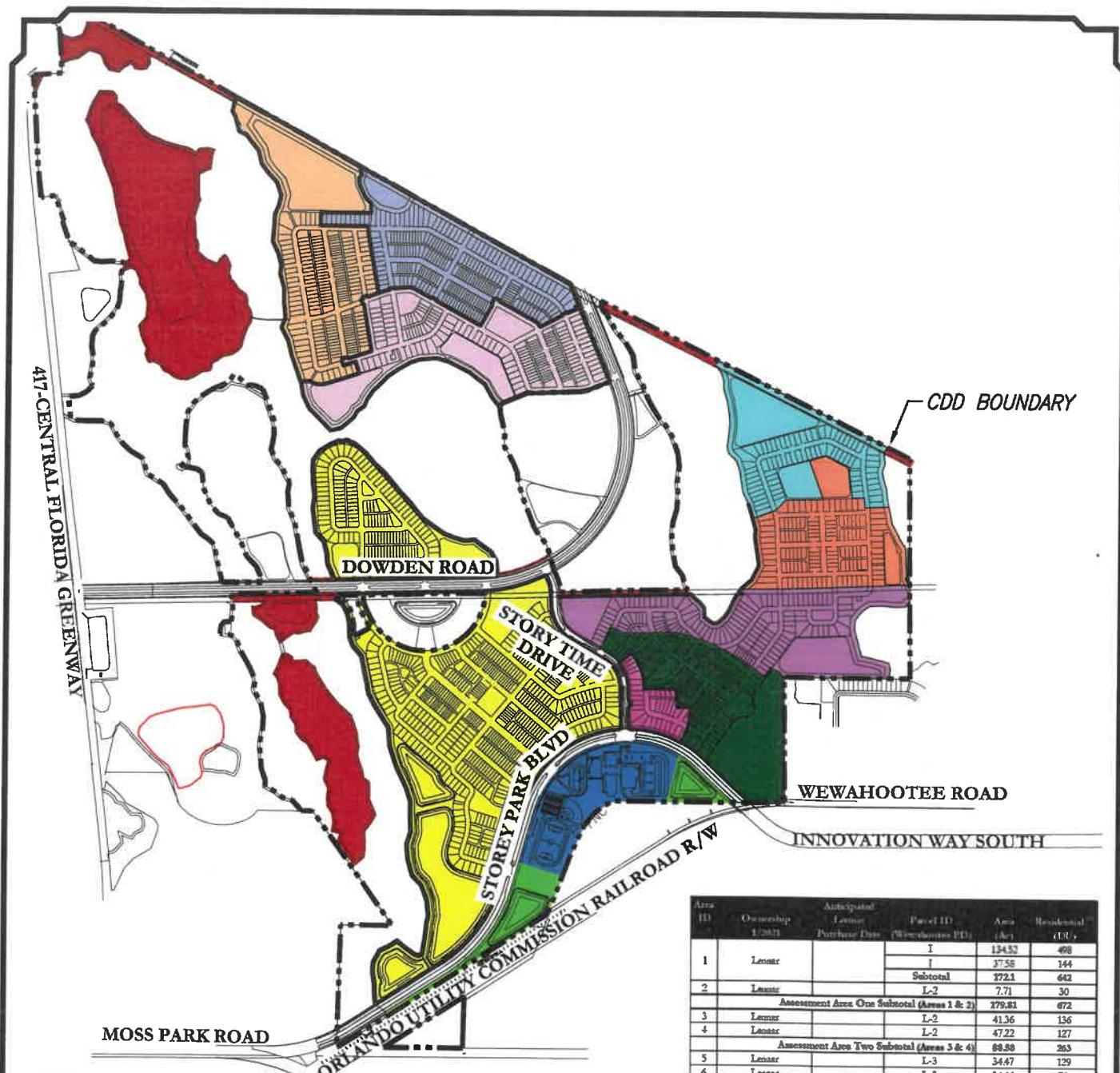
November 18, 2020
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LEGEND

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7
- AREA 8
- AREA 9
- AREA 10
- AREA 11
- AREA 12

Area (1)	Ownership	Assessed/Parcel	Parcel ID	Area (Ac)	Residential (UR)
		Purchase Date	(Where Applicable PD)		
1	Lease		I	134.52	498
			I	37.58	144
			Subtotal	172.1	642
2	Lease		L-2	7.71	30
Assessment Area One Subtotal (Areas 1 & 2)				179.81	672
3	Lease		L-2	41.36	136
4	Lease		L-2	47.22	127
Assessment Area Two Subtotal (Areas 3 & 4)				88.58	263
5	Lease		L-3	34.47	129
6	Lease		L-3	34.46	76
Assessment Area Three Subtotal (Areas 5 & 6)				68.93	205
7	Moss Park Properties	-	H G2 F	70.52	-
8	OCP5	-	M	25.71	-
9	Lease		M	12.72	-
10	Lease		K-3	50.95	160
11	Moss Park Properties	3/2021	K-3	54.13	197
Assessment Area Four Subtotal (Areas 10 & 11)				105.08	357
12	Moss Park Properties	3/2021	K-3	42.34	231
Assessment Area Five Subtotal (Area 12)				42.34	231
Total				593.7	1728

- (1) Residential Units are based on the Specific Parcel Master Plan and PD amendments.
- (2) Area 1 and 2 combined represent the Assessment Area One as is detailed in the Master Assessment Methodology prepared by Government Management Services Council Florida.
- (3) Areas 3 and 4 represent Assessment Area Two as is detailed in the Master Assessment Methodology prepared by Government Management Services Council Florida. Assessment Area Three was revised in the 5/1/18 Engineer's Report Revision 4 Update to include Areas 7, Areas 5 and 6 only and represent Assessment Area Three.
- (4) Engineer's Report/Revision 7 includes recording the assessment from Area 1 (64.54 ac, 30 1/2" units and 62000 SF commercial) and adding Parcel K-3 Areas 10-11.
- (5) Areas 10 and 11 combined represent the Assessment Area Four as is detailed in the Master Assessment Methodology prepared by Government Management Services Council Florida.

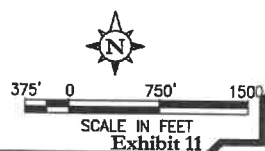
Land Ownership Map Storey Park Community Development District

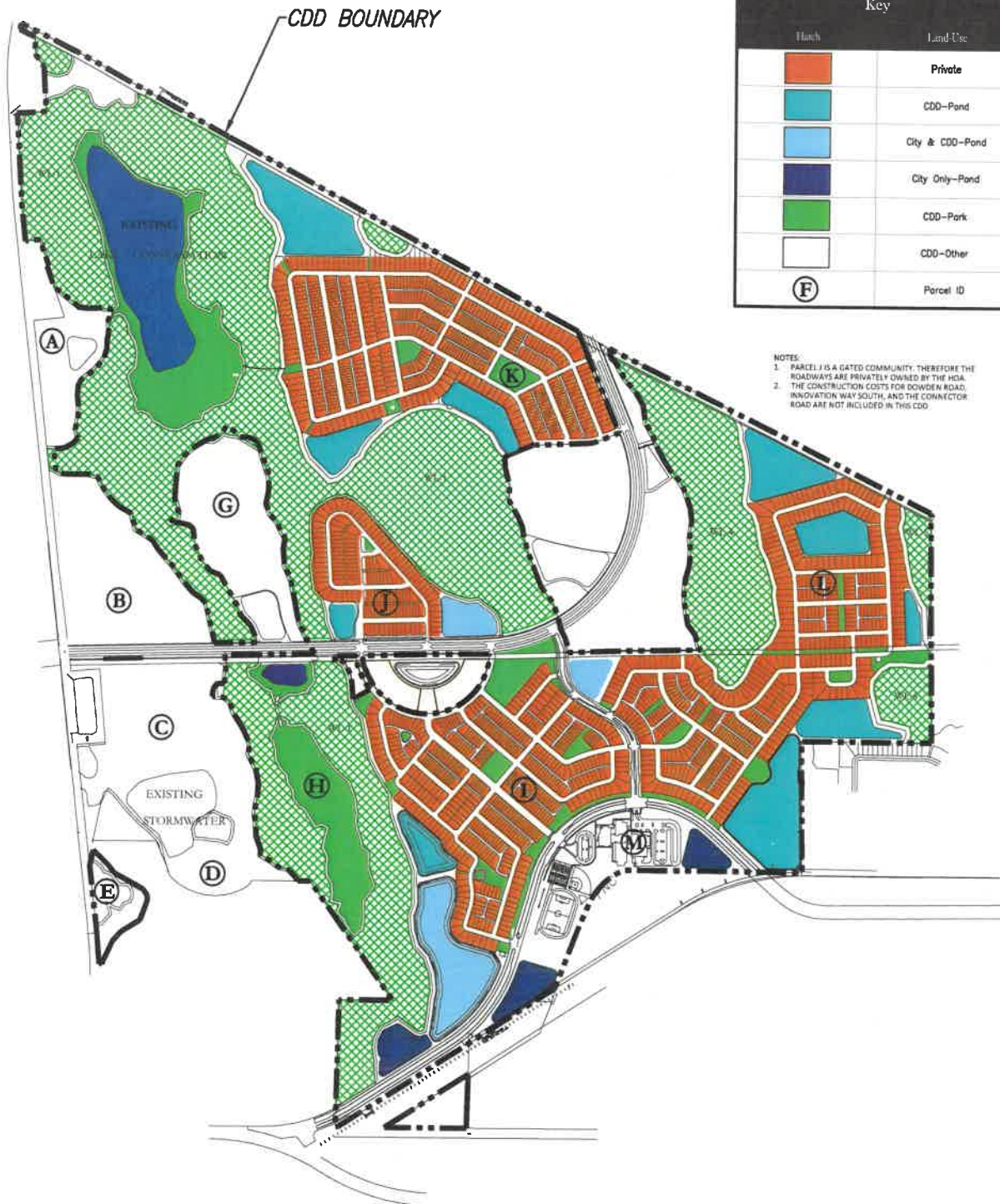
POULOS & BENNETT

March 08, 2021
P & B Job No.: 12-080

2602 E Livingston St
Orlando, Florida 32803 - 407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567





Future Public and Private Uses Within CDD

Storey Park Community Development District

November 18, 2020
P & B Job No.: 12-080

2602 E Livingston St
Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

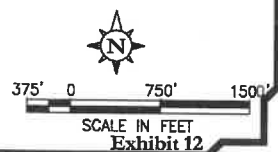


Exhibit 13

Storey Park

Cost Opinion for Community Development District Capital Improvement Plan

Facility	Estimated Cost		Assessment		Assessment		Assessment		Assessment		Assessment	
	Area 1	Area 2	Estimated Cost	Area One	Area Two	Area Three	Area Four	Area Five	Estimated Cost	Area 10 & 11	Estimated Cost	Area 12
CDD Roadways and Alleys	\$ 3,560,182	\$ 146,988	\$ -	\$ 3,707,170	\$ 1,288,594	\$ 1,004,418	\$ 2,840,015	\$ 599,078				
Stormwater Improvements (pipes, drainage structures, outfalls)	\$ 2,509,636	\$ 103,614	\$ -	\$ 2,613,251	\$ 908,353	\$ 708,032	\$ 2,025,789	\$ 717,244				
Earthworks (stormwater pond excavation and dewatering)	\$ 1,616,720	\$ -	\$ -	\$ 1,616,720	\$ 741,500	\$ 741,500	\$ 1,828,934	\$ 750,887				
Potable Water Distribution (pipes, fittings, valves)	\$ 1,636,127	\$ 73,373	\$ -	\$ 1,709,501	\$ 643,241	\$ 501,386	\$ 873,145	\$ 564,976				
Reclaimed Water Distribution (pipes, fittings, valves)	\$ 1,284,000	\$ 53,012	\$ -	\$ 1,337,012	\$ 464,739	\$ 362,249	\$ 586,190	\$ 177,833				
Sanitary Sewer System (lift stations, pipes, fittings, valves, forcemains)	\$ 2,313,145	\$ 103,735	\$ -	\$ 2,416,880	\$ 909,410	\$ 708,855	\$ 1,395,063	\$ 262,545				
Off-site Improvements (Transportation Proportionate Share)	\$ 926,619	\$ 37,214	\$ -	\$ 963,833	\$ 326,239	\$ 254,293	\$ 442,842	\$ 286,545				
Master Signage, Trails and Street Trees	\$ 900,000	\$ 36,145	\$ -	\$ 936,145	\$ 316,867	\$ 246,988	\$ 430,120	\$ 278,313				
Electrical Distribution & Street Lights	\$ 1,330,598	\$ 64,746	\$ -	\$ 1,395,344	\$ 567,606	\$ 442,430	\$ 770,476	\$ 498,544				
Landscape and Hardscape	\$ 729,545	\$ 30,120	\$ -	\$ 759,666	\$ 264,056	\$ 205,823	\$ 358,434	\$ 231,928				
Subtotal	\$ 16,806,574	\$ 648,947	\$ -	\$ 17,455,521	\$ 6,430,606	\$ 5,175,974	\$ 11,551,008	\$ 4,367,892				
Soft Costs (8%)	\$ 1,344,526	\$ 51,916	\$ -	\$ 1,396,442	\$ 514,448	\$ 414,078	\$ 924,081	\$ 349,431				
Subtotal	\$ 18,151,099	\$ 700,863	\$ -	\$ 18,851,963	\$ 6,945,054	\$ 5,590,052	\$ 12,475,089	\$ 4,717,323				
Contingency (10% of Hard Costs)	\$ 1,680,657	\$ 64,895	\$ -	\$ 1,745,552	\$ 643,061	\$ 517,597	\$ 1,155,101	\$ 436,789				
Total	\$ 19,831,757	\$ 765,758	\$ -	\$ 20,597,515	\$ 7,588,115	\$ 6,107,650	\$ 13,630,190	\$ 5,154,112				

Notes:

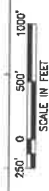
- 1) Parcel M is a school site and therefore no associated costs for development on Parcel M are included in Areas 1.
- 2) Areas 3 and 4 represent Assessment Area Two as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida. Assessment Area Three was revised in the 5/1/19 Engineer's Report Revision 6 Update to exclude Areas 7. Areas 5 and 6 only now represent Assessment Area Three.
- 3) Assessment Areas 4 & 5 were added in the Engineer's Report Revision 7 dated January 2021

Exhibit 14

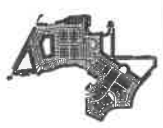
**Storey Park
Permit Status**

Permit	Submitted	Approved
Master		
City of Orlando Annexation and Development Agreement		9/23/2013
First Amendment to the Annexation and Development Agreement		11/25/2013
City of Orlando Wewahootee PD		12/16/2013
City of Orlando SPMP		3/18/2014
Utility Construction Reimbursement Agreement for Dowden Road and Innovation Way South (OCU)		1/13/2015
Army Corp of Engineers		1/9/2012
FEMA CLOMR-F		1/26/2017
Gopher Tortoise Relocation Permit (FWC)		6/3/2014
City of Orlando Mass Grading (SPMP Parcel I & J Limits)	3/14/2014	10/30/2014
SFWMD ERP (Conceptual and Phases 1-8 of the SPMP)	3/6/2014	7/28/2014
SFWMD WUP Dewatering	4/14/2014	8/25/2014
Phase 1 (90 Residential Units)		
City of Orlando Construction Plans	4/23/2014	10/9/2014
City of Orlando Plat	6/16/2014	4/20/2015
Orange County Utilities	4/23/2014	12/18/2014
FDEP Water	11/26/2014	12/2/2014
FDEP Sewer	11/26/2014	12/16/2014
Florida Gas Encroachment Agreement		8/21/2014
Phase 2 (144 Residential Units)		
City of Orlando Construction Plans	12/22/2014	6/22/2015
City of Orlando Plat	6/9/2016	3/3/2016
Orange County Utilities	2/4/2015	5/8/2015
FDEP Water	5/21/2015	5/26/2015
FDEP Sewer	5/21/2015	5/22/2015
Phase 3 (149 Residential Units)		
City of Orlando Construction Plans	6/20/2016	7/26/2016
City of Orlando Plat	9/4/2015	1/9/2017
Orange County Utilities	6/23/2016	7/1/2016
FDEP Water	6/8/2016	6/20/2016
FDEP Sewer	6/8/2016	6/14/2016
Phase 4 (119 Residential Units)		
City of Orlando Construction Plans	2/2/2017	3/25/2017
City of Orlando Plat	1/17/2017	5/9/2017
Orange County Utilities	3/28/2016	1/23/2017
FDEP Water	2/7/2016	2/9/2017
FDEP Sewer	2/7/2016	2/22/2017
Parcel L Master		
City of Orlando Parcel L SPMP	9/20/2016	11/14/2016
City of Orlando Mass Grading (SPMP Parcel I & J Limits)	1/6/2017	6/22/2017
SFWMD ERP (Mass Grading)	1/10/2017	2/17/2017
Gopher Tortoise Relocation Permit (FWC)		6/13/2017
SFWD WUP Dewatering		4/7/2017
Parcel L Phase 1 (150 Residential Units)		
City of Orlando Construction Plans	2/14/2017	12/4/2017
City of Orlando Plat	1/15/2018	4/9/2018
Orange county Utilities	2/14/2017	10/19/2017
FDEP Water	8/28/2017	8/31/2017
FDEP Sewer	4/21/2017	9/13/2017
SFWMD ERP	4/21/2017	6/12/2017
Florida Gas Encroachment Agreement		complete

