

*Storey Park Community
Development District*

Agenda

June 24, 2021

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

June 17, 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, June 24, 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 April 22, 2021 Meeting
4. Consideration of Resolution 2021-15 Finalizing the Series 2021 Assessments
5. Consideration of Resolution 2021-16 Authorizing and Confirming and Re-Authorizing and Re-Confirming the Assessment Area Four Project; Equalizing, Approving and Levying Special Assessments
6. Consideration of Resolution 2021-17 Amending Resolution 2021-14 Approving the Proposed Budget for the Fiscal Year 2022 and Setting a Public Hearing
7. Ratification of Series 2019 Requisition #4 and Consideration of Series 2019 Requisition #5
8. Ratification of Temporary Access Easement Agreement with Aaron and Joy Humphrey
9. Consideration of Proposal from Fausight Stripe and Line for Installation of 'No Parking' Signs
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 1,596
11. Supervisor's Requests
12. 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 April 22, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2021-15 finalizing the Series 2021 assessments (Assessment Area Four). A copy of the Resolution is enclosed for your review.

The fifth order of business is consideration of Resolution 2021-16 authorizing and confirming and re-authorizing and re-confirming the Assessment Area Four project, equalizing, approving and levying special assessments. A copy of the Resolution is enclosed for your review.

The sixth order of business is the consideration of Resolution 2021-17 amending resolution 2021-14 approving the proposed Fiscal Year 2022 budget and setting a public hearing. A copy of the Resolution is enclosed for your review.

The seventh order of business is the ratification of the Series 2019 requisition #4 and consideration of the Series 2019 requisition #5. The requisitions and supporting invoices are enclosed for your review.

The eighth order of business is the ratification of the temporary access easement agreement with Aaron and Joy Humphrey. A copy of the agreement is enclosed for your review.

The ninth order of business is the consideration of proposal from Fausnight Stripe and Line to install 'No Parking' signs. A copy of the proposal is enclosed for your review.

The tenth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval and Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the presentation of the number of registered voters within the boundaries of the District.

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, April 22, 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
Ben Kraljev	Assistant Secretary
Andrew Ashby	Assistant Secretary
Susan Kane	Assistant Secretary

Also present were:

Tricia Adams	GMS
Kristen Trucco	Latham, Luna, Eden & Beaudine, LLP
Christina Baxter (<i>by phone</i>)	Engineer
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. Adams: Callers have three minutes to make a statement to the Board of Supervisors. Please state your first and last name and your address for the record. We would appreciate that. If there are any callers who would like to make a public comment, we can take those now.

Mr. Antonio Iskandar, (History Avenue): I have a question. If the answer is affirmative, then there will be another question. We have been paying a lot of attention to the construction of a park in front of our houses on History Avenue. There was some effort last week after several months of waiting for that. So, I'm wondering whether it is under your jurisdiction of the CDD. If that is the case, do you have any information regarding what the next steps are. There have been drainage issues. We are concerned about the impact of that when the rainy season starts and there is also the possibility that kids are playing on that piece of land that is supposed to be a park. So that is my comment and question.

Ms. Adams: Thank you, Antonio. Throughout the meeting today, much of the information you are inquiring about will be discussed. If it is not addressed during the meeting, staff will follow up with you outside of this meeting regarding your concerns.

Mr. Iskandar: Thank you.

Ms. Adams: Is there anyone else who would like to make a comment?

Ms. Lissette Beltran, (Imaginary Way): I want to thank Tricia. She has been a major help and I love that. I was wondering if the Board could follow up on the conversation for issues that are not addressed frequently. A dog station needs to be repaired. I appreciate you working hard on resolving the issues with the ATVs. I just want to go a step above and beyond. I was wondering what else we can do together to stop people from violating the law with their dirt bikes and ATVs, especially children. Also, Lennar owns the two parcels next to the school. The majority of the dirt bikes and ATVs are coming through one of the parcels. I need the CDD to help me, nothing fancy, just keep expenses thin so you can hire police enforcement to monitor those parcels and install signage. That will help a lot. We need to repave on Story Time Drive and Imaginary Way. So, I need signs and my asphalt to be repaved. Thank you. I appreciate your help.