Parcel L Phase 2 (143 Residential Units)		
City of Orlando Construction Plans	1/5/2018	1/11/2018
City of Orlando Plat	5/1/2018	9/20/2018
Orange County Utilities	11/6/2017	11/15/2017
FDEP Water	12/15/2017	12/22/2017
FDEP Sewer	12/15/2017	12/27/2017
SFWMD ERP	9/22/2017	8/28/2017
Parcel L Phase 3		
City of Orlando Construction Plans	3/14/2018	1/23/2019
City of Orlando Plat	9/13/2018	4/3/2019
Orange County Utilities	3/14/2018	8/8/2018
FDEP Water	10/15/2018	10/19/2018
FDEP Sewer	10/21/2018	12/11/2018
SFWMD ERP	3/26/2018	6/13/2018
Parcel L Phase 4		
City of Orlando Construction Plans	3/30/2018	1/23/2019
City of Orlando Plat	7/12/2019	12/18/2019
Orange County Utilities	3/30/2018	9/13/2018
FDEP Water	9/14/2018	10/17/2018
FDEP Sewer	9/14/2018	10/19/2018
SFWMD ERP	6/8/2018	9/1/2018
Parcel K Master		
City of Orlando Parcel K SPMP	5/20/2019	8/15/2019
City of Orlando Mass Grading (Parcel K)	12/13/2019	1/30/2020
SFWMD ERP (Mass Grading)	12/17/2019	3/5/2020
Gopher Tortoise Relocation Permit (FWC)		
SFWD WUP Dewatering	2/21/2020	3/31/2020
Parcel K Phase 1 (160 Residential Units)		
City of Orlando Construction Plans	1/24/2020	8/22/2020
City of Orlando Plat	6/10/2020	
Orange county Utilities	1/24/2020	8/21/2020
FDEP Water	8/18/2020	9/3/2020
FDEP Sewer	8/18/2020	9/2/2020
SFWMD ERP	1/24/2020	6/24/2020
Parcel K Phase 2 (197 Residential Units)		
City of Orlando Construction Plans	11/5/2020	
City of Orlando Plat	TBD	
Orange county Utilities	10/30/2020	
FDEP Water	TBD	
FDEP Sewer	TBD	
SFWMD ERP	10/30/2020	
Parcel K Phase 3 (231 Residential Units)		
City of Orlando Construction Plans	1/22/2021	
City of Orlando Plat	TBD	
Orange county Utilities	1/22/2021	
FDEP Water	TBD	
FDEP Sewer	TBD	
SFWMD ERP	1/22/2021	



Key Map:



Consolidated

PROJECT INFORMATION	
PROJECT NAME	STOREY PARK - FASELL L (WEWAHOOTEE PD)
PROJECT LOCATION	WEWAHOOTEE PD, FL
PROJECT NUMBER	13-000
DATE	10/15/15
DESIGNED BY	NYT
DRAWN BY	NYT
CHECKED BY	NYT
APPROVED BY	NYT
DATE	10/15/15
PROJECT NUMBER	13-000

STOREY PARK - FASELL L (WEWAHOOTEE PD)

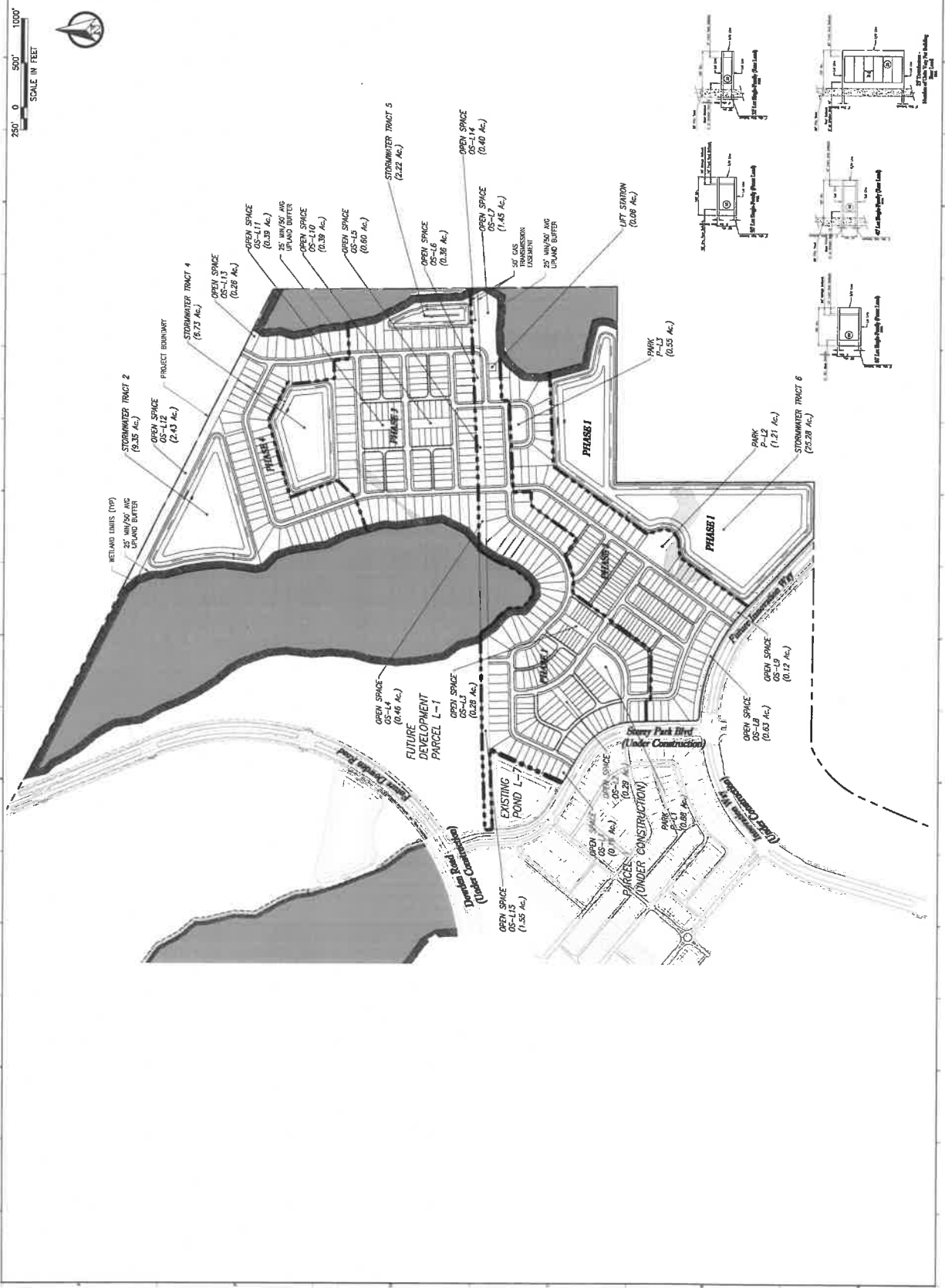
Submitted To:
CITY OF ORLANDO, FL
Submitted By:
MASTER SITE PLAN

Sheet No:
C2.00

Date:
October 15, 2015

Prepared By:
J. J. C. Associates, LLC
2005 E. Lake Nona Blvd.
Suite 100
Orlando, FL 32827
Tel: 407.687.2224
www.jjcassociates.com

EXHIBIT 16



PROJECT DESCRIPTION

AT HULLDALE, STOREY PARK WILL BE A DIVERSE RESIDENTIAL COMMUNITY WITH A VARIETY OF HOUSING CHOICES. IT WILL CONTAIN INTERCONNECTED AND WALKABLE RESIDENTIAL BLOCKS, ORGANIZED AROUND COMMUNITY PARKS AND AMENITIES. THE STOREY PARK RESIDENTIAL NEIGHBORHOODS WILL COMPLEMENT THE PLANNED ADDED USE TOWN CENTER LOCATED NEAR THE CENTER OF THE PROPERTY AND PROMOTE HOUSING AND EMPLOYMENT BALANCE. STOREY PARK'S DESIGN WILL RESPECT THE NATURAL ENVIRONMENT AND PRIMARY CONSERVATION NETWORK.

FUTURE LAND USE:	OFFICE LOW INTENSITY AND CONSERVATION
PROPOSED DEVELOPMENT:	RESIDENTIAL
EXISTING ZONING:	PLANNED DEVELOPMENT (PD)

PARAMETERS SPACED		TOTALS	
P-1	OS-6	0.30	2.32
P-2	OS-7	0.17	0.27
P-3	OS-8	0.58	0.23
P-4	OS-10	1.08	0.07
P-5	OS-11	6.22	0.16
P-6	OS-12	0.27	0.29
P-7	OS-13	1.30	0.28
P-8	OS-14	0.06	0.66
P-9	OS-15	1.39	0.60
P-10	OS-16	1.32	0.36
P-11	OS-17	1.92	1.85
P-12	OS-18	0.88	0.03
P-13	OS-19	0.21	0.12
P-14	OS-20	0.10	0.39
P-15	OS-21	0.10	0.12
P-16	OS-22	0.28	2.93
P-17	OS-112	0.23	0.23
P-18	OS-14	0.19	0.40
P-19	OS-113	0.23	0.80
P-20	OS-115	0.19	1.55
P-21	TOTAL ALL PHASES		33.85

RESIDENTIAL DEVELOPMENT STANDARDS

[illegible][illegible]

DEVELOPMENT NOTES:

1. ALL SETTING BACK SHALL COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE, CHAPTER 22A, SECTION 22A.05(1).
2. ALL SETTING BACK SHALL BE CONSISTENT WITH THE ORANGE COUNTY SETTING BACK ORDINANCE (ORD. NO. 2003-08 1, 6-3-03).
3. WATERWAY MANAGEMENT DISTRICT SHALL COMPLY WITH CITY OF ORLANDO LAND DEVELOPMENT CODE AND SOUTH FLORIDA WATERWAY MANAGEMENT DISTRICT (SFWMD) CRITERIA.
4. POINT LOCATIONS OF FISH HATCHES TO SERVE THE PROJECT SHALL BE DETERMINED AT THE TIME OF THE CONSTRUCTION PLAN REVIEW PROCESS.
5. FINAL GRADES TO BE DETERMINED AT TIME OF FINAL CONSTRUCTION PLANS.
6. FINAL GRADES SHALL BE DETERMINED AT THE TIME OF THE FINAL REVIEWED AND PROPOSED SHAPES FOR PARCELS 1, 2, 3, 4, 5 AND 6. THE PROJECT WILL REQUIRE A MINIMUM OF 30% REAR LOT COVERAGE (SLOPED).
7. THE CONNECTIVITY INDEX FOR THE APPROVED AND PROPOSED SHAPES WITHIN THE VIEWABLE CORRIDOR SHALL BE 1.44.
8. PARCEL 1 HAS A PARK LEVEL OF SERVICE OF 0.695 ACRES PER UNIT, THE NEW ADJUTED PER REQUIRED IS 0.615 AC. OF RECREATION PARKS PER UNIT.
9. SERVICE WILL BE SUBMITTED UNDER SEPARATE APPLICATION, SIGNAGE SHALL COMPLY WITH THE APPROVED PER ORDINANCE.

SEWER	ORANGE COUNTY UTILITIES	PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT
REGULATED WATER	ORANGE COUNTY UTILITIES	PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT
ELECTRIC	DUIE ENERGY	PUBLIC, TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
FIRE/PROTECT	CITY OF ORLANDO	PUBLIC, TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
OWNERS/RESIDENT/MAINTENANCE		PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT
ACCESS ALLEY TRACTS		PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT
POTABLE WATER		PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT
SANITARY SEWER		PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT
NEIGHBORHOOD PARKS AND OPEN SPACE		PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT
CONSERVATION AREAS		PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

STORAGE/WATER TRACTS
PRIVATE/PUBLIC, TO BE OWNED AND MAINTAINED BY THE HOA/CD
WITH FEUDAL ELEMENTS TO THE CITY FOR MAINTENANCE OF
ALL PUBLICLY DEDICATED ROAD AND DRAINAGE IMPROVEMENTS
BROADWAYS
PUBLIC, TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT
DISTRICT.

DO ALWAYS

	WETLAND	TOTAL WETLAND AREA	% TOTAL A.D.	+/- 0.0287 Ac
WETLAND AND CONSERVATION			+/- 0.0426 Ac	+/- 0.0 Ac
WETLAND BUFFER & CONSERVATION			+/- 0.03 Ac	+/- 0.0 Ac
SURFACE WATER IMPACTS				+/- 0.0287 Ac
UTILITY EASMENT				+/- 0.0287 Ac
CONNECTION ROAD ROW				+/- 0.0 Ac
CONNECTION ROW				+/- 0.0 Ac
LAKE FOREST				+/- 0.0287 Ac
NET DEVELOPMENT AREA				+/- 0.0287 Ac

WORLD BE IN ACCORDANCE WITH THE FOUR PRINCIPLES AND A SUBSTITUTION
A CORRESPONDENT

FEASING: THE PROJECT WILL BE DEVELOPED IN 4 PHASES. THE PRODUCT MIX INCLUDES SINGLE FAMILY AND TOWNHOME RESIDENTIAL DEVELOPMENT.

PROJECT	PROCESSED				DEVELOPMENT TOTAL
	PARCELL 1 PHASE 1	PARCELL 2 PHASE 2	PARCELL 3 PHASE 3	PARCELL 4 PHASE 4	
Item 1-Land Product	38	22	0	0	60
27	32	17	72	0	121
Item 2-Residential Product	78	39	73	8	198
Item 3-Land Product	59	43	22	58	182
37	5	14	35	18	72
Item 4-Residential Product	65	43	57	76	241
Item 5-Residential Product	124	193	239	76	632
TOTAL NUMBER OF UNITS					
27	16	42	0	0	58
Item 1-Residential	16	42	8	8	74
TOTAL NUMBER OF UNITS	139	143	129	34	445

October 10, 2018

THE UNIVERSITY OF CHICAGO

Purjos & Bennett, LLC
2603 E. Livingston St., Orlando, FL 32803
Tel. 407.457.2594 www.purjosandbennett.com

EXHIBIT 16

Key Map:



Consolidation:

[illegible]

STOREY PARK -
PARCEL
(WEWAHOOTEE PD)

Submittal To:
CITY OF ORLANDO, FL
Project Title:

DEVELOPMENT DATA

Sheet No.:

02.01

October 10, 2018

THE UNIVERSITY OF CHICAGO

Purjos & Bennett, LLC
2603 E. Livingston St., Orlando, FL 32803
Tel. 407.457.2594 www.purjosandbennett.com

EXHIBIT 16

Consultants:

[illegible]

STOREY PARK -
PARCEL K
(WEWAHOOTEE PD)

Submitted To:
UNIVERSITY OF ORLANDO, FL

Submitted By:
**MASTER SITE
PLAN**

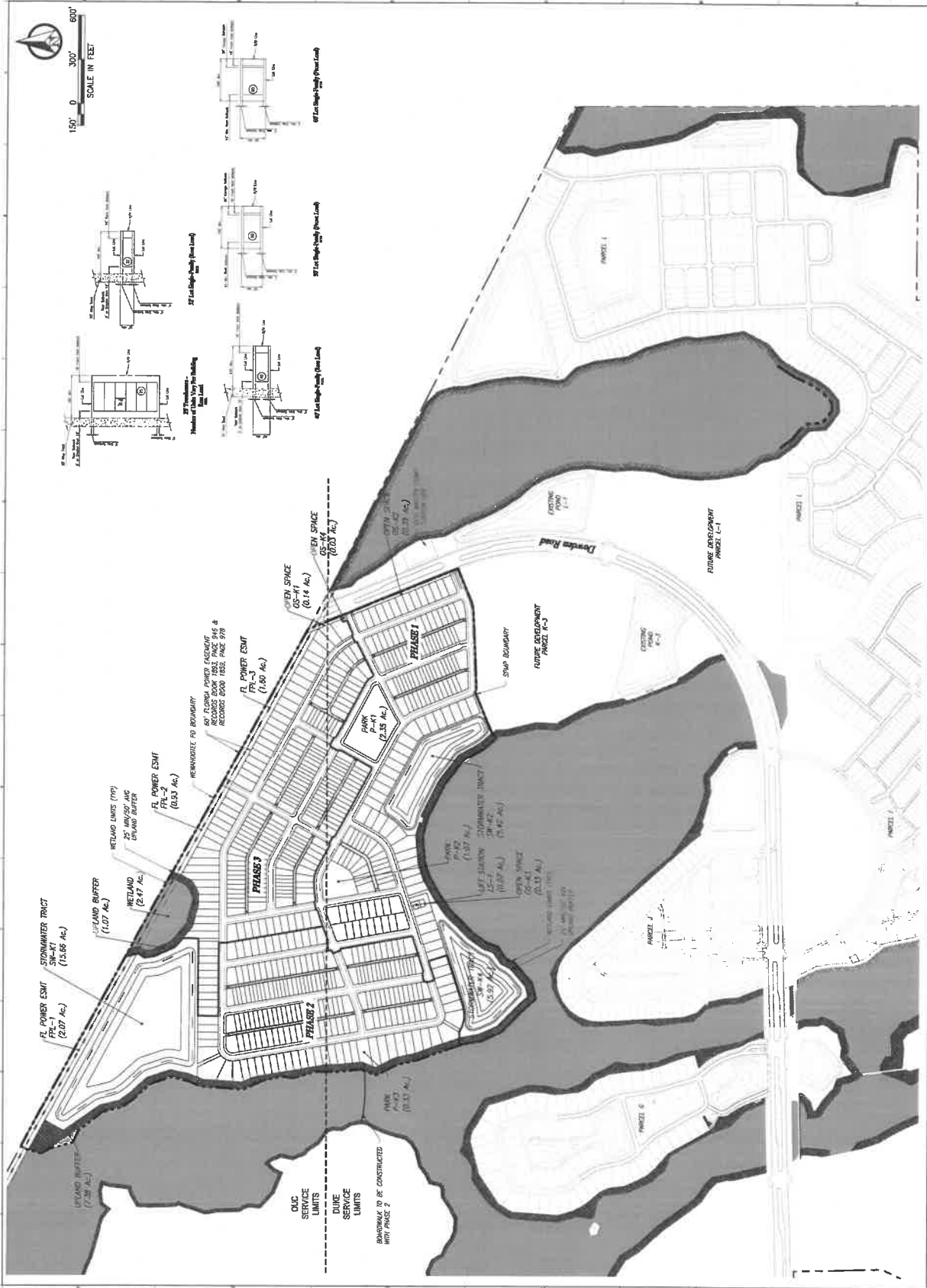
Order No. **C2.00**

DATE, June 25, 2020

COULSON, GIBSON ET AL.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
407.487.2924 www.poulosandbennett.com

Exg. Bu. No. 2857
EXHIBIT 17



Key Map

Consistent

SIGNAGE
SIGNAGE WILL BE SUBMITTED UNDER SEPARATE APPLICATION. SIGNAGE SHALL COMPLY WITH THE APPROVED PD ORDINANCE.

DEVELOPMENT NOTES:
1. ALL STREET LIGHTING SHALL COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE.
2. ALL SITE LIGHTING SHALL BE CONSISTENT WITH THE ORANGE COUNTY LIGHTING ORDINANCE (ORD. NO. 2002-08 SS 1.6-1.40).
3. STORMWATER MANAGEMENT SHALL COMPLY WITH CITY OF ORLANDO LAND DEVELOPMENT CODE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SPWMD) CRITERIA.
4. TRACT LOCATIONS OF THE HYDRAULICS TO SERVE THE PROJECT SHALL BE DETERMINED AT THE TIME OF THE CONSTRUCTION PLAN REVIEW PROCESS.
5. FINAL GRADES TO BE DETERMINED AT TIME OF FINAL CONSTRUCTION PLANS.
6. THE TOTAL PERCENTAGE OF REAR LOADED LOTS WITHIN THE PD, APPROVED AND PROPOSED SPWMS FOR PARCELS L, J, Q, L AND K IS 60% (TYPICAL). THE PD REQUIRES A MINIMUM OF 3% REAR LOADED LOTS.

7. PARCEL K HAS A YARD LEVEL OF SERVICE OF 0.0665 ACRES PER UNIT. THE VIEWHOOOTEE PD REQUIRES 0.0019 AC OF NEIGHBORHOOD PARKS PER UNIT.

SEWER
ORANGE COUNTY UTILITIES
RECYCLED WATER
ORANGE COUNTY UTILITIES
ELECTRIC
FLUKE ENERGY/C
FIRE/PROTECT
CITY OF ORLANDO

OWNERS/MAINTENANCE
ACCESS ALLEY TRACTS

PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

PUBLIC, TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES

PUBLIC, TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES

PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

PRIVATE/PUBLIC, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER WITH PERPETUAL EASEMENTS TO THE CITY FOR MAINTENANCE OF ALL PUBLICLY DEDICATED ROAD AND DRAINAGE IMPROVEMENTS

PUBLIC, TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.

REMARKS:
THE PROJECT WILL BE DEVELOPED IN 3 PHASES. THE PRODUCT MIX INCLUDES SINGLE FAMILY AND TOWNHOME RESIDENTIAL DEVELOPMENT.

PRODUCT	PARCEL K PHASE 1		PARCEL K PHASE 2		PARCEL K PHASE 3		DEVELOPMENT TOTAL
	172	487	37	59	58	134	
Mean 1-unit Product	172	487	37	59	58	134	
Total 1-unit Product	172	487	37	59	58	134	
Mean 2-unit Product	32	37	32	37	54	123	
Total 2-unit Product	32	37	32	37	54	123	
Mean 3-unit Product	33	16	33	16	11	60	
Total 3-unit Product	33	16	33	16	11	60	
Mean 4-unit Product	65	65	65	65	166	477	
Total 4-unit Product	65	65	65	65	166	477	
TOWNHOMES	41	45	41	45	65	151	
Total Townhomes	41	45	41	45	65	151	
TOTAL NUMBER OF UNITS	169	197	169	197	321	586	

PROJECT DESCRIPTION
AT THE OUT, STREET PARK WILL BE A DIVERSE RESIDENTIAL COMMUNITY WITH A VARIETY OF HOUSING CHOICES. IT WILL CONTAIN INTERCONNECTED AND WALKABLE RESIDENTIAL BLOCKS, ORGANIZED AROUND COMMUNITY PARKS AND AMENITIES. THE STREET PARK RESIDENTIAL NEIGHBORHOODS WILL COMPLEMENT THE PLANNED MIXED-USE TOWN CENTER LOCATED NEAR THE CENTER OF THE PROPERTY AND PROMOTE MIXED-USE AND EMPLOYMENT BALANCE. STREET PARK'S DESIGN WILL RESPECT THE NATURAL ENVIRONMENT AND PRIMARY CONSERVATION NETWORK.

FUTURE LAND USE:
ORANGE LOW INTENSITY AND CONSERVATION
PROPOSED DEVELOPMENT:
RESIDENTIAL
EXISTING ZONING:
PLANNED DEVELOPMENT (PD)

PARCEN REACT:		± 2.5 Ac	Ac
P-K1	± 2.5 Ac	Ac	
P-K2	± 1.0 Ac	Ac	
P-K3	± 0.3 Ac	Ac	
OS-K1	± 0.14 Ac	Ac	
OS-K2	± 0.39 Ac	Ac	
OS-K3	± 0.33 Ac	Ac	
OS-K4	± 0.05 Ac	Ac	
TP-1	± 2.07 Ac	Ac	
TP-2	± 0.03 Ac	Ac	
TP-3	± 1.60 Ac	Ac	
TOTAL (ALL PHASES)	± 9.3 Ac	Ac	

RESIDENTIAL DEVELOPMENT STANDARDS

Product Type	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Front Yard Setback (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Minimum Building Height (feet)	Maximum Building Height (feet)	Minimum Lot Coverage (%)
Single-Family detached lot	30 ft	100 ft	25 ft	10 ft (7)	15 ft	15 ft	2 Stories	70%
Single-Family attached lot	30 ft	100 ft	25 ft	10 ft (7)	15 ft	15 ft	2 Stories	70%
Double lot	30 ft	100 ft	25 ft	10 ft (7)	15 ft	15 ft	2 Stories	70%
Triplex lot	30 ft	100 ft	25 ft	10 ft (7)	15 ft	15 ft	2 Stories	70%
Triplex lot (with parking lot)	30 ft	100 ft	25 ft	10 ft (7)	15 ft	15 ft	2 Stories	70%
Townhome	30 ft	100 ft	25 ft	10 ft (7)	15 ft	15 ft	2 Stories	70%
Multi-family	30 ft	100 ft	25 ft	10 ft (7)	15 ft	15 ft	2 Stories	70%

1) Over 20 ft width to 25 ft, wider than the rest of the lot and the block to accommodate the corner lot and street.

2) The lot area shall be 10,000 sq ft or more.

3) Minimum lot area shall be 10,000 sq ft or more.

4) Minimum lot area shall be 10,000 sq ft or more.

5) Minimum lot area shall be 10,000 sq ft or more.

6) Minimum lot area shall be 10,000 sq ft or more.

7) Minimum lot area shall be 10,000 sq ft or more.

8) Minimum lot area shall be 10,000 sq ft or more.

9) Minimum lot area shall be 10,000 sq ft or more.

10) Minimum lot area shall be 10,000 sq ft or more.

TOTAL BLOCKS AREA		± 1,281.2 Ac	± 1,281.2 Ac
WETLAND	± 1,281.2 Ac	± 1,281.2 Ac	± 1,281.2 Ac
WETLAND IMPACTS	± 1,281.2 Ac	± 1,281.2 Ac	± 1,281.2 Ac
WETLAND BUFFER & CONSERVATION	± 1,281.2 Ac	± 1,281.2 Ac	± 1,281.2 Ac
SURFACE WATER IMPACTS	± 1,281.2 Ac	± 1,281.2 Ac	± 1,281.2 Ac
GASFLOWER/UTILITY EXIST	± 1,281.2 Ac	± 1,281.2 Ac	± 1,281.2 Ac
INNOVATION WAY N & S ROW	± 1,281.2 Ac	± 1,281.2 Ac	± 1,281.2 Ac
CONNECTOR RD ROW	± 1,281.2 Ac	± 1,281.2 Ac	± 1,281.2 Ac
LAKESIDE	± 1,281.2 Ac	± 1,281.2 Ac	± 1,281.2 Ac
NET DEVELOPMENT AREA	± 1,281.2 Ac	± 1,281.2 Ac	± 1,281.2 Ac

SHALL BE ACCORDANCE WITH THE PD, ORDINANCE AND SUBORDINATE AGREEMENT

PROJECT NO.	2020-001
PROJECT NAME	STREET PARK
PROJECT LOCATION	STREET PARK
PROJECT OWNER	STREET PARK
PROJECT CONTACT	STREET PARK
PROJECT PHONE	STREET PARK
PROJECT FAX	STREET PARK
PROJECT EMAIL	STREET PARK
PROJECT WEBSITE	STREET PARK
PROJECT ADDRESS	STREET PARK
PROJECT CITY	STREET PARK
PROJECT STATE	STREET PARK
PROJECT ZIP	STREET PARK
PROJECT COUNTY	STREET PARK
PROJECT DISTRICT	STREET PARK
PROJECT PHASE	STREET PARK
PROJECT STATUS	STREET PARK
PROJECT DATE	STREET PARK
PROJECT TIME	STREET PARK
PROJECT WEATHER	STREET PARK
PROJECT SOILS	STREET PARK
PROJECT VEGETATION	STREET PARK
PROJECT ANIMALS	STREET PARK
PROJECT PLANTS	STREET PARK
PROJECT FUNGI	STREET PARK
PROJECT BACTERIA	STREET PARK
PROJECT VIRUSES	STREET PARK
PROJECT PARASITES	STREET PARK
PROJECT INSECTS	STREET PARK
PROJECT MAMMALS	STREET PARK
PROJECT BIRDS	STREET PARK
PROJECT REPTILES	STREET PARK
PROJECT AMPHIBIANS	STREET PARK
PROJECT FISH	STREET PARK
PROJECT MOLLUSCS	STREET PARK
PROJECT ARACHNIDS	STREET PARK
PROJECT NEMATODES	STREET PARK
PROJECT PROTISTS	STREET PARK
PROJECT PLANTS	STREET PARK
PROJECT FUNGI	STREET PARK
PROJECT BACTERIA	STREET PARK
PROJECT VIRUSES	STREET PARK
PROJECT PARASITES	STREET PARK
PROJECT INSECTS	STREET PARK
PROJECT MAMMALS	STREET PARK
PROJECT BIRDS	STREET PARK
PROJECT REPTILES	STREET PARK
PROJECT AMPHIBIANS	STREET PARK
PROJECT FISH	STREET PARK
PROJECT MOLLUSCS	STREET PARK
PROJECT ARACHNIDS	STREET PARK
PROJECT NEMATODES	STREET PARK
PROJECT PROTISTS	STREET PARK

STREET PARK - PARCEL K (VIEWHOOOTEE PD)

CITY OF ORLANDO, FL

DEVELOPMENT DATA

Sheet No.

C2.01

DATE: June 26, 2020

PROFESSIONAL SEAL

Protein & Bennett, LLC

Exhibit 17

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FOUR

FOR

STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 25, 2021

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
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 anticipates the issuance at this time of not to exceed \$18,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain Assessment Area Four infrastructure improvements ("Assessment Area Four Capital Improvement Plan") within a designated assessment area (herein the "Assessment Area Four") within the District more specifically described in the Engineer's Report Revision 7 - Parcel K Boundary Expansion dated February 22, 2021 prepared by Poulos & Bennett, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Assessment Area Four Capital Improvement Plan that benefit property owners within the Assessment Area Four. Assessment Area Four is identified as Parcel K Phase 1 and Parcel K Phase 2 in Exhibit 17 of the Engineer's Report.

1.1 Purpose

This Master Assessment Methodology for Assessment Area Four (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Four. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area Four Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Assessment Area Four 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 intends to impose non ad valorem special assessments on the benefited lands within the Assessment Area Four 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 993.3 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Four represents approximately 101 acres. The development program for Assessment Area Four currently envisions approximately 357 residential units. The proposed development program is depicted in Table 1. It is identified in the Engineer's Report as Parcel K. 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 Four Capital Improvement Plan will provide facilities that benefit certain property within the Assessment Area Four. 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, offsite 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 property, 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 the Assessment Area Four. The implementation of the Assessment Area Four Capital Improvement Plan enables properties within the boundaries of the Assessment Area Four to be developed. Without the District's Assessment Area Four Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Four. Without these improvements, development of the property within Assessment Area Four would be prohibited by law.

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

District's Assessment Area Four Capital Improvement Plan. The property owners within Assessment Area Four are therefore receiving special benefits not received by those outside the District's boundaries and outside of the Assessment Area Four.

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 Four will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Four Capital Improvement Plan that is necessary to support full development of property within Assessment Area Four will cost approximately \$13,630,190. The District's Underwriter projects that financing costs required to fund the Assessment Area Four Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$18,000,000. Additional funding required to complete the Assessment Area Four Capital Improvement Plan is anticipated to be funded by Developer. Without the Assessment Area Four Capital Improvement Plan, the property within Assessment Area Four would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$18,000,000 in Bonds in one or more series to fund the District's entire Assessment Area Four Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$18,000,000 in debt to the properties within Assessment Area Four benefiting from the Assessment Area Four Capital Improvement Plan. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Four Capital Improvement Plan, and this report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Four. The District has commissioned an Engineer's Report that includes estimated construction costs for the Assessment Area Four Capital Improvement Plan needed to support the development, which 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 \$13,630,190. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Assessment Area Four Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$18,000,000. 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 Four is completed. Until the platting process occurs, the Assessment Area Four Capital Improvement Plan funded by District bonds benefits all acres within the Assessment Area Four.

The initial assessments will be levied on an equal basis to all gross acreage within the Assessment Area Four. 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 Four are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the Assessment Area Four into individual lots or units ("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 Four, which are the beneficiaries of the Assessment Area Four 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 Four 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 five 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 to 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 Four 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 Four 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 Four Capital Improvement Plan have been apportioned to the property within Assessment Area Four 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 Four 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 Four 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 Four, 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 Four. 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 Four 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
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Townhome - 25'	86	0.50	43
Single Family 32'	76	0.64	49
Single Family 40'	77	0.80	62
Single Family 50'	69	1.00	69
Single Family 60'	49	1.20	59
Total Units	357		281

(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
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Capital Improvement Plan ("CIP") (1)	Cost Estimate
CDD Roadways and Alleys	\$2,840,015
Stormwater Improvements	\$2,025,789
Earthwork	\$1,828,934
Potable Water	\$873,145
Reclaimed Water Distribution	\$586,190
Sanitary Sewer System	\$1,395,063
Offsite Improvements	\$442,842
Master Signage, Trails and Street Trees	\$430,120
Electrical Differential Costs	\$770,476
Landscape and Hardscape	\$358,434
Contingencies	\$2,079,182
	\$13,630,190

(1) A detailed description of these improvements is provided in the revised Engineer's Report dated February 22, 2021.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Description	Total
Construction Funds	\$ 13,630,190
Debt Service Reserve	\$ 1,307,680
Capitalized Interest	\$ 2,160,000
Underwriters Discount	\$ 360,000
Cost of Issuance	\$ 250,000
Contingency	\$ 292,130
Par Amount*	\$ 18,000,000

Bond Assumptions:	
Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome - 25'	86	0.5	43	15.30%	\$	\$24,250
Single Family 32'	76	0.64	49	17.31%	\$	\$31,039
Single Family 40'	77	0.8	62	21.92%	\$	\$38,799
Single Family 50'	69	1	69	24.55%	\$	\$48,499
Single Family 60'	49	1.2	59	20.92%	\$	\$58,199
Totals	357		281	100.00%	\$	13,630,190

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome - 25'	86	\$ 2,085,462		\$ 2,754,056		\$32,024
Single Family 32'	76	\$ 2,358,997		\$ 3,115,286		\$40,991
Single Family 40'	77	\$ 2,987,545		\$ 3,945,346		\$51,238
Single Family 50'	69	\$ 3,346,439		\$ 4,419,300		\$64,048
Single Family 60'	49	\$ 2,851,748		\$ 3,766,012		\$76,857
Totals	357	\$ 13,630,190		\$ 18,000,000		

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

TABLE 6

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt		Gross Annual Debt	
					Assessment Per Unit	Assessment Per Unit (1)	Assessment Per Unit	Assessment Per Unit (1)
Townhome - 25'	86	\$ 2,754,056	\$32,024	\$ 200,079	\$ 2,327	\$ 2,475	\$ 2,327	\$ 2,475
Single Family 32'	76	\$ 3,115,286	\$40,991	\$ 226,322	\$ 2,978	\$ 3,168	\$ 2,978	\$ 3,168
Single Family 40'	77	\$ 3,945,346	\$51,238	\$ 286,625	\$ 3,722	\$ 3,960	\$ 3,722	\$ 3,960
Single Family 50'	69	\$ 4,419,300	\$64,048	\$ 321,057	\$ 4,653	\$ 4,950	\$ 4,653	\$ 4,950
Single Family 60'	49	\$ 3,766,012	\$76,857	\$ 273,597	\$ 5,584	\$ 5,940	\$ 5,584	\$ 5,940
Totals	357	\$ 18,000,000		\$ 1,307,680				