Ms. Adams: Thank you, Lissette. Are there any other public comments? Hearing none, thank you so much.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 25, 2021 Meeting

Ms. Adams: Are there any corrections? If not, we need a motion to approve the minutes.

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

FOURTH ORDER OF BUSINESS

Financing Matters

Ms. Adams: We have an assessment hearing scheduled for today. This is the 2021 bond for Assessment Area 4. This has been duly published and noticed for this meeting date. We need a motion to open the assessment hearing.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor the public hearing for Assessment Area 4 was opened.

A. Consideration of Engineer's Report

Ms. Adams: Ms. Baxter is on the phone to discuss the Engineer's Report that was included in the electronic agenda package. There have been no substantive changes since the Board previously reviewed this Engineer's Report.

Ms. Baxter: Good evening everyone, the Engineer's Report includes the addition of Parcel K, Phases 1 and 2, what we call Areas 10 and 11, which make up Assessment Area 4. The Engineer's Report includes infrastructure, roads, utilities, stormwater elements that are part of Assessment Area 4 as well as the engineer's opinion of costs and the unit distribution. Those all correlate to the Assessment Methodology and other documents that are also presented today. If there are any specific questions on the Engineer's Report, I would be happy to answer those.

Mr. Kraljev: No.

Ms. Kane: No.

Ms. Adams: Thank you, Christy.

B. Consideration of Master Assessment Methodology for Assessment Area Four

Ms. Adams: Included in the agenda package is a copy of the Master Assessment Methodology Report for Assessment Area 4. There is also a Supplemental Assessment Methodology that is tied into the anticipated terms for the bond issuance. There will be another one that is tied into the actual terms of the bonds. There were no substantive changes to the Assessment Methodology from the version the Board reviewed previously. For the record, the tables included in the Assessment Methodology are on Pages 10 through 15. Table 1 identifies the Master Assessment Methodology for Assessment Area 4, including the total number of units, which is 357 units and Equivalent Residential Units (ERUs), which is 281. Table 2 is the Capital Improvement Plan, which is tied into the Engineer's Report that you just reviewed. It defines the eligible improvements. Table 3 identifies additional costs associated with the bond issuance. Table 4 is the allocation of improvement costs per the different product types; townhomes and the four different single-family home options. Table 5 is an allocation of par debt to each product type. Again, this is your Master Assessment Methodology, which is going to be fine-tuned in your Supplemental Assessment Methodology. Table 6 shows the par debt and annual assessment for each product type per unit. There is also a Preliminary Assessment Roll, identifying the property ID that would be associated with the Master Assessment Methodology and the Assessment Roll. Are there any questions? Hearing none,

C. Public Comment and Testimony

Ms. Adams: We will now open the assessment hearing for public comment. Are there any callers on the line who would like to make a comment regarding Assessment Area 4? For the current residents of Storey Park, I will let you know that this does not have an impact on you. This is for newer phases of development that are coming on, but you are more than welcome, if you have a comment regarding the assessment hearing, to provide comments.

Ms. Beltran: I would like for the District to improve the crosswalk.

Ms. Adams: That is not part of the assessment hearing. This is tied into the bond issuance or the capital improvement spending. It is not regarding any improvements on Dowden Road.

Ms. Trucco: This is for a future phase, known as Parcel K or Assessment Area 4 only.

Ms. Lissette Beltran: Will there be crosswalks in the new parcels?

Mr. Scheerer: There are crosswalks in the community.

Ms. Adams: I don't know if any crosswalks are designed Parcels, K-1 and K-2, but I can coordinate with the District Engineer and get back to you.

Ms. Beltran: Thank you.

Ms. Baxter: Crosswalks are in the Engineering Plan permitted through the City of Orlando as required by DOT and the City Code.