(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

PRELIMINARY ASSESSMENT ROLL

MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-010	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-020	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-030	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-040	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-050	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-060	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-070	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-080	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-090	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-100	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-110	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-120	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-130	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-140	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-150	40'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-160	40'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-170	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-180	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-190	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-200	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-210	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-220	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-230	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-240	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-250	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-260	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-270	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-280	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-290	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-300	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-310	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-320	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-330	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-340	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-350	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-360	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-370	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-380	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-390	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-400	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-410	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-420	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-430	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-440	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-450	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-460	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-470	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-480	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-490	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-500	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-510	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-520	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-530	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-540	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-550	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-560	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-570	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-580	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-590	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-600	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-610	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-620	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-630	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-640	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-650	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-660	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-670	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-680	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-690	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-700	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-710	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-720	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-730	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-740	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-750	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-760	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-770	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-780	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-790	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-800	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-810	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-820	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-830	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-840	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-850	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-860	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-870	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-880	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-890	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-900	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-910	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-920	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-930	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-940	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-950	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-960	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-970	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-980	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-990	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-000	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-010	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-020	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-030	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt		Gross Annual Debt Assessment Allocation (1)
					Assessment Allocation		
Lennar Homes LLC	04-24-31-8970-01-040	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-050	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-060	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-070	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-080	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-090	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-100	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-110	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-120	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-130	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-140	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-150	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-160	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-170	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-180	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-190	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$	5,940
Lennar Homes LLC	04-24-31-8970-01-200	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-210	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-220	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-230	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-240	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-250	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-260	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-270	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-280	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-290	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-300	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-310	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-320	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-330	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-340	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-350	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-360	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-370	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-380	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$	3,168
Lennar Homes LLC	04-24-31-8970-01-390	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$	3,168

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-01-400	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-410	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-420	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-430	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-440	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-450	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-460	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-470	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-480	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-490	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-500	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-510	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-520	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-530	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-540	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-550	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-560	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-570	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-580	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-590	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-600	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Total Platted Lots				\$ 8,286,507	\$ 602,006	\$ 649,341

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)
Moss Park Properties, Llp	See legal - Parcel K - Phase :	54.13	\$ 179,447	\$ 9,713,493	\$ 705,674	\$ 750,718
Totals				\$ 18,000,000	\$ 1,307,680	\$ 1,391,149

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.
 * - See attached legal description

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,307,680

Prepared by: Governmental Management Services - Central Florida, LLC

SKETCH OF DESCRIPTION

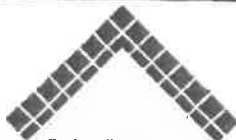
SHEET 1 OF 5

LEGAL DESCRIPTION PHASE 2.

A parcel of land lying in Section 33, Township 23 South, Range 31 East and in Section 4, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of aforesaid Section 4; thence run North 89°59'44" West along the North line of the Northeast 1/4 of said Section 4 for a distance of 2340.27 feet to the POINT OF BEGINNING; thence departing said North line run South 69° 24' 06" West for a distance of 33.14 feet to the point of curvature of a curve, concave Northerly having a radius of 10.00 feet, with a chord bearing of North 60° 17' 24" West, and a chord distance of 15.39 feet; thence run Westerly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 52.00 feet; thence run South 09° 58' 54" East for a distance of 13.50 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 29° 42' 36" West, and a chord distance of 12.77 feet; thence run Southwesterly along the arc of said curve through a central angle of 79° 22' 59" for a distance of 13.85 feet to a point of tangency; thence run South 69° 24' 06" West for a distance of 14.06 feet; thence run South 20° 35' 54" East for a distance of 55.00 feet to a point on a non tangent curve, concave Southerly having a radius of 10.00 feet, with a chord bearing of South 60° 17' 24" East, and a chord distance of 15.39 feet; thence run Southeasterly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point of tangency; thence run South 09° 58' 54" East for a distance of 482.13 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point of tangency; thence run South 72° 17' 06" West for a distance of 242.20 feet to the point of curvature of a curve, concave Northeasterly having a radius of 10.00 feet, with a chord bearing of North 58° 50' 54" West, and a chord distance of 15.06 feet; thence run Northwesterly along the arc of said curve through a central angle of 97° 44' 00" for a distance of 17.06 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 60.00 feet; thence run South 09° 58' 54" East for a distance of 10.86 feet to the point of curvature of a curve, concave Westerly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point on a non tangent line; thence run South 17° 42' 54" East for a distance of 55.00 feet; thence run North 72° 17' 06" East for a distance of 136.54 feet; thence run South 17° 42' 54" East

CONTINUED ON SHEET 2



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4-24-31 BEING N89°47'47"W FOR ANGULAR DESIGNATION ONLY.

SKB
REV 4-30-20
REV 5-12-20
REV 7-23-20
REV 8-18-20

JOB NO. 20200128

DATE: 3-3-2020

SCALE: 1" = 250 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

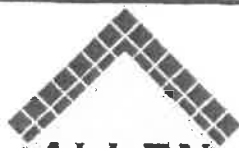
SKETCH OF DESCRIPTION

SHEET 2 OF 5

CONTINUED FROM SHEET 1

for a distance of 130.00 feet; thence run South 72° 17' 06" West for a distance of 365.00 feet to the point of curvature of a curve, concave Northerly having a radius of 207.64 feet, with a chord bearing of North 82° 05' 26" West, and a chord distance of 179.60 feet; thence run Westerly along the arc of said curve through a central angle of 51° 14' 56" for a distance of 185.73 feet to a point on a non tangent line; thence run North 90° 00' 00" West for a distance of 92.46 feet to a point on the Westerly line of a parcel of land described in Document Number 20200355298 of the Public Records of Orange County, Florida; thence run the following courses along said Westerly line: North 18° 52' 05" West for a distance of 147.80 feet; thence run North 20° 07' 53" West for a distance of 146.55 feet; thence run North 13° 03' 16" West for a distance of 149.20 feet; thence run North 27° 20' 15" West for a distance of 159.90 feet; thence run North 21° 09' 32" East for a distance of 112.59 feet; thence run North 05° 47' 23" West for a distance of 162.38 feet; thence run North 00° 19' 09" West for a distance of 150.81 feet; thence run North 16° 44' 41" West for a distance of 152.03 feet; thence run North 07° 06' 25" East for a distance of 89.96 feet; thence run North 13° 57' 50" West for a distance of 124.65 feet; thence run North 24° 30' 16" West for a distance of 144.90 feet; thence run North 04° 19' 33" East for a distance of 152.59 feet; thence run North 03° 16' 49" East for a distance of 130.72 feet; thence run North 22° 31' 47" East for a distance of 102.70 feet; thence run North 12° 32' 22" East for a distance of 111.23 feet; thence run North 18° 47' 13" West for a distance of 145.20 feet; thence run North 41° 58' 09" West for a distance of 146.44 feet; thence run North 35° 36' 32" West for a distance of 105.69 feet; thence run North 13° 46' 22" West for a distance of 138.15 feet; thence run North 37° 39' 32" West for a distance of 206.53 feet; thence run North 64° 22' 09" West for a distance of 90.23 feet; thence run North 15° 32' 43" West for a distance of 158.95 feet; thence run North 29° 19' 04" West for a distance of 68.91 feet; thence run North 14° 22' 57" East for a distance of 102.14 feet; thence run North 28° 42' 40" East for a distance of 50.53 feet to a point on the Northerly line of aforesaid Parcel of land described in Document Number 20200355298; thence run South 61° 17' 20" East along said Northerly line for a distance of 1478.56 feet; thence departing said Northerly line run the following courses: South 13° 33' 45" East for a distance of 94.14 feet; thence run South 35° 31' 19" West for a distance of 48.41 feet; thence run South 07° 05' 00" East for a distance of 70.02 feet; thence run South 25° 26' 06" East for a distance of 148.37 feet; thence run South 46° 47' 56" East for a distance of 56.18 feet; thence run South 50° 28' 22" East for a distance of 27.15 feet; thence run South 00° 13' 23" West for a distance of 104.20 feet; thence run North 89° 46' 37" West for a distance of 530.13 feet; thence run South 00° 13' 23" West for a distance of 138.00 feet; thence run South 89° 46' 37" East for a distance of 502.13 feet; thence run South 00° 13' 23" West for a distance of 55.00 feet; thence run South 09° 58' 54" East for a distance of 660.01 feet; thence run South 69° 24' 06" West a distance of 76.90 feet to the POINT OF BEGINNING.

Contains 54.13 acres more or less.



**ALLEN
&
COMPANY**

Professional Surveyors & Mapmakers

16 East Plant Street
Winter Garden, Florida 34787-1 (407) 654-5355

THIS IS NOT A SURVEY:

SKB

N.T. DENOTES NON TANGENT
P.B. DENOTES PLAT BOOK
PGS. DENOTES PAGES

© DENOTES CHANGE IN DIRECTION
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

JOB NO. 20200129

CALCULATED BY: JLR

DATE: 3-3-2020

DRAWN BY: PJR

SCALE: 1" = 250 FEET

CHECKED BY: JLR

FIELD BY: N/A

SECTION D

RESOLUTION 2021-13

A RESOLUTION AUTHORIZING AND CONFIRMING THE ASSESSMENT AREA FOUR PROJECT; EQUALIZING, APPROVING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH ASSESSMENT AREA FOUR PROJECT TO PAY THE COSTS THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

SECTION 2. DISTRICT AUTHORITY AND PREVIOUS ACTIONS.

A. The Storey Park Community Development District ("**District**") is a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*.

B. The District is authorized under Chapter 190, *Florida Statutes*, to construct roads, water management and control facilities, water and wastewater systems and other public infrastructure projects to serve lands within the District.

C. The District adopted the Storey Park Community Development District Engineer's Report, Revision 7 – Parcel K Boundary Expansion, dated February 22, 2021 (the "**Engineer's Report**") describing the capital improvement program to be constructed and/or acquired by the District (the "**Assessment Area Four Project**").

D. The District is authorized by Chapter 170, *Florida Statutes*, to levy special assessments to pay all, or any part of, the cost of the Assessment Area Four Project and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 190 and 170, *Florida Statutes*.

SECTION 3. FINDINGS. The District's Board of Supervisors ("**Board**") hereby finds and determines as follows:

A. It is necessary to the public safety and welfare, and to comply with applicable governmental requirements, that (i) the District provide the Assessment Area Four Project, the

nature and location of which is described in the Engineer's Report and the plans and specifications on file at the District Manager's office at 219 E. Livingston Street, Orlando, Florida 32801; (ii) the cost of such Assessment Area Four Project be assessed against the lands specially benefited by such projects; and (iii) the District issue bonds to provide funds for such purposes, pending the receipt of such special assessments.

B. The provisions of said infrastructure projects, the levying of such special assessments and the sale and issuance of such bonds serves a proper, essential and valid public purpose.

C. In order to provide funds with which to pay the costs of the Assessment Area Four Project which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District to sell and issue its not-to-exceed \$7,000,000 Storey Park Community Development District Special Assessment Revenue Bonds in one or more series ("**Bonds**").

D. In Resolution 2021-07, the Board determined to provide the Assessment Area Four Project and to defray the cost thereof by making special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed for the Assessment Area Four Project prior to the collection of such special assessments. Resolution 2021-07 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes* had been complied with.

E. As directed by Resolution 2021-07 said resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the District Manager.

F. As directed by Resolution 2021-07, a preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*.

G. The Board, by Resolution 2021-07, and as ratified today, adopted the *Master Assessment Methodology for Assessment Area Four for Storey Park Community Development District*, dated February 25, 2021, as supplemented by the *Supplemental Assessment Methodology for Assessment Area Four for Storey Park Community Development District*, dated April 22, 2021 (collectively the "**Assessment Methodology**"), attached hereto and incorporated herein as **Exhibit "A"**.

H. The Board, by Resolution 2021-07, and as ratified today, approved the Engineer's Report.

I. As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-08 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount

thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

J. Notice of such public hearing has been given by publication and by delivery as required by Section 170.07, *Florida Statutes*, and affidavits as to such publication and delivery are on file in the office of the Secretary of the Board.

K. At the time and place specified in the resolution and notice referred to in paragraph (I) above, the Board met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described in paragraph (I) above and, based thereon, has made such modifications (if any) in the preliminary assessment roll as it deems desirable at this time.

L. Having considered any revised costs of the Assessment Area Four Project, any revised estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District finds and determines:

(i) that the estimated costs of the Assessment Area Four Project are as specified in the Engineer's Report, and the amount of such costs is reasonable and proper; and

(ii) that it is reasonable, proper, just and right to assess the cost of such Assessment Area Four Project against the properties specially benefited thereby using the methods determined by the Board as set forth in the Assessment Methodology, which result in special assessments set forth on an assessment roll contained in the Assessment Methodology and herein adopted by the Board, and which roll will be supplemented and amended by the Board when properties are platted and when final project costs, structure and interest rate on the Bonds to be issued by the District are established; and

(iii) that the Assessment Area Four Project will constitute a special benefit to all parcels of real property listed on said assessment roll and that the benefit, in the case of each such parcel, will be in excess of the special assessment thereon; and

(iv) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Methodology in order to ensure that all parcels of real property benefiting from the Assessment Area Four Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due; and

(v) it is desirable that the special assessments be paid and collected as herein provided.

SECTION 4. AUTHORIZATION OF THE ASSESSMENT AREA FOUR PROJECT. The Assessment Area Four Project, as more specifically described by the Engineer's Report and the plans and specifications on file with the District Manager, are hereby confirmed,

authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds.

SECTION 5. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Assessment Area Four Project, and the costs to be paid by special assessments on all specially benefited property, are set forth in **Exhibit “A”**.

SECTION 6. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The Assessment Methodology is hereby adopted, approved and confirmed by the Board acting in its capacity as an Equalization Board. The special assessment or assessments against each respective parcel to be shown on the assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid; 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 other liens, titles, and claims.

SECTION 7. FINALIZATION OF SPECIAL ASSESSMENTS. When all of the Assessment Area Four Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each special assessment for the Assessment Area Four Project the difference between the special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the projects, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee’s proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of any such improvements. Such credits, if any, shall be entered in the District’s Improvement Lien Book. Once the final amount of special assessments for all of the Assessment Area Four Project improvements have been determined, the term “special assessment” shall, with respect to each benefited parcel, mean the sum of the costs of the Assessment Area Four Project.

SECTION 8. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

A. All non-ad valorem special assessments shall be payable in no more than thirty (30) annual installments which shall include interest (excluding any capitalized interest period), calculated in accordance with the Assessment Methodology. All special assessments collected utilizing the uniform method of collection shall be levied in the amount determined in the first sentence of this paragraph divided by 1 minus the sum of the percentage cost of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes (currently a total of four percent (4%), as may be amended from time to time by Orange County and by changes to Florida Statutes and implementing regulations, if any).

B. The District hereby may elect, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and

197.3635, *Florida Statutes*. The District has heretofore timely taken, or will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*, and applicable rules adopted pursuant thereto to elect to use this method; and, if required, the District shall enter into a written agreement with the Property Appraiser and/or Tax Collector of Orange County in compliance therewith. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.

C. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment liens as provided for by law.

D. All special assessments may be prepaid in whole or in part at any time by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the Bonds and in the amount sufficient to pay interest on the Bonds on the next interest payment date which occurs at least **45 days** after such prepayment and to the next succeeding interest payment date if such prepayment is less than **45 days** from the next interest payment date. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*; provided, however, that the owner of land subject to special assessments may elect to waive such statutory right of prepayment.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the special assessments without specific consent thereto. In addition, property owned by a property owners' association or homeowner's association that is exempt from special assessments under Florida law shall not be subject to the special assessments. If at any time, any real property on which special assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of special assessments thereon), all future unpaid special assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District Manager is hereby directed to record a general Notice of Assessments in the Official Records of Orange County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this resolution be 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.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 22nd day of April, 2021.

ATTEST:

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

By: _____

By: _____

Name: _____
Secretary/Assistant Secretary

Name: _____
Chairman/Vice Chairman

EXHIBIT “A”

ASSESSMENT METHODOLOGY

Master Assessment Methodology for Assessment Area Four for Storey Park Community
Development District, dated February 25, 2021

&

Supplemental Assessment Methodology for Assessment Area Four for Storey Park Community
Development District, dated April 22, 2021

[See attached.]

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FOUR**

**FOR

STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 25, 2021

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
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 anticipates the issuance at this time of not to exceed \$18,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain Assessment Area Four infrastructure improvements ("Assessment Area Four Capital Improvement Plan") within a designated assessment area (herein the "Assessment Area Four") within the District more specifically described in the Engineer's Report Revision 7 - Parcel K Boundary Expansion dated February 22, 2021 prepared by Poulos & Bennett, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Assessment Area Four Capital Improvement Plan that benefit property owners within the Assessment Area Four. Assessment Area Four is identified as Parcel K Phase 1 and Parcel K Phase 2 in Exhibit 17 of the Engineer's Report.

1.1 Purpose

This Master Assessment Methodology for Assessment Area Four (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Four. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area Four Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Assessment Area Four 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 intends to impose non ad valorem special assessments on the benefited lands within the Assessment Area Four 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 993.3 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Four represents approximately 101 acres. The development program for Assessment Area Four currently envisions approximately 357 residential units. The proposed development program is depicted in Table 1. It is identified in the Engineer's Report as Parcel K. 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 Four Capital Improvement Plan will provide facilities that benefit certain property within the Assessment Area Four. 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, offsite 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 property, 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 the Assessment Area Four. The implementation of the Assessment Area Four Capital Improvement Plan enables properties within the boundaries of the Assessment Area Four to be developed. Without the District's Assessment Area Four Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Four. Without these improvements, development of the property within Assessment Area Four would be prohibited by law.

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

District's Assessment Area Four Capital Improvement Plan. The property owners within Assessment Area Four are therefore receiving special benefits not received by those outside the District's boundaries and outside of the Assessment Area Four.

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 Four will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Four Capital Improvement Plan that is necessary to support full development of property within Assessment Area Four will cost approximately \$13,630,190. The District's Underwriter projects that financing costs required to fund the Assessment Area Four Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$18,000,000. Additional funding required to complete the Assessment Area Four Capital Improvement Plan is anticipated to be funded by Developer. Without the Assessment Area Four Capital Improvement Plan, the property within Assessment Area Four would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$18,000,000 in Bonds in one or more series to fund the District's entire Assessment Area Four Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$18,000,000 in debt to the properties within Assessment Area Four benefiting from the Assessment Area Four Capital Improvement Plan. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Four Capital Improvement Plan, and this report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Four. The District has commissioned an Engineer's Report that includes estimated construction costs for the Assessment Area Four Capital Improvement Plan needed to support the development, which 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 \$13,630,190. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Assessment Area Four Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$18,000,000. 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 Four is completed. Until the platting process occurs, the Assessment Area Four Capital Improvement Plan funded by District bonds benefits all acres within the Assessment Area Four.

The initial assessments will be levied on an equal basis to all gross acreage within the Assessment Area Four. 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 Four are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the Assessment Area Four into individual lots or units ("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 Four, which are the beneficiaries of the Assessment Area Four 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 Four 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 five 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 to 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 Four 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 Four 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 Four Capital Improvement Plan have been apportioned to the property within Assessment Area Four 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 Four 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 Four 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 Four, 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 Four. 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 Four 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
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Townhome - 25'	86	0.50	43
Single Family 32'	76	0.64	49
Single Family 40'	77	0.80	62
Single Family 50'	69	1.00	69
Single Family 60'	49	1.20	59
Total Units	357		281

(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
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Capital Improvement Plan ("CIP") (1)	Cost Estimate
CDD Roadways and Alleys	\$2,840,015
Stormwater Improvements	\$2,025,789
Earthwork	\$1,828,934
Potable Water	\$873,145
Reclaimed Water Distribution	\$586,190
Sanitary Sewer System	\$1,395,063
Offsite Improvements	\$442,842
Master Signage, Trails and Street Trees	\$430,120
Electrical Differential Costs	\$770,476
Landscape and Hardscape	\$358,434
Contingencies	\$2,079,182
	\$13,630,190

(1) A detailed description of these improvements is provided in the revised Engineer's Report dated February 22, 2021.

TABLE 3
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Description	Total
Construction Funds	\$ 13,630,190
Debt Service Reserve	\$ 1,307,680
Capitalized Interest	\$ 2,160,000
Underwriters Discount	\$ 360,000
Cost of Issuance	\$ 250,000
Contingency	\$ 292,130
Par Amount*	\$ 18,000,000

Bond Assumptions:	
Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome - 25'	86	0.5	43	15.30%	\$ 2,085,462	\$24,250
Single Family 32'	76	0.64	49	17.31%	\$ 2,358,997	\$31,039
Single Family 40'	77	0.8	62	21.92%	\$ 2,987,545	\$38,799
Single Family 50'	69	1	69	24.55%	\$ 3,346,439	\$48,499
Single Family 60'	49	1.2	59	20.92%	\$ 2,851,748	\$58,199
Totals	357		281	100.00%	\$ 13,630,190	

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Land Use	No. of Units *	Total Improvements		Allocation of Par	
		Costs Per Product	Type	Debt Per Product	Type
Townhome - 25'	86	\$ 2,085,462	\$	2,754,056	\$32,024
Single Family 32'	76	\$ 2,358,997	\$	3,115,286	\$40,991
Single Family 40'	77	\$ 2,987,545	\$	3,945,346	\$51,238
Single Family 50'	69	\$ 3,346,439	\$	4,419,300	\$64,048
Single Family 60'	49	\$ 2,851,748	\$	3,766,012	\$76,857
Totals	357	\$ 13,630,190	\$	18,000,000	

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

TABLE 6

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR**

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)
Townhome - 25'	86	\$ 2,754,056	\$32,024	\$ 200,079	\$ 2,327	\$ 2,475
Single Family 32'	76	\$ 3,115,286	\$40,991	\$ 226,322	\$ 2,978	\$ 3,168
Single Family 40'	77	\$ 3,945,346	\$51,238	\$ 286,625	\$ 3,722	\$ 3,960
Single Family 50'	69	\$ 4,419,300	\$64,048	\$ 321,057	\$ 4,653	\$ 4,950
Single Family 60'	49	\$ 3,766,012	\$76,857	\$ 273,597	\$ 5,584	\$ 5,940
Totals	357	\$ 18,000,000		\$ 1,307,680		

(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

PRELIMINARY ASSESSMENT ROLL

MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-010	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-020	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-030	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-040	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-050	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-060	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-070	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-080	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-090	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-100	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-110	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-120	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-130	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-140	50'	TBD LANGUAGE WAY	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-00-150	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-160	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-170	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-180	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-190	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-200	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-210	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-220	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-230	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-240	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-250	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-260	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-270	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-280	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-290	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-300	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-310	40'	TBD LANGUAGE WAY	\$ 51,238	\$ 3,722	\$ 3,960

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-320	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-330	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-340	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-350	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-360	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-370	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-380	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-390	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-400	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 3,960
Lennar Homes LLC	04-24-31-8970-00-410	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-420	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-430	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-440	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-450	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-460	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-470	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-480	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-490	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-500	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-510	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-520	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-530	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-540	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-550	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-560	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-570	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-580	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-590	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-600	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-610	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-620	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-630	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-640	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-650	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-660	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-670	TH	TBD BOLDFACE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-680	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-690	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-700	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-710	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-720	TH	TBD BOLDFAE DRIVE	\$ 32,024	\$ 2,327	\$ 2,475
Lennar Homes LLC	04-24-31-8970-00-730	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-740	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-750	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-760	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-770	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-780	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-790	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-800	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-810	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-820	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-830	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-840	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-850	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-860	32'	TBD INTRODUCTION WAY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-00-870	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-880	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-890	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-900	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-910	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-920	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-930	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-940	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-950	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-960	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-970	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-980	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-00-990	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-000	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-010	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-020	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-030	60'	TBD INTRODUCTION WAY	\$ 76,857	\$ 5,584	\$ 5,940

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt		Gross Annual Debt Assessment Allocation (1)
					Assessment	Allocation	
Lennar Homes LLC	04-24-31-8970-01-040	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-050	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-060	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-070	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-080	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-090	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-100	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-110	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-120	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-130	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-140	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-150	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-160	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-170	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-180	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-190	60'	TBD LISTENING LN	\$ 76,857	\$ 5,584	\$ 5,584	\$ 5,940
Lennar Homes LLC	04-24-31-8970-01-200	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-210	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-220	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-230	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-240	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-250	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-260	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-270	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-280	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-290	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-300	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-310	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-320	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-330	32'	TBD LISTENING LN	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-340	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-350	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-360	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-370	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-380	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-390	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 2,978	\$ 3,168

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-01-400	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-410	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-420	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-430	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-440	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-450	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-460	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-470	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-480	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-490	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-500	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-510	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-520	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-530	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-540	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-550	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-560	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-570	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-580	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-590	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-600	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Total Platted Lots				\$ 8,286,507	\$ 602,006	\$ 649,341

Owner	Property ID #'s	Acres	Total Par Debt Per Acre	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Moss Park Properties, Llp	See legal - Parcel K - Phase :	54.13	\$ 179,447	\$ 9,713,493	\$ 705,674
Totals			\$ 18,000,000	\$ 1,307,680	\$ 1,391,149

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.
 * - See attached legal description

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,307,680

Prepared by: Governmental Management Services - Central Florida, LLC

SKETCH OF DESCRIPTION

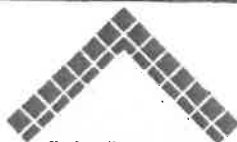
SHEET 1 OF 5

LEGAL DESCRIPTION PHASE 2.

A parcel of land lying in Section 33, Township 23 South, Range 31 East and in Section 4, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of aforesaid Section 4; thence run North 89°59'44" West along the North line of the Northeast 1/4 of said Section 4 for a distance of 2340.27 feet to the POINT OF BEGINNING; thence departing said North line run South 69° 24' 06" West for a distance of 33.14 feet to the point of curvature of a curve, concave Northerly having a radius of 10.00 feet, with a chord bearing of North 60° 17' 24" West, and a chord distance of 15.39 feet; thence run Westerly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 52.00 feet; thence run South 09° 58' 54" East for a distance of 13.50 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 29° 42' 36" West, and a chord distance of 12.77 feet; thence run Southwesterly along the arc of said curve through a central angle of 79° 22' 59" for a distance of 13.85 feet to a point of tangency; thence run South 69° 24' 06" West for a distance of 14.06 feet; thence run South 20° 35' 54" East for a distance of 55.00 feet to a point on a non tangent curve, concave Southerly having a radius of 10.00 feet, with a chord bearing of South 60° 17' 24" East, and a chord distance of 15.39 feet; thence run Southeasterly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point of tangency; thence run South 09° 58' 54" East for a distance of 482.13 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point of tangency; thence run South 72° 17' 06" West for a distance of 242.20 feet to the point of curvature of a curve, concave Northeasterly having a radius of 10.00 feet, with a chord bearing of North 58° 50' 54" West, and a chord distance of 15.06 feet; thence run Northwesterly along the arc of said curve through a central angle of 97° 44' 00" for a distance of 17.06 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 60.00 feet; thence run South 09° 58' 54" East for a distance of 10.86 feet to the point of curvature of a curve, concave Westerly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point on a non tangent line; thence run South 17° 42' 54" East for a distance of 55.00 feet; thence run North 72° 17' 06" East for a distance of 136.54 feet; thence run South 17° 42' 54" East

CONTINUED ON SHEET 2



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4-24-31 BEING N89°47'47"W FOR ANGULAR DESIGNATION ONLY.

SK8

REV 4-30-20
REV 5-12-20
REV 7-23-20
REV 8-18-20

JOB NO. 20200129

DATE: 3-3-2020

SCALE: 1" = 250 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 5

CONTINUED FROM SHEET 1

for a distance of 130.00 feet; thence run South 72° 17' 06" West for a distance of 365.00 feet to the point of curvature of a curve, concave Northerly having a radius of 207.64 feet, with a chord bearing of North 82° 05' 26" West, and a chord distance of 179.60 feet; thence run Westerly along the arc of said curve through a central angle of 51° 14' 56" for a distance of 185.73 feet to a point on a non tangent line; thence run North 90° 00' 00" West for a distance of 92.46 feet to a point on the Westerly line of a parcel of land described in Document Number 20200355298 of the Public Records of Orange County, Florida; thence run the following courses along said Westerly line: North 18° 52' 05" West for a distance of 147.80 feet; thence run North 20° 07' 53" West for a distance of 146.55 feet; thence run North 13° 03' 16" West for a distance of 149.20 feet; thence run North 27° 20' 15" West for a distance of 159.90 feet; thence run North 21° 09' 32" East for a distance of 112.59 feet; thence run North 05° 47' 23" West for a distance of 162.38 feet; thence run North 00° 19' 09" West for a distance of 150.81 feet; thence run North 16° 44' 41" West for a distance of 152.03 feet; thence run North 07° 06' 25" East for a distance of 89.96 feet; thence run North 13° 57' 50" West for a distance of 124.65 feet; thence run North 24° 30' 16" West for a distance of 144.90 feet; thence run North 04° 19' 33" East for a distance of 152.59 feet; thence run North 03° 16' 49" East for a distance of 130.72 feet; thence run North 22° 31' 47" East for a distance of 102.70 feet; thence run North 12° 32' 22" East for a distance of 111.23 feet; thence run North 18° 47' 13" West for a distance of 145.20 feet; thence run North 41° 58' 09" West for a distance of 146.44 feet; thence run North 35° 36' 32" West for a distance of 105.69 feet; thence run North 13° 46' 22" West for a distance of 138.15 feet; thence run North 37° 39' 32" West for a distance of 206.53 feet; thence run North 64° 22' 09" West for a distance of 90.23 feet; thence run North 15° 32' 43" West for a distance of 158.95 feet; thence run North 29° 19' 04" West for a distance of 68.91 feet; thence run North 14° 22' 57" East for a distance of 102.14 feet; thence run North 28° 42' 40" East for a distance of 50.53 feet to a point on the Northerly line of aforesaid Parcel of land described in Document Number 20200355298; thence run South 61° 17' 20" East along said Northerly line for a distance of 1478.56 feet; thence departing said Northerly line run the following courses: South 13° 33' 45" East for a distance of 94.14 feet; thence run South 35° 31' 19" West for a distance of 48.41 feet; thence run South 07° 05' 00" East for a distance of 70.02 feet; thence run South 25° 26' 06" East for a distance of 148.37 feet; thence run South 46° 47' 56" East for a distance of 56.18 feet; thence run South 50° 28' 22" East for a distance of 27.15 feet; thence run South 00° 13' 23" West for a distance of 104.20 feet; thence run North 89° 46' 37" West for a distance of 530.13 feet; thence run South 00° 13' 23" West for a distance of 138.00 feet; thence run South 89° 46' 37" East for a distance of 502.13 feet; thence run South 00° 13' 23" West for a distance of 55.00 feet; thence run South 09° 58' 54" East for a distance of 660.01 feet; thence run South 69° 24' 06" West a distance of 76.90 feet to the POINT OF BEGINNING.

Contains 54.13 acres more or less.



**ALLEN
&
COMPANY**

Professional Surveyors & Mapmakers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

SKB

N.T. DENOTES NON TANGENT
P.B. DENOTES PLAT BOOK
PGS. DENOTES PAGES

© DENOTES CHANGE IN DIRECTION
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

JOB NO. 20200129

DATE: 3-3-2020

SCALE: 1" = 250 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FOUR**

FOR

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: April 22, 2021

Prepared by

**Governmental Management Services – Central Florida, LLC
219 E. Livingston St.
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 anticipates the issuance at this time of not to exceed \$5,785,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain Assessment Area Four infrastructure improvements (“Assessment Area Four Capital Improvement Plan”) within a designated assessment area (herein the “Assessment Area Four”) within the District more specifically described in the Engineer’s Report Revision 7 – Parcel K Boundary Expansion dated February 22, 2021 prepared by Poulos & Bennett, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Assessment Area Four Capital Improvement Plan that benefit property owners within the Assessment Area Four. Assessment Area Four is identified as Parcel K Phase 1 and Parcel K Phase 2 in Exhibit 17 of the Engineer’s Report.

1.1 Purpose

This Supplemental Assessment Methodology for Assessment Area Four (the “Supplemental Report”) which supplements the certain Master Assessment Methodology for Assessment Area Four dated February 25, 2021 (the “Master Report”) and together with the Supplemental Report (the “Assessment Report”), provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Four. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area Four Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Assessment Area Four 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 intends to impose non ad valorem special assessments on the benefited lands within the Assessment Area Four 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 993.3 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Four represents approximately 101 acres. The development program for Assessment Area Four currently envisions approximately 357 residential units. The proposed development program is depicted in Table 1. It is

identified in the Engineer's Report as Parcel K. 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 Four Capital Improvement Plan will provide facilities that benefit certain property within the Assessment Area Four. 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, offsite 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 property, 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 the Assessment Area Four. The implementation of the Assessment Area Four Capital Improvement Plan enables properties within the boundaries of the Assessment Area Four to be developed. Without the District's Assessment Area Four Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Four. Without these improvements, development of the property within Assessment Area Four would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Four and outside of the District will benefit from the provision of the Assessment Area Four Capital Improvement Plan. However, these benefits will be incidental for the

purpose of the Assessment Area Four Capital Improvement Plan, which is designed solely to meet the needs of property within the Assessment Area Four. Properties outside of Assessment Area Four of the District boundaries do not depend upon the District's Assessment Area Four Capital Improvement Plan. The property owners within Assessment Area Four are therefore receiving special benefits not received by those outside the District's boundaries and outside of the Assessment Area Four.

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 Four will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Four Capital Improvement Plan that is necessary to support full development of property within Assessment Area Four will cost approximately \$13,630,190. The District's Underwriter projects that financing costs required to fund the Assessment Area Four Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$5,785,000. Additional funding required to complete the Assessment Area Four Capital Improvement Plan is anticipated to be funded by Developer. Without the Assessment Area Four Capital Improvement Plan, the property within Assessment Area Four would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$5,785,000 in Bonds in one or more series to fund the District's entire Assessment Area Four Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$5,785,000 in debt to the properties within Assessment Area Four benefiting from the Assessment Area Four Capital Improvement Plan. It is anticipated that the District will issue less than the

full cost to complete the Assessment Area Four Capital Improvement Plan, and this report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Four. The District has commissioned an Engineer's Report that includes estimated construction costs for the Assessment Area Four Capital Improvement Plan needed to support the development, which 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 \$13,630,190. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Assessment Area Four Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$5,785,000. 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 Four is completed. Until the platting process occurs, the Assessment Area Four Capital Improvement Plan funded by District bonds benefits all acres within the Assessment Area Four.