Ms. Adams: Thank you, Christy. Are there any other public comments regarding the Engineer's Report, Master Assessment Methodology or anything related to the assessment hearing? Hearing none,

C. Consideration of Resolution 2021-13 Levying Assessments

Ms. Adams: This resolution covers several important areas. Kristen, would you like to present the resolution?

Ms. Trucco: Sure. This resolution approves the levy of assessments in Assessment Area 4, also known as Parcel K that was recently annexed into the District by the county. These assessments will pay for the construction of the Assessment Area 4 project in accordance with the Assessment Methodology Report that is in the agenda as well as the District Engineer's Report. If you have any questions, we can try to answer them now. Otherwise, we are just looking for a motion to adopt this resolution so we can proceed with the bond issuance.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor Resolution 2021-13 Authorizing and Confirming the Assessment Area 4 Project; Equalizing, Approving and Levying Special Assessments on Property Specially Benefitted by Such Assessment Area 4 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 was adopted.

Ms. Adams: We need a motion to close the assessment hearing.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-14 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing

Ms. Adams: Included in your agenda package is a draft of the Proposed Budget. This is your first look at the budget. As far as timing, if the Board has enough information to move forward with approving the resolution today, we can move forward with the budget hearing for final adoption in July. This might be a little earlier than what you have done in the past. Alternatively, if the Board needs more time to look at the draft budget and sharpen our pencils in any way, the resolution could be adopted by the Board at your May meeting and have the budget adoption in August. There is no pressure with this first look at the budget if the Board has any questions, because it proposes a fairly significant increase. Going through the budget for the Storey Park CDD, Page 1 has an overview of your General Fund. It shows adopted budget revenues of \$772,838 for the current fiscal year. Whereas for next year, the proposed revenues are \$1.1 Million. So, there is an increase with the revenue and with spending. In going through your *Administrative* expenses, most of the increases are tied to the costs of the new bond issuance. There was an increase in *Trustee Fees, Arbitrage and Dissemination Agent*, due to the number of bond issuances that we have.

Mr. Rob Bonin joined the meeting.

Ms. Adams: For *Field* expenses, there were some additional increases. There is a significant increase in the *Landscape Maintenance – Contract*, based on areas that will be maintained by OmegaScapes.

Mr. Scheerer: Parcel K.

Ms. Adams: Yes. I believe it was within the last year or less that this District bid out *Landscaping Services*. By far, that is most significant cost in your field expenses. There were some savings to the District by bidding it out, but it is a big part of the budget, which is proposed at \$430,160. We also have a significant expense increase in *Streetlights*. You are currently budgeted at \$160,000, but with the additional streetlights, your proposed budget for Fiscal Year 2022 is \$241,000. Those are the two biggest increases. We added some funding for *Pressure Washing*. Under *Repairs & Maintenance*, there is a line item for *Enhanced Traffic Enforcement*. As the Board is aware, traffic calming and deterring the use of illegal vehicles is a significant priority for residents in this District. The District owns the roads, so they are public roads. Traffic enforcement is the responsibility of the Orlando Police Department. They have been doing routine patrols and responding to calls. What we are proposing is enhanced traffic enforcement three days per week in four-hour shifts. If the Board wants to approve that expense, the annual amount would be \$39,500. That would be a new item. Another significant expense is *Capital Outlay*. The way that we set up this budget, there is detail for *Capital Outlay* on Page 12. We received some feedback regarding the installation of fencing where Satire Street terminates to the undeveloped area and around the retention pond. The developer installed split rail fencing up to the bike path. The District solicited for proposals to continue that fencing. Right now, the Operations Manager is identifying that area. Ben knows exactly where we are talking about. It's an expensive item and a discretionary item. The fence and painting would be about 1,800 linear feet and the expense would be around \$52,000. We are proposing that as a one-time capital outlay. Other items in your *Capital Outlay* including No Parking signage, which is needed for some of the areas that are currently developed. We considered additional traffic calming measures such as a radar display, which was \$26,000. Ultimately we pulled that out believing that the most effective traffic calming was the dynamic presence of police in the community. That will provide more traffic calming than self-monitoring devices. So, we pulled out the radar display and additional painting of speed limit signage or speed limit markings on the roads. With the proposed increase in the budget, which we will walk through, a mailed notice is