The initial assessments will be levied on an equal basis to all gross acreage within the Assessment Area Four. 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 Four are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the Assessment Area Four into individual lots or units ("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 Four, which are the beneficiaries of the Assessment Area Four 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 Four 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 five 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 to 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 Four 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 Four 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 Four Capital Improvement Plan have been apportioned to the property within Assessment Area Four 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 Four 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 Four 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 Four, 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 Four. 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 Four 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 FOUR

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Townhome - 25'	86	0.50	43
Single Family 32'	76	0.64	49
Single Family 40'	77	0.80	62
Single Family 50'	69	1.00	69
Single Family 60'	49	1.20	59
Total Units	357		281

(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 FOUR

Capital Improvement Plan ("CIP") (1)	Cost Estimate
CDD Roadways and Alleys	\$2,840,015
Stormwater Improvements	\$2,025,789
Earthwork	\$1,828,934
Potable Water	\$873,145
Reclaimed Water Distribution	\$586,190
Sanitary Sewer System	\$1,395,063
Offsite Improvements	\$442,842
Master Signage, Trails and Street Trees	\$430,120
Electrical Differential Costs	\$770,476
Landscape and Hardscape	\$358,434
Contingencies	\$2,079,182
	\$13,630,190

(1) A detailed description of these improvements is provided in the revised Engineer's Report dated February 22, 2021.

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

Description	Total
Construction Funds	\$ 5,186,382
Debt Service Reserve	\$ 167,218
Capitalized Interest	\$ 115,700
Underwriters Discount	\$ 115,700
Cost of Issuance	\$ 200,000
Contingency	\$ -
Par Amount*	\$ 5,785,000

Bond Assumptions:	
Interest Rate	4.00%
Amortization	30 years
Capitalized Interest	6 months
Debt Service Reserve	50% Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

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

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements		Improvement Costs Per Unit
					Costs Per Product Type	Type	
Townhome - 25'	86	0.5	43	15.30%	\$	2,085,462	\$24,250
Single Family 32'	76	0.64	49	17.31%	\$	2,358,997	\$31,039
Single Family 40'	77	0.8	62	21.92%	\$	2,987,545	\$38,799
Single Family 50'	69	1	69	24.55%	\$	3,346,439	\$48,499
Single Family 60'	49	1.2	59	20.92%	\$	2,851,748	\$58,199
Totals	357		281	100.00%	\$	13,630,190	

* 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 FOUR

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome - 25'	86	\$ 2,085,462	\$	885,123		\$10,292
Single Family 32'	76	\$ 2,358,997	\$	1,001,218		\$13,174
Single Family 40'	77	\$ 2,987,545	\$	1,267,990		\$16,467
Single Family 50'	69	\$ 3,346,439	\$	1,420,314		\$20,584
Single Family 60'	49	\$ 2,851,748	\$	1,210,354		\$24,701
Totals	357	\$ 13,630,190	\$	5,785,000		

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

TABLE 6 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR						
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)
Townhome - 25'	86	\$ 885,123	\$10,292	\$ 51,170	\$ 595	\$ 633
Single Family 32'	76	\$ 1,001,218	\$13,174	\$ 57,881	\$ 762	\$ 810
Single Family 40'	77	\$ 1,267,990	\$16,467	\$ 73,304	\$ 952	\$ 1,013
Single Family 50'	69	\$ 1,420,314	\$20,584	\$ 82,110	\$ 1,190	\$ 1,266
Single Family 60'	49	\$ 1,210,354	\$24,701	\$ 69,972	\$ 1,428	\$ 1,519
Totals	357	\$ 5,785,000		\$ 334,436		

(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
PRELIMINARY ASSESSMENT ROLL

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-010	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-020	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-030	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-040	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-050	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-060	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-070	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-080	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-090	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-100	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-110	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-120	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-130	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-140	50'	TBD LANGUAGE WAY	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-150	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-160	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-170	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-180	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-190	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-200	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-210	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-220	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-230	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-240	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-250	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-260	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-270	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-280	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-290	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-300	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-310	40'	TBD LANGUAGE WAY	\$ 16,467	\$ 952	\$ 1,013

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-680	TH	TBD BOLDFACE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-690	TH	TBD BOLDFACE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-700	TH	TBD BOLDFACE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-710	TH	TBD BOLDFACE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-720	TH	TBD BOLDFACE DRIVE	\$ 10,292	\$ 595	\$ 633
Lennar Homes LLC	04-24-31-8970-00-730	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-740	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-750	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-760	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-770	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-780	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-790	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-800	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-810	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-820	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-830	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-840	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-850	32'	TBD INTRODUCTION WAY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-00-860	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-870	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-880	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-890	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-900	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-910	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-920	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-930	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-940	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-950	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-960	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-970	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-980	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-00-990	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-000	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-010	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-020	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-030	60'	TBD INTRODUCTION WAY	\$ 24,701	\$ 1,428	\$ 1,519

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt		Gross Annual Debt Assessment Allocation (1)
					Assessment Allocation	Assessment Allocation	
Lennar Homes LLC	04-24-31-8970-01-040	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-050	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-060	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-070	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-080	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-090	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-100	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-110	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-120	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-130	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-140	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-150	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-160	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-170	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-180	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-190	60'	TBD LISTENING LN	\$ 24,701	\$ 1,428	\$ 1,428	\$ 1,519
Lennar Homes LLC	04-24-31-8970-01-200	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-210	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-220	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-230	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-240	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-250	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-260	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-270	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-280	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-290	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-300	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-310	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-320	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-330	32'	TBD LISTENING LN	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-340	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-350	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-360	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-370	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-380	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-390	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 762	\$ 810

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-01-400	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-410	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-420	32'	TBD APOSTROPHE ALLEY	\$ 13,174	\$ 762	\$ 810
Lennar Homes LLC	04-24-31-8970-01-430	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-440	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-450	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-460	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-470	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-480	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-490	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-500	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-510	50'	TBD PARAGRAPH ROAD	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-520	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-530	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-540	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-550	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-560	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-570	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-580	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-590	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-600	50'	TBD RHYME AVENUE	\$ 20,584	\$ 1,190	\$ 1,266
			Total Platted Lots	\$ 2,663,191	\$ 153,961	\$ 166,068

Owner	Property ID #'s	Acres	Total Par Debt Per Acre	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Moss Park Properties, Llp	See legal - Parcel K - Phase :	54.13	\$ 57,672	\$ 3,121,809	\$ 180,475
Totals			\$ 5,785,000	\$ 334,436	\$ 355,783

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.
 * - See attached legal description

Annual Assessment Periods	30
Projected Bond Rate (%)	4.00%
Maximum Annual Debt Service	\$334,436

Prepared by: Governmental Management Services - Central Florida, LLC

SKETCH OF DESCRIPTION

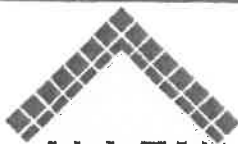
SHEET 1 OF 5

LEGAL DESCRIPTION PHASE 2.

A parcel of land lying in Section 33, Township 23 South, Range 31 East and in Section 4, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of aforesaid Section 4; thence run North 89°59'44" West along the North line of the Northeast 1/4 of said Section 4 for a distance of 2340.27 feet to the POINT OF BEGINNING; thence departing said North line run South 69° 24' 06" West for a distance of 33.14 feet to the point of curvature of a curve, concave Northerly having a radius of 10.00 feet, with a chord bearing of North 60° 17' 24" West, and a chord distance of 15.39 feet; thence run Westerly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 52.00 feet; thence run South 09° 58' 54" East for a distance of 13.50 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 29° 42' 36" West, and a chord distance of 12.77 feet; thence run Southwesterly along the arc of said curve through a central angle of 79° 22' 59" for a distance of 13.85 feet to a point of tangency; thence run South 69° 24' 06" West for a distance of 14.06 feet; thence run South 20° 35' 54" East for a distance of 55.00 feet to a point on a non tangent curve, concave Southerly having a radius of 10.00 feet, with a chord bearing of South 60° 17' 24" East, and a chord distance of 15.39 feet; thence run Southeasterly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point of tangency; thence run South 09° 58' 54" East for a distance of 482.13 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point of tangency; thence run South 72° 17' 06" West for a distance of 242.20 feet to the point of curvature of a curve, concave Northeasterly having a radius of 10.00 feet, with a chord bearing of North 58° 50' 54" West, and a chord distance of 15.06 feet; thence run Northwesterly along the arc of said curve through a central angle of 97° 44' 00" for a distance of 17.06 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 60.00 feet; thence run South 09° 58' 54" East for a distance of 10.86 feet to the point of curvature of a curve, concave Westerly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point on a non tangent line; thence run South 17° 42' 54" East for a distance of 55.00 feet; thence run North 72° 17' 06" East for a distance of 136.54 feet; thence run South 17° 42' 54" East

CONTINUED ON SHEET 2



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4-24-31 BEING N89°47'47"W FOR ANGULAR DESIGNATION ONLY.

SK8

REV 4-30-20
REV 5-12-20
REV 7-23-20
REV 8-18-20

JOB NO. 20200129

DATE: 3-3-2020

SCALE: 1" = 250 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 5

CONTINUED FROM SHEET 1

for a distance of 130.00 feet; thence run South 72° 17' 06" West for a distance of 365.00 feet to the point of curvature of a curve, concave Northerly having a radius of 207.64 feet, with a chord bearing of North 82° 05' 26" West, and a chord distance of 179.60 feet; thence run Westerly along the arc of said curve through a central angle of 51° 14' 56" for a distance of 185.73 feet to a point on a non tangent line; thence run North 90° 00' 00" West for a distance of 92.46 feet to a point on the Westerly line of a parcel of land described in Document Number 20200355298 of the Public Records of Orange County, Florida; thence run the following courses along said Westerly line: North 18° 52' 05" West for a distance of 147.80 feet; thence run North 20° 07' 53" West for a distance of 146.55 feet; thence run North 13° 03' 16" West for a distance of 149.20 feet; thence run North 27° 20' 15" West for a distance of 159.90 feet; thence run North 21° 09' 32" East for a distance of 112.59 feet; thence run North 05° 47' 23" West for a distance of 162.38 feet; thence run North 00° 19' 09" West for a distance of 150.81 feet; thence run North 16° 44' 41" West for a distance of 152.03 feet; thence run North 07° 06' 25" East for a distance of 89.96 feet; thence run North 13° 57' 50" West for a distance of 124.65 feet; thence run North 24° 30' 16" West for a distance of 144.90 feet; thence run North 04° 19' 33" East for a distance of 152.59 feet; thence run North 03° 16' 49" East for a distance of 130.72 feet; thence run North 22° 31' 47" East for a distance of 102.70 feet; thence run North 12° 32' 22" East for a distance of 111.23 feet; thence run North 18° 47' 13" West for a distance of 145.20 feet; thence run North 41° 58' 09" West for a distance of 146.44 feet; thence run North 35° 36' 32" West for a distance of 105.69 feet; thence run North 13° 46' 22" West for a distance of 138.15 feet; thence run North 37° 39' 32" West for a distance of 206.53 feet; thence run North 64° 22' 09" West for a distance of 90.23 feet; thence run North 15° 32' 43" West for a distance of 158.95 feet; thence run North 29° 19' 04" West for a distance of 68.91 feet; thence run North 14° 22' 57" East for a distance of 102.14 feet; thence run North 28° 42' 40" East for a distance of 50.53 feet to a point on the Northerly line of aforesaid Parcel of land described in Document Number 20200355298; thence run South 61° 17' 20" East along said Northerly line for a distance of 1478.56 feet; thence departing said Northerly line run the following courses: South 13° 33' 45" East for a distance of 94.14 feet; thence run South 35° 31' 19" West for a distance of 48.41 feet; thence run South 07° 05' 00" East for a distance of 70.02 feet; thence run South 25° 26' 06" East for a distance of 148.37 feet; thence run South 46° 47' 56" East for a distance of 56.18 feet; thence run South 50° 28' 22" East for a distance of 27.15 feet; thence run South 00° 13' 23" West for a distance of 104.20 feet; thence run North 89° 46' 37" West for a distance of 530.13 feet; thence run South 00° 13' 23" West for a distance of 138.00 feet; thence run South 89° 46' 37" East for a distance of 502.13 feet; thence run South 00° 13' 23" West for a distance of 55.00 feet; thence run South 09° 58' 54" East for a distance of 660.01 feet; thence run South 69° 24' 06" West a distance of 76.90 feet to the POINT OF BEGINNING.

Contains 54.13 acres more or less.



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&
COMPANY**

Professional Surveyors & Mappers

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Winter Garden, Florida 34787 • (407) 854-5355

THIS IS NOT A SURVEY:

SK8

N.T. DENOTES NON TANGENT
P.B. DENOTES PLAT BOOK
PGS. DENOTES PAGES

© DENOTES CHANGE IN DIRECTION
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

JOB NO.: 20200129

CALCULATED BY: JLR

DATE: 3-3-2020

DRAWN BY: PJR

SCALE: 1" = 250 FEET

CHECKED BY: JLR

FIELD BY: N/A

SECTION V

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Storey Park Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 22, 2021

HOUR: 4:00 p.m.

LOCATION: Offices of GMS-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and City of Orlando at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

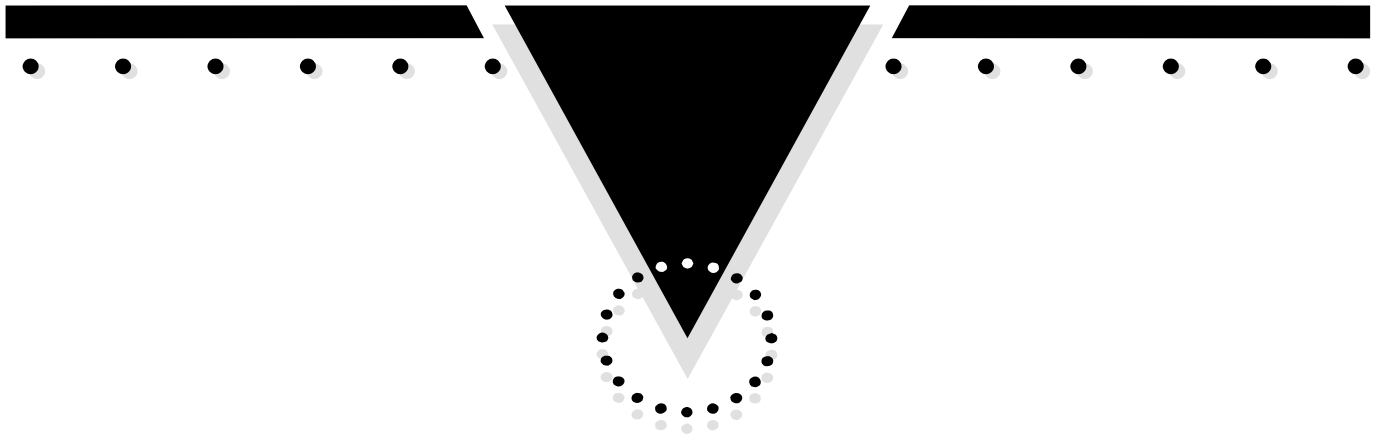
PASSED AND ADOPTED THIS 28th DAY OF MAY, 2021.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



Storey Park

Community Development District

Proposed Budget
FY 2022



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Storey Park

Community Development District

Fiscal Year 2022 General Fund

Description	Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Revenues</u>					
Special Assessments - Tax Roll	\$593,470	\$536,425	\$57,045	\$593,470	\$966,940
Special Assessments - Direct Billed	\$24,589	\$0	\$24,589	\$24,589	\$136,957
Total Net Assessments	\$618,059	\$536,425	\$81,634	\$618,059	\$1,103,897
Developer Contribution - Deficit	\$154,779	\$36,600	\$118,179	\$154,779	\$0
Interest	\$0	\$14	\$6	\$20	\$0
Total Revenues	\$772,838	\$573,039	\$199,819	\$772,858	\$1,103,897

Expenditures

Administrative

Supervisor Fees	\$12,000	\$1,400	\$2,400	\$3,800	\$12,000
FICA Expense	\$918	\$107	\$184	\$291	\$918
Engineering	\$12,000	\$1,521	\$6,479	\$8,000	\$12,000
Attorney	\$25,000	\$12,876	\$12,124	\$25,000	\$25,000
Arbitrage	\$600	\$0	\$600	\$600	\$1,200
Dissemination Agent	\$10,500	\$5,250	\$5,250	\$10,500	\$14,000
Annual Audit	\$6,200	\$6,200	\$0	\$6,200	\$7,300
Trustee Fees	\$10,500	\$3,500	\$7,000	\$10,500	\$14,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$36,050	\$18,026	\$18,026	\$36,051	\$37,132
Information Technology	\$1,200	\$600	\$600	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$500	\$1,401	\$1,250	\$2,651	\$750
Insurance	\$6,100	\$5,810	\$0	\$5,810	\$6,400
Printing & Binding	\$1,000	\$133	\$1,250	\$1,383	\$750
Legal Advertising	\$1,925	\$1,888	\$6,000	\$7,888	\$1,925
Other Current Charges	\$500	\$0	\$100	\$100	\$500
Property Appraiser	\$950	\$1,140	\$0	\$1,140	\$950
Office Supplies	\$400	\$2	\$48	\$50	\$400
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$131,818	\$65,028	\$61,361	\$126,388	\$142,350

Storey Park

Community Development District

Fiscal Year 2022 General Fund

Description	Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Operation & Maintenance</u>					
Contract Services					
Field Management	\$15,450	\$7,725	\$7,725	\$15,450	\$15,922
Landscape Maintenance - Contract	\$335,000	\$156,523	\$176,322	\$332,845	\$430,160
Lake Maintenance	\$17,820	\$2,600	\$5,280	\$7,880	\$32,520
Mitigation Monitoring & Maintenance	\$13,750	\$7,500	\$2,900	\$10,400	\$13,750
Repairs & Maintenance					
Repairs - General	\$5,000	\$1,664	\$836	\$2,500	\$5,000
Operating Supplies	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Landscape Contingency	\$10,000	\$3,153	\$6,848	\$10,000	\$10,000
Irrigation Repairs	\$20,000	\$7,172	\$12,828	\$20,000	\$20,000
Roadways & Sidewalks	\$10,000	\$865	\$7,760	\$8,625	\$15,000
Trail & Boardwalk Maintenance	\$2,500	\$0	\$1,250	\$1,250	\$5,000
Dog Park Maintenance	\$2,500	\$1,288	\$1,200	\$2,488	\$2,500
Signage	\$5,000	\$4,419	\$581	\$5,000	\$5,000
Pressure Washing	\$0	\$0	\$0	\$0	\$5,000
Enhanced Traffic Enforcement	\$0	\$0	\$0	\$0	\$39,500
Utility					
Electric	\$3,000	\$452	\$510	\$962	\$3,000
Water & Sewer	\$30,000	\$7,392	\$8,378	\$15,770	\$30,000
Streetlights	\$160,000	\$93,427	\$93,600	\$187,027	\$241,740
Other					
Property Insurance	\$6,000	\$4,405	\$0	\$4,405	\$6,000
Contingency	\$0	\$0	\$0	\$0	\$2,500
Capital Outlay	\$0	\$0	\$0	\$0	\$73,956
Operation & Maintenance Expenses	\$641,020	\$298,584	\$328,518	\$627,102	\$961,548
Total Expenditures	\$772,838	\$363,612	\$389,878	\$753,490	\$1,103,897
Excess Revenues/(Expenditures)	\$0	\$209,427	(\$190,059)	\$19,368	\$0

Net Assessments	\$1,103,897
Add: Discounts & Collection	\$70,462
Gross Assessments	<u>\$1,174,359</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	\$476	\$506	\$320	\$340
Townhome - 25'	117	0.50	59	\$595	\$633	\$400	\$425
Single Family 32'	170	0.64	109	\$761	\$810	\$512	\$545
Single Family 40'	159	0.80	127	\$952	\$1,013	\$640	\$681
Single Family 50'	161	1.00	161	\$1,190	\$1,266	\$800	\$851
Single Family 60'	46	1.20	55	\$1,428	\$1,519	\$960	\$1,021
	<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	0.52%	\$6,127	\$8,568	\$9,115
Townhome - 25'	117	0.50	58.50	4.24%	\$49,780	\$69,615	\$74,059
Single Family 32'	170	0.64	108.80	7.88%	\$92,583	\$129,370	\$137,628
Single Family 40'	159	0.80	127.20	9.22%	\$108,241	\$151,368	\$161,030
Single Family 50'	161	1.00	161.00	11.67%	\$137,003	\$191,590	\$203,819
Single Family 60'	46	1.20	55.20	4.00%	\$46,972	\$65,688	\$69,881
	<u>671.00</u>		<u>517.90</u>	<u>38%</u>	<u>\$ 440,706</u>	<u>\$ 616,199</u>	<u>\$655,531</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	\$400	\$425
Single Family 32'	60	0.64	38	\$762	\$810	\$512	\$545
Single Family 40'	35	0.80	28	\$952	\$1,013	\$640	\$681
Single Family 50'	95	1.00	95	\$1,190	\$1,266	\$800	\$851
Single Family 60'	16	1.20	19	\$1,428	\$1,519	\$960	\$1,021
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	2.07%	\$24,252	\$33,911	\$36,076
Single Family 32'	60	0.64	38.40	2.78%	\$32,676	\$45,691	\$48,607
Single Family 40'	35	0.80	28.00	2.03%	\$23,827	\$33,316	\$35,443
Single Family 50'	95	1.00	95.00	6.88%	\$80,840	\$113,037	\$120,252
Single Family 60'	16	1.20	19.20	1.39%	\$16,338	\$22,845	\$24,303
	<u>263.00</u>		<u>209.10</u>	<u>15%</u>	<u>\$ 177,933</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	\$640	\$681
Single Family 50'	82	1.00	82.00	\$1,190	\$1,266	\$800	\$851
Single Family 60'	51	1.20	61.20	\$1,428	\$1,519	\$960	\$1,021
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	4.17%	\$49,015	\$68,536	\$72,910
Single Family 50'	82	1.00	82.00	5.94%	\$69,778	\$97,569	\$103,797
Single Family 60'	51	1.20	61.20	4.43%	\$52,078	\$72,818	\$77,466
	205.00		200.80	15%	\$ 170,870	\$ 238,923	\$ 254,173

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 4 (Parcel K - Phases 1 & 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'	86	0.50	43	\$0	\$0	\$400	\$425
Single Family 32'	76	0.64	49	\$0	\$0	\$512	\$545
Single Family 40'	77	0.80	61.60	\$0	\$0	\$640	\$681
Single Family 50'	69	1.00	69.00	\$0	\$0	\$800	\$851
Single Family 60'	49	1.20	58.80	\$0	\$0	\$960	\$1,021
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	357		281.04				

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'	86	0.50	43.00	3.12%	\$36,591	\$0	\$0.00
Single Family 32'	76	0.64	48.64	3.52%	\$41,390	\$0	\$0.00
Single Family 40'	77	0.80	61.60	4.46%	\$52,418	\$0	\$0.00
Single Family 50'	69	1.00	69.00	5.00%	\$58,715	\$0	\$0.00
Single Family 60'	49	1.20	58.80	4.26%	\$50,036	\$0	\$0.00
	357.00		281.04	20%	\$ 239,150	\$ -	\$ -

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 5 (Parcel K - Phase 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'	65	0.50	33	\$0	\$0	\$400	\$425
Single Family 32'	58	0.64	37	\$0	\$0	\$512	\$545
Single Family 40'	43	0.80	34.40	\$0	\$0	\$640	\$681
Single Family 50'	54	1.00	54.00	\$0	\$0	\$800	\$851
Single Family 60'	11	1.20	13.20	\$0	\$0	\$960	\$1,021
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	231		171.22				

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'	65	0.50	32.50	2.35%	\$27,656	\$0	\$0.00
Single Family 32'	58	0.64	37.12	2.69%	\$31,587	\$0	\$0.00
Single Family 40'	43	0.80	34.40	2.49%	\$29,273	\$0	\$0.00
Single Family 50'	54	1.00	54.00	3.91%	\$45,951	\$0	\$0.00
Single Family 60'	11	1.20	13.20	0.96%	\$11,233	\$0	\$0.00
	231.00		171.22	12%	\$ 145,699	\$ -	\$ -

1727.00	1380.06	100%	\$ 1,174,359
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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 2021	Gross Annual O&M Assessment Per Unit FY 2022	Adopted Increase Per Unit	% Increase
Townhome - 20'	18	\$272	\$340	\$68	25%
Townhome - 25'	325	\$340	\$425	\$85	25%
Single Family 32'	364	\$436	\$545	\$109	25%
Single Family 40'	386	\$544	\$681	\$137	25%
Single Family 50'	461	\$680	\$851	\$171	25%
Single Family 60'	173	\$817	\$1,021	\$204	25%

Product Type	Units	Gross O&M Assessments FY 2021	Gross O&M Assessments FY 2022	Adopted Increase	% Increase
Townhome - 20'	18	\$4,896	\$6,127	\$1,231	25%
Townhome - 25'	325	\$110,500	\$138,279	\$27,779	25%
Single Family 32'	364	\$158,704	\$198,237	\$39,533	25%
Single Family 40'	386	\$209,984	\$262,773	\$52,789	25%
Single Family 50'	461	\$313,480	\$392,287	\$78,807	25%
Single Family 60'	173	\$141,341	\$176,657	\$35,316	25%
	1,727	\$ 938,905	\$ 1,174,359	\$ 235,454	

Storey Park

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Roll

The District will levy a non-ad valorem assessment on all the assessable property (AA1, AA2, AA3 & AA4) within the District in order to pay for the operating expenditures during the fiscal year. These assessments are billed on tax bills.

Special Assessments – Direct

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. The District levies these assessments directly to the property owners.

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 & Series 2021 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 four bond series.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by an 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, the Series 2019 Special Assessments Bonds and the upcoming Series 2021 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 the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Storey Park

Community Development District

GENERAL FUND BUDGET

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.

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:		
OmegaScapes		
Common Areas, Lakes & Roadways	\$27,917	\$ 335,000
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)		
Parcel K	\$4,990	\$ 59,880
Yellowstone Landscape		
Dowden Extension	\$2,940	\$ 35,280
Total		\$ 430,160

Storey Park

Community Development District

GENERAL FUND BUDGET

Lake Maintenance

Represents cost for maintaining 4 retention ponds and 6 additional ponds within the District boundaries as well as contingency for 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	\$300	\$3,600
L6-1 & L6-2 Ponds	\$295	\$3,540
L-7, M1 Prcl M Tracts A & F, Ponds 1-2 & 1-3	\$600	\$7,200
K-1, K-2 & K-4	\$1,230	\$14,760
Total		\$32,520

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 & Boardwalk Maintenance

Represents estimated costs for any maintenance to the trail and boardwalk.

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.

Pressure Washing

Represents estimated cost to pressure wash areas within the District boundaries.

Enhanced Traffic Enforcement

Represents proposed costs from Orlando Police Department to provide traffic enforcement 3 days a week by an office for 4 hours each day.

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
13903 Storey Park Blvd Sign	\$45	\$540
Contingency (Approx. 8 Future Meters)		\$1,860
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 Dowden Rd. Ph 2 SL	\$225	\$2,700
000 Dowden Rod Ph3 & 4 SL	\$825	\$9,900
000 Innovation Way S Ph 1 SL	\$600	\$7,200
000 Storey Time Dr. Lite SL L PH1&2 (77)	\$3,100	\$37,200
000 Wewahootee Rd. Connector Rd SL	\$825	\$9,900
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	\$1,040	\$12,480
0000 State Road 528 Lite SP L PH3	\$1,325	\$15,900
Contingency - PH I & 11 SP Parcel K		\$54,000
Total		\$241,740

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.

Contingency

Represents estimated costs for any maintenance expenses not properly classified in any of the other accounts.

Capital Outlay

Represents estimated costs for any capital project expenses.

FY22 Proposed Expenses	Annual
Fencing Painting	\$10,000
Fausnight Stripe & Line	
Qty. 80 Traffic Paint Arrows in Alley	\$7,965
Fausnight Stripe & Line	
Qty. 29 - 12x18 No Parking Signs	\$5,235
Fausnight Stripe & Line	
Qty. 52 - 12x18 No Parking Signs	\$9,386
Fence Outlet	
1800' LF of 4 Rail Wood Ranch Rail	\$41,370
Total	\$73,956

Storey Park

Community Development District

Fiscal Year 2022 Debt Service Fund Series 2015

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$616,298	\$557,663	\$58,635	\$616,298	\$616,298
Interest	\$500	\$29	\$21	\$50	\$50
Carry Forward Surplus	\$401,268	\$407,041	\$0	\$407,041	\$425,417
Transfer In	\$0	\$3,247	\$0	\$3,247	\$0

Total Revenues	\$1,018,066	\$967,980	\$58,656	\$1,026,636	\$1,041,765
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Expenses

Interest - 11/1	\$214,859	\$214,859	\$0	\$214,859	\$211,359
Principal - 11/1	\$175,000	\$175,000	\$0	\$175,000	\$180,000
Interest - 5/1	\$211,359	\$0	\$211,359	\$211,359	\$207,309

Total Expenditures	\$601,219	\$389,859	\$211,359	\$601,219	\$598,668
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Excess Revenues/(Expenditures)	\$416,847	\$578,121	(\$152,704)	\$425,417	\$443,097
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Principal - 11/1/22	\$190,000
Interest - 11/1/22	\$207,309
Total	\$397,309

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
11/1/21	\$8,460,000	\$ 180,000	\$ 211,359	\$ 391,359
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		\$8,460,000	\$6,432,272	\$ 14,892,272

Storey Park

Community Development District

Fiscal Year 2022 Debt Service Fund Series 2018

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$248,827	\$224,338	\$24,489	\$248,827	\$248,827
Interest	\$250	\$9	\$6	\$15	\$0
Carry Forward Surplus	\$98,730	\$99,137	\$0	\$99,137	\$102,835
Total Revenues	\$347,807	\$323,484	\$24,495	\$347,979	\$351,662

Expenses

Interest - 12/15	\$90,072	\$90,072	\$0	\$90,072	\$88,853
Principal - 6/15	\$65,000	\$0	\$65,000	\$65,000	\$70,000
Interest - 6/15	\$90,072	\$0	\$90,072	\$90,072	\$88,853
Total Expenditures	\$245,144	\$90,072	\$155,072	\$245,144	\$247,706
Excess Revenues/(Expenditures)	\$102,663	\$233,412	(\$130,577)	\$102,835	\$103,956

Interest - 12/15/22	\$87,541
Total	\$87,541

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
12/15/21	\$3,670,000	\$ -	\$ 88,853	\$ 88,853
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		\$ 3,670,000	\$ 3,059,263	\$ 6,729,263

Storey Park

Community Development District

**Fiscal Year 2022
Debt Service Fund
Series 2019**

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
--------------------------------------	------------------------------------	--	-----------------------------------	---------------------------------------

Revenues

Assessments - Tax Roll	\$238,964	\$215,962	\$23,002	\$238,964	\$238,964
Interest	\$500	\$11	\$6	\$17	\$0
Carry Forward Surplus	\$98,623	\$89,707	\$0	\$89,707	\$95,925
Transfer In	\$0	\$6,824	\$0	\$6,824	\$0
Total Revenues	\$338,087	\$312,505	\$23,008	\$335,512	\$334,889

Expenses

Interest - 12/15	\$82,294	\$82,294	\$0	\$82,294	\$80,981
Principal - 6/15	\$75,000	\$0	\$75,000	\$75,000	\$75,000
Interest - 6/15	\$82,294	\$0	\$82,294	\$82,294	\$80,981
Total Expenditures	\$239,588	\$82,294	\$157,294	\$239,588	\$236,962
Excess Revenues/(Expenditures)	\$98,500	\$230,211	(\$134,286)	\$95,925	\$97,927

Interest - 12/15/22	\$79,669
Total	\$79,669

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
12/15/21	\$3,850,000	\$ -	\$ 80,981	\$ 80,981
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		\$ 3,850,000	\$ 2,853,219	\$ 6,703,219

SECTION VI



910 Charles Street
Longwood, FL 32750
(407) 261-5446 * Fax (407) 261-5449

PROPOSAL

Page 1 of 1

TO GMS

Attention: Alan
ascheerer@gmscfl.com

PHONE	FAX	DATE
		03/30/21
PROPOSAL #		19-0921
JOB NAME/LOCATION		
Storey Park Phase I-5		
Storey Park Blvd		
City of Orlando		

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	Phase I-5:				
	NO PARKING Signs 12"x18"	49	EA	\$ 190.00	\$ 9,310.00
	Breakdown:				
	No Arrow 12 EA				
	Double Arrow 23 EA				
	Right Arrow 7 EA				
	Left Arrow 7 EA				
	5% Volume Discount			\$	(465.50)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Total:	\$ 8,844.50
Authorized Signature	Phil Fausnight
Signature	
Terms: Net 30	
Proposal Valid for	90 Days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

Signature

CONTACTS: Estimating Department
Phil Fausnight, President/Contracts Administrator
John Bruce, Project Coordinator/Scheduling
Cris Mercedes, Gen Admin, Insurance, Submittals

estimating@fausnight.com
phil@fausnight.com
john.bruce@fausnight.com
cris@fausnight.com

SECTION VII

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

March 18, 2021 to April 15, 2021

Bank	Date	Check #	Amount
General Fund	3/24/21	639	\$ 110.40
	4/1/21	640-643	\$ 5,812.00
	4/6/21	644	\$ 5,360.73
	4/8/21	645-647	\$ 11,900.00
	4/15/21	648-650	\$ 34,353.82
			<hr/> \$ 57,536.95
Payroll	<u>March 2021</u>		
	Andrew Ashby	50005	\$ 184.70
	Patrick Bonin Jr.	50006	\$ 184.70
			<hr/> \$ 369.40
			<hr/> \$ 57,906.35