required identifying the date that the budget will be adopted. The amount in the notice is a cap amount. You can ultimately adopt a budget that is under that proposed amount, but you can't go over that amount once it's noticed. We are trying to balance it. We want to make sure that the items are covered, but at the same time if we want to sharpen our pencils and reduce the proposed increase, we have an opportunity to do so. Ultimately, the *Capital Outlay*, can be designated as a Capital Reserve Fund. So, it's probably a good idea to start identifying these capital expenses and get the residents accustomed to having money designated for capital because it will be helpful for the community down the road.

Ms. Trucco: This resolution approves a public hearing on this budget for July. Members of the public can provide any feedback.

Ms. Adams: Board Members, I'm not sure how much time you spent reviewing the budget, but I want to draw your attention to Page 5. The table on the bottom should say, "*Summary of Proposed Increase.*" The first set of numbers is the per unit proposed increase. For example, the current operation and maintenance (O&M) for the townhomes is \$272. With this Proposed Budget, it would be \$340 or an increase of \$68 per unit. You can see the increase for the different product types. I will also note that the landscape, streetlights and stormwater were anticipated expenses for all of Assessment Areas 4 and 5. Not all of those expenses will be realized the entire fiscal year.

Mr. Bonin: For *Capital Outlay*, was depreciation taken into account?

Ms. Adams: O&M is classified as an expense to maintain what's there, whereas *Capital Outlay* would be one-time expenses or capital purchases.

Mr. Bonin: You don't know how depreciation is handled?

Ms. Adams: I can find out for you.

Ms. Trucco: Good question.

Mr. Bonin: I would like to say that GMS has done a good job identifying the hot topics and providing proposed solutions. Then there is a question to what extent the community will accept the expense associated with it.

Ms. Adams: Correct. In your resolution, we are proposing July 22, 2021 as the public hearing. We are anticipating with the mailed notice, we will generate interest from residents who want to attend the meeting. This room is not an appropriate location for that. We reached out to the Innovation School in nearby Storey Park to see if we can hold the public hearing there.

We have not yet received confirmation. In the past, when we looked into meeting at Innovation School, they require a later meeting time, 5:00 p.m. or 6:00 p.m. because of their school day. We don't know if that will be case on July 22. The Recording Secretary reached out to them three times and has not heard back. The notice is likely to have the meeting location of Innovation School and the meeting may be scheduled later that day. So, I wanted to get feedback from the Board.

Mr. Bonin: I think we heard enough from the community about meeting during business hours. So, I am personally fine with having the public hearing after hours so we have more participation.

Ms. Kane: I'm fine with that.

Ms. Adams: That's good, because that gives us flexibility with the school if they are restricted about not starting the meeting at 4:00 p.m. If there is no further discussion and the Board is comfortable with capping the assessment at the proposed amount, it would be appropriate to make a motion to approve Resolution 2021-14. At the budget hearing, if the Board wanted to reduce the O&M expenses, you have an opportunity to do so.

Mr. Bonin: Is what is proposed appropriate and paying the big-ticket items over a two-year period. I suspect that we won't have a significant increase, so do you want to approve the full amount or pare it down?

Ms. Adams: No. I think you encapsulated the issues and concerns. If you assess a higher amount, it will generate more interest. If there's an intention to cut back on that, then why not do that before the notice goes out versus cutting it at the budget hearing. So, if there are some discretionary expenses that the Board would like to see cut from the budget, this is an opportunity to do so. Alternatively, if you want to get resident participation, feedback and additional comments at the budget hearing, there is an opportunity to do so. It is actually a policy issue based on the Board's comfort level.