AP300R

*** CHECK DATES 03/18/2021 - 04/15/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/15/21 PAGE 1

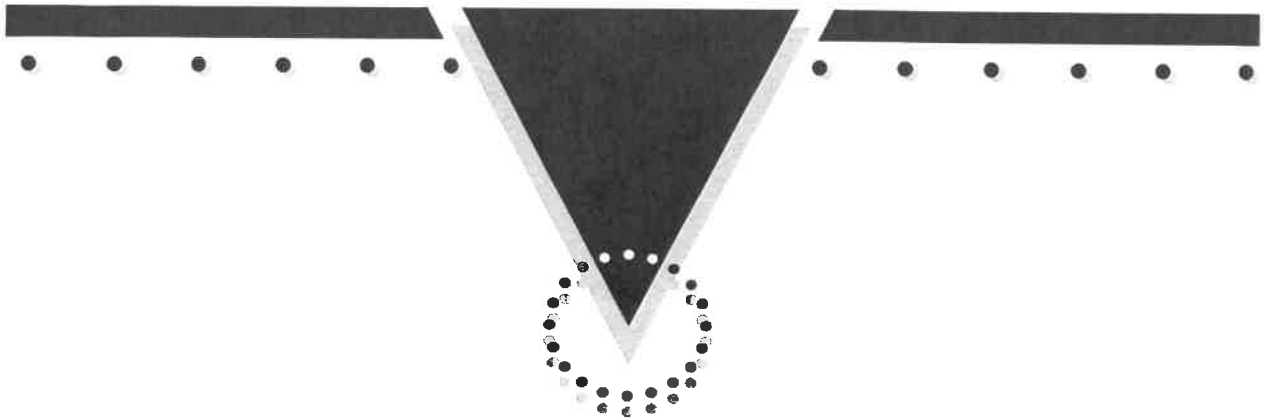
CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/24/21	00030	3/22/21	332-4835	202103	320-53800	-47700			FASTSIGNS SOUTH ORLANDO	*	110.40	110.40 000639
			6 DOG PARK CLOSED YRD SGN									
4/01/21	00012	3/31/21	193083	202103	320-53800	-47000				*	285.00	285.00
			AQUATIC PLANT MGMT MAR21									
3/31/21	193084	202103	320-53800	-47000						*	295.00	295.00
			L-6 POND MANAGEMENT MAR21									
3/31/21	193085	202103	320-53800	-47000						*	300.00	300.00
			POND L2/L4/L5 MGMT MAR21									
									APPLIED AQUATIC MANAGEMENT, INC.			880.00 000640
4/01/21	00005	3/25/21	97492	202102	310-51300	-31500				*	3,788.00	3,788.00
			MTG/TEMP ACCESS/SER2IBOND									
4/01/21	00028	3/26/21	5353	202103	320-53800	-47300			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	503.00	503.00 000641
			MAINLINE RPR-SLIPFIX/COUP									
									OMEGASCAPES INC			503.00 000642
4/01/21	00006	3/19/21	15-060(7	202102	310-51300	-31100				*	641.00	641.00
			2015 BOND CERT/UPDATE BDY									
									POULOS & BENNETT			641.00 000643
4/06/21	00002	4/01/21	157	202104	310-51300	-34000				*	3,004.17	3,004.17
			MANAGEMENT FEES APR21									
4/01/21	157	202104	310-51300	-35100						*	100.00	100.00
			INFORMATION TECH APR21									
4/01/21	157	202104	310-51300	-31300						*	875.00	875.00
			DISSEMINATION FEES APR21									
4/01/21	157	202104	310-51300	-51000						*	.39	.39
			OFFICE SUPPLIES APR21									
4/01/21	157	202104	310-51300	-42000						*	20.47	20.47
			POSTAGE APR21									
4/01/21	157	202104	310-51300	-42500						*	73.20	73.20
			COPIES APR21									
4/01/21	158	202104	320-53800	-12000						*	1,287.50	1,287.50
			FIELD MANAGEMENT APR21									
									GOVERNMENTAL MANAGEMENT SERVICES			5,360.73 000644
4/08/21	00020	4/03/21	4849	202104	320-53800	-47500				*	6,610.00	6,610.00
			RPLC 6 SECT.CURB/SIDEWALK									
4/03/21	4849	202104	320-53800	-47500						*	1,150.00	1,150.00
			RPLC 2 SECT.BRKN SIDEWALK									
									BERRY CONSTRUCTION INC.			7,760.00 000645

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DFT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/08/21	00028	4/02/21	5361	202104	320-53800-47800		OMEGASCAPES INC	*	1,200.00	1,200.00 000646
				INST.1200SQ.FT	BAHIA SOD					
4/08/21	00031	3/31/21	ON 20857	202103	320-53800-46200		YELLOWSTONE LANDSCAPE	*	2,940.00	2,940.00 000647
				MTHLY	LANDSCAPE MNT	MAR21				
4/15/21	00017	4/06/21	33335	202103	320-53800-47100		MODICA & ASSOCIATES, INC.	*	2,900.00	2,900.00 000648
				HERBICIDE	TRT	PHII MAR21				
4/15/21	00028	2/04/21	5280	202102	320-53800-47300			*	1,464.57	
				3MAINLINE	RPR	MOSS PRK RD				
2/18/21	5301	202102	320-53800-47300					*	165.00	
				IRG	RPR-STOREY	TIME/MUSES				
4/01/21	5378	202104	320-53800-46200					*	24,990.00	
				LAWN	MAINTENANCE	APR21				
4/01/21	5378	202104	320-53800-46200					*	583.00	
				LAWN	MAINT	PH L1 APR21				
4/01/21	5378	202104	320-53800-46200					*	874.00	
				LAWN	MAINT	PH L2 APR21				
4/01/21	5378	202104	320-53800-46200					*	291.50	
				LAWN	MAINT	PH I5 APR21				
4/01/21	5378A	202103	320-53800-46200					*	145.75	
				LAWN	MAINT	PH I5 MAR21				
							OMEGASCAPES INC			28,513.82 000649
4/15/21	00031	4/01/21	ON 21067	202104	320-53800-46200			*	2,940.00	
				MTHLY	LANDSCAPE MNT	APR21				
							YELLOWSTONE LANDSCAPE			2,940.00 000650
							TOTAL FOR BANK A		57,536.95	
							TOTAL FOR REGISTER		57,536.95	

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
March 31, 2021**



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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<u>ASSETS:</u>				
CASH	\$294,005	---	---	\$294,005
DUE FROM DEVELOPER	\$1,120	---	---	\$1,120
SERIES 2015				
RESERVE	---	\$308,959	---	\$308,959
REVENUE	---	\$574,856	---	\$574,856
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$1	---	\$1
GENERAL REDEMPTION	---	\$3,247	---	\$3,247
SERIES 2018				
RESERVE	---	\$64,474	---	\$64,474
REVENUE	---	\$233,347	---	\$233,347
INTEREST	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$121,478	---	\$121,478
REVENUE	---	\$223,381	---	\$223,381
INTEREST	---	\$6,824	---	\$6,824
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$10,235	\$10,235
TOTAL ASSETS	\$295,125	\$1,536,630	\$10,235	\$1,841,990
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$9,872	---	---	\$9,872
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$887,064	---	\$887,064
RESTRICTED FOR DEBT SERVICE 2018	---	\$297,883	---	\$297,883
RESTRICTED FOR DEBT SERVICE 2019	---	\$351,683	---	\$351,683
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$10,235	\$10,235
UNASSIGNED	\$285,253	---	---	\$285,253
TOTAL LIABILITIES & FUND EQUITY	\$295,125	\$1,536,630	\$10,235	\$1,841,990

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$593,470	\$536,425	\$536,425	\$0
DEVELOPER CONTRIBUTIONS	\$179,368	\$89,684	\$36,600	(\$53,084)
INTEREST	\$0	\$0	\$14	\$14
TOTAL REVENUES	\$772,838	\$626,109	\$573,039	(\$53,070)

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISOR FEES	\$12,000	\$6,000	\$1,400	\$4,600
FICA EXPENSE	\$918	\$459	\$107	\$352
ENGINEERING	\$12,000	\$6,000	\$1,521	\$4,479
ATTORNEY	\$25,000	\$12,500	\$12,876	(\$376)
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$10,500	\$5,250	\$5,250	\$0
ANNUAL AUDIT	\$6,200	\$6,200	\$6,200	\$0
TRUSTEE FEES	\$10,500	\$3,500	\$3,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,050	\$18,025	\$18,026	(\$1)
INFORMATION TECHNOLOGY	\$1,200	\$600	\$600	\$0
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$500	\$250	\$1,401	(\$1,151)
INSURANCE	\$6,100	\$6,100	\$5,810	\$290
PRINTING & BINDING	\$1,000	\$500	\$133	\$367
LEGAL ADVERTISING	\$1,925	\$963	\$1,888	(\$925)
OTHER CURRENT CHARGES	\$500	\$250	\$0	\$250
PROPERTY APPRAISER	\$950	\$950	\$1,140	(\$190)
OFFICE SUPPLIES	\$400	\$200	\$2	\$198
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

OPERATION & MAINTENANCE

CONTRACT SERVICES

FIELD MANAGEMENT	\$15,450	\$7,725	\$7,725	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$335,000	\$167,500	\$156,523	\$10,978
LAKE MAINTENANCE	\$17,820	\$8,910	\$2,600	\$6,310
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$7,500	\$7,500	\$0

REPAIRS & MAINTENANCE

REPAIRS - GENERAL	\$5,000	\$2,500	\$1,664	\$836
OPERATING SUPPLIES	\$5,000	\$2,500	\$0	\$2,500
LANDSCAPE CONTINGENCY	\$10,000	\$5,000	\$3,153	\$1,848
IRRIGATION REPAIRS	\$20,000	\$10,000	\$7,172	\$2,828
ROADWAYS & SIDEWALKS	\$10,000	\$5,000	\$865	\$4,135
TRAIL MAINTENANCE	\$2,500	\$1,250	\$0	\$1,250
DOG PARK MAINTENANCE	\$2,500	\$1,250	\$1,288	(\$38)
SIGNAGE	\$5,000	\$2,500	\$4,419	(\$1,919)

UTILITY

ELECTRIC	\$3,000	\$1,500	\$452	\$1,048
STREETLIGHTS	\$160,000	\$80,000	\$93,427	(\$13,427)
WATER & SEWER	\$30,000	\$15,000	\$7,392	\$7,608

OTHER

PROPERTY INSURANCE	\$6,000	\$6,000	\$4,405	\$1,595
--------------------	---------	---------	---------	---------

TOTAL EXPENDITURES	\$772,838	\$397,207	\$363,612	\$33,595
EXCESS REVENUES (EXPENDITURES)	\$0		\$209,427	
FUND BALANCE - Beginning	\$0		\$75,825	
FUND BALANCE - Ending	\$0		\$285,253	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$616,298	\$557,663	\$557,663	\$0
INTEREST	\$500	\$250	\$29	(\$221)
TRANSFER IN	\$0	\$0	\$3,247	\$3,247
TOTAL REVENUES	\$616,798	\$557,913	\$560,939	\$3,026

EXPENDITURES:

INTEREST - 11/1	\$214,859	\$214,859	\$214,859	\$0
PRINCIPAL - 11/1	\$175,000	\$175,000	\$175,000	\$0
INTEREST - 5/1	\$211,359	\$0	\$0	\$0
TOTAL EXPENDITURES	\$601,218	\$389,859	\$389,859	\$0
EXCESS REVENUES (EXPENDITURES)	\$15,580		\$171,080	
FUND BALANCE - Beginning	\$401,268		\$715,984	
FUND BALANCE - Ending	\$416,848		\$887,064	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$224,338	\$224,338	\$0
INTEREST	\$250	\$125	\$9	(\$116)
TOTAL REVENUES	\$249,077	\$224,463	\$224,347	(\$116)

EXPENDITURES:

INTEREST - 12/15	\$90,072	\$90,072	\$90,072	\$0
PRINCIPAL - 6/15	\$65,000	\$0	\$0	\$0
INTEREST - 6/15	\$90,072	\$0	\$0	\$0
TOTAL EXPENDITURES	\$245,144	\$90,072	\$90,072	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,933		\$134,275	
FUND BALANCE - Beginning	\$98,730		\$163,608	
FUND BALANCE - Ending	\$102,663		\$297,883	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$238,964	\$215,962	\$215,962	\$0
INTEREST	\$500	\$250	\$11	(\$239)
TRANSFER IN	\$0	\$0	\$6,824	\$6,824
TOTAL REVENUES	\$239,464	\$216,212	\$222,797	\$6,585

EXPENDITURES:

INTEREST - 12/15	\$82,294	\$82,294	\$82,294	\$0
PRINCIPAL - 6/15	\$75,000	\$0	\$0	\$0
INTEREST - 6/15	\$82,294	\$0	\$0	\$0
TOTAL EXPENDITURES	\$239,588	\$82,294	\$82,294	\$0

EXCESS REVENUES (EXPENDITURES)

(\$124) \$140,504

FUND BALANCE - Beginning

\$98,623 \$211,179

FUND BALANCE - Ending

\$98,499 \$351,683

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

CAPITAL OUTLAY	\$0	\$0	\$3,500	(\$3,500)
TRANSFER OUT	\$0	\$0	\$3,247	(\$3,247)
TOTAL EXPENDITURES	\$0	\$0	\$6,747	(\$6,747)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$6,747)	
FUND BALANCE - Beginning	\$0		\$6,747	
FUND BALANCE - Ending	\$0		\$0	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending March 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/21	ACTUAL THRU 3/31/21	VARIANCE
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$3,500	(\$3,500)
TRANSFER OUT	\$0	\$0	\$6,824	(\$6,824)
TOTAL EXPENDITURES	\$0	\$0	\$10,324	(\$10,324)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$10,323)	
FUND BALANCE - Beginning	\$0		\$20,559	
FUND BALANCE - Ending	\$0		\$10,235	

**Storey Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$24,369	\$159,417	\$305,746	\$33,695	\$13,297	\$0	\$0	\$0	\$0	\$0	\$0	\$536,425
DEVELOPER CONTRIBUTIONS	\$36,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,600
INTEREST	\$1	\$1	\$2	\$5	\$3	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$14
TOTAL REVENUES	\$36,601	\$24,370	\$159,419	\$305,751	\$33,698	\$13,300	\$0	\$0	\$0	\$0	\$0	\$0	\$573,038
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$200	\$0	\$0	\$0	\$800	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
FICA EXPENSE	\$15	\$0	\$0	\$0	\$61	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$107
ENGINEERING	\$100	\$0	\$260	\$521	\$641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,521
ATTORNEY	\$3,894	\$3,346	\$150	\$1,698	\$3,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,676
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$5,250
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,005	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$0	\$0	\$18,026
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$600
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1,314	\$14	\$18	\$13	\$15	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$1,401
INSURANCE	\$5,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,810
PRINTING & BINDING	\$28	\$21	\$8	\$4	\$24	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$133
LEGAL ADVERTISING	\$1,364	\$0	\$0	\$0	\$524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,888
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$0	\$0	\$1,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$0	\$0	\$0	\$0	\$0	\$0	\$7,725
LANDSCAPE MAINTENANCE	\$24,990	\$24,990	\$24,990	\$25,719	\$26,447	\$23,387	\$0	\$0	\$0	\$0	\$0	\$0	\$156,533
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$580	\$880	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
MITIGATION MONITORING & MAINTENANCE	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$1,239	\$0	\$250	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,664
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$0	\$0	\$0	\$0	\$3,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,153
IRRIGATION REPAIRS	\$0	\$1,970	\$2,907	\$413	\$1,378	\$503	\$0	\$0	\$0	\$0	\$0	\$0	\$7,172
ROADWAYS & SIDEWALKS	\$865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$865
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DOG PARK MAINTENANCE	\$0	\$0	\$229	\$0	\$0	\$1,059	\$0	\$0	\$0	\$0	\$0	\$0	\$1,288
SIGNAGE	\$174	\$100	\$90	\$50	\$3,895	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$4,419
UTILITY													
ELECTRIC	\$64	\$60	\$81	\$84	\$85	\$78	\$0	\$0	\$0	\$0	\$0	\$0	\$452
STREETLIGHTS	\$13,127	\$18,245	\$14,726	\$14,694	\$15,183	\$17,451	\$0	\$0	\$0	\$0	\$0	\$0	\$93,427
WATER & SEWER	\$1,064	\$1,124	\$1,314	\$1,674	\$1,293	\$924	\$0	\$0	\$0	\$0	\$0	\$0	\$7,392
OTHER													
PROPERTY INSURANCE	\$4,086	\$0	\$0	\$0	\$339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,405
TOTAL EXPENDITURES	\$80,041	\$61,622	\$51,714	\$50,596	\$63,473	\$56,164	\$0	\$0	\$0	\$0	\$0	\$0	\$381,612
EXCESS REVENUES (EXPENDITURES)	(\$43,441)	(\$37,252)	\$108,104	\$254,655	(\$29,775)	(\$42,863)	\$0	\$0	\$0	\$0	\$0	\$0	\$209,427

**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	\$308,959
BONDS OUTSTANDING - 9/30/15	\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16	(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/18	(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/19	(\$170,000)
LESS: PRINCIPAL PAYMENT 11/1/20	(\$175,000)
CURRENT BONDS OUTSTANDING	\$8,460,000

SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)	
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%
MATURITY DATE:	6/15/2048
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$62,200
RESERVE FUND BALANCE	\$64,474
BONDS OUTSTANDING - 5/22/18	\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20	(\$65,000)
CURRENT BONDS OUTSTANDING	\$3,735,000

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	\$121,478
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
CURRENT BONDS OUTSTANDING	\$3,925,000

SPECIAL ASSESSMENT RECEIPTS - FY2021

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**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
12/16/20	8	Governmental Management Services-CF	FY2021 Construction Accounting	\$ 3,500.00
TOTAL				\$ 3,500.00
Fiscal Year 2021				
10/1/20		Interest		\$ 0.06
11/2/20		Interest		\$ 0.06
12/1/20		Interest		\$ 0.06
1/4/21		Interest		\$ 0.04
2/1/21		Interest		\$ 0.03
3/1/21		Interest		\$ 0.02
3/19/21		Transfer to General Redemption		\$ (3,246.78)
TOTAL				\$ (3,246.51)
Acquisition/Construction Fund at 9/30/20				\$ 6,746.51
Interest Earned thru 3/31/21				\$ (3,246.51)
Requisitions Paid thru 3/31/21				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ -

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
12/16/20	3	Governmental Management Services-CF	FY2021 Construction Accounting	\$ 3,500.00
TOTAL				\$ 3,500.00
Fiscal Year 2021				
10/1/20		Interest		\$ 0.11
11/2/20		Interest		\$ 0.12
12/1/20		Interest		\$ 0.11
1/4/21		Interest		\$ 0.10
2/1/21		Interest		\$ 0.09
3/1/31		Interest		\$ 0.08
TOTAL				\$ 0.61
Acquisition/Construction Fund at 9/30/20				\$ 13,734.73
Interest Earned thru 3/31/21				\$ 0.61
Requisitions Paid thru 3/31/21				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ 10,235.34