Mr. Bonin: What happens at the next two meetings? Is there anything to discuss budget-wise?

Ms. Adams: That's up to the Board. If the Board would like to look at the budget at each meeting, they have an opportunity to do so. No action is required by the Board at this point and I'm not anticipating many items on your May agenda, as we are taking care of some very important matters today with the budget and your assessment hearing.

Ms. Trucco: The public would have an opportunity to call in during the public comment period at the beginning of the meeting to voice their concerns about the budget before and at the budget hearing. If the Board would like to discuss the budget at upcoming meetings, that's completely at the pleasure of the Board.

Mr. Kraljev: I think everything we have in front of us is appropriate. We still have time to get feedback and have workshops to discuss the budget between now and July to change or tweak anything if that's what we see fit.

Ms. Adams: I think you inferred that you were asking for feedback from District Management Staff. I don't know if there is going to be a substantive difference in the response if it is a 22% or 23% or 24% increase.

Mr. Ashby: My problem is with the traffic calming, paying the police to come in more. It would be more effective, but the other thing to think about is a potentially permanent expense annually from now on versus having additional signage or sensors that you pay for one-time. There's minimal maintenance from then on. The concern that I would have is the ongoing expense of it.

Ms. Kane: It is just for one year, correct? So, in 12 months, we could discuss this again. The presence of police may have an impact or just an initial shock.

Ms. Adams: Andrew, that is a good point that some of the items are one-time expenses and they would receive benefit for multiple years, whereas the police presence, you have to determine how long that is for. Many Districts that budget enhanced traffic enforcement, has this as an annual appropriation. Right now, we have a situation where there's been a greater need for traffic enforcement. In the future, there may be more or less need. We just don't know. Is there any further discussion? Otherwise, is the Board ready to approve Resolution 2021-14 and we will fine tune the hour and location for the public hearing, but schedule it for the July 22, 2021 meeting?

Mr. Kraljev temporarily left the meeting.

On MOTION by Ms. Kane seconded by Mr. Ashby with all in favor Resolution 2021-14 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing for July 22, 2020, subject to verifying the time and location was adopted. (Motion Passed 3-0)

SIXTH ORDER OF BUSINESS**Ratification of Proposal from Fausnight Stripe & Line for Installation of No Parking Signs**

Ms. Adams: As the Board is aware, newer phases of the community have been developed including Phase I-5. There were quite a few situations where we needed to put in No Parking signs so we can enforce the No Parking zones and bring some order into that area to encourage the free flow traffic. This will impact your current budget, as the budget will be over expenses in signage because of these 49 No Parking signs. The signage is required per Statute in order for the District to be able to engage towing enforcement and in accordance with the engineering No Parking plans that were approved by the City of Orlando. So, if there are no further questions or discussion, we need a motion to ratify the proposal.

On MOTION by Ms. Kane seconded by Mr. Ashby with all in favor the proposal from Fausnight Stripe & Line for 49 No Parking Signs for Phase I-5 in the amount of \$8,844.50 was ratified. (Motion Passed 3-0)

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco: We have nothing to report to the Board, today.

B. Engineer

Ms. Adams: Christy, do you have anything further to report to the Board?

Ms. Baxter: I don't have anything further. Thank you.

C. District Manager's Report**i. Approval of Check Register**

Ms. Adams: You have the Check Register from March 18, 2021 through April 15, 2021 in the amount of \$57,906.35. The detail is behind the summary. I would be happy to answer any questions. Otherwise, we would be seeking a motion to approve it.

On MOTION by Mr. Ashby seconded by Ms. Kane with all in favor the March 18, 2021 through April 15, 2021 Check Run Summary in the amount of \$57,906.35 was approved. (Motion Passed 3-0)

ii. Balance Sheet and Income Statement

Ms. Adams: You also have the Unaudited Financials through March 31, 2021. It includes the Balance Sheet and Income Statement as well as the spending per date for your General Fund. It also has information regarding your Debt Service Funds and associated capital projects. Are there any questions? No Board action is required. It was provided for informational purposes.

- **Traffic Enforcement** *(Added)*

I want to bring up a couple of items. One item that we have been keeping the Board informed about is traffic calming. Since the last meeting, there have been 32 traffic stops. The Orlando Police Department has been responsive to requests and situations as well as routine patrols. We are very happy with their response and want to commend them for their presence in the community. We also want to bring to the Board's attention that there is a silt fence that we would like to remove. The silt fence was installed by the HOA with the hopes that it would deter dirt bikes from crossing Wewahootee Road into the bike and pedestrian paths. The HOA no longer maintains that fence and it is often on the ground. It is a maintenance challenge. It is also not aesthetically pleasing. It was installed with the concept of deterring dirt bikes, but it's not doing that, so it's a maintenance and aesthetic issue.

Mr. Bonin: What is the path of the dirt bikes? Where do they start and where do they try to get to?

Ms. Adams: Some originate in the community.

Mr. Bonin: What was the fence trying to keep out?

Mr. Scheerer: Wewahootee Road runs into Moss Park in both directions. People are riding their dirt bikes there and the undeveloped portion of Storey Park Boulevard from Story Time Drive east. That is another area. We have a retention pond. They were accessing the asphalt bike trail from Wewahootee Road, so, the HOA installed this silt fence in the hopes of deterring them from going up there, but it's on the ground.

Mr. Bonin: Is the silt fence between the curb, asphalt and the trail?

Mr. Scheerer: It's right on the edge of the asphalt trail.

Mr. Bonin: On the street side?

Mr. Scheerer: Yes.

Mr. Bonin: How wide is the asphalt trail?

Mr. Scheerer: It is probably 6 feet wide.

Mr. Bonin: Are they driving their motorcycles on that trail?

Mr. Scheerer: From time to time, they have been, which is why the request from the residents was to add a split rail fence and continue that to the aluminum pedestrian bridge.

Mr. Ashby: Which side of the trail is this fence on?

Mr. Scheerer: On the Wewahootee side.

Mr. Ashby: Is there a gate?

Mr. Scheerer: No, there is no gate.

Mr. Ashby: If this is the trail and the fence is here, at some point the fence crosses over it.

Mr. Scheerer: No, it does not. The trail goes all the way around.

Mr. Ashby: So, the fence just stays on this side of the trail?

Mr. Scheerer: Yes, but it stops here so people can still cut in this way to get to it if they want to. It is an added expense because when it tears and rips, we end up having to buy more.

Mr. Bonin: It makes sense to do that.

Ms. Adams: It doesn't provide any benefit. I just wanted to get consensus from the Board. It doesn't require any Board action. I just wanted input that you were in agreement that the silt fence was not effective and should be removed.

- **Field Management Report** *(Added)*

Ms. Adams: We had some field updates. Last month, we reported that the dog park would be closed for a month for maintenance starting on April 1st.

Mr. Scheerer: We are moving right along with the dog park. We installed new sod in the areas where holes were dug. It worn out badly. As you know, it's Bahia grass, which goes dormant in the wintertime, even though it's irrigated. We ran across some challenges. It is a very popular park. All of the apparatuses were functioning. The fountain was down, but we got it up and running within a few days. I don't know if there were some leftover particles, but we ordered a new diaphragm. What happens is there is a bowl on the bottom. You push the button, the water comes out and fills the bowl. Then it slowly drains out. Now it won't stop letting the water in, so, we currently have it shut off. The part will be in on Monday and we will install it on Tuesday. One of the other questions that was asked of us was whether there are gaps on the bottom of the split rail fence, as smaller dogs are getting out. There are gaps, so we are putting some mesh under there with additional mulch. That will all be done. We are letting the grass

grow as much as possible. It's already been treated and fertilized. F&P was out treating for fleas, ticks and other pesticides. We will re-evaluate that, but I think we are in good shape and ready to go. So, all things considered, I think a month off is a good approach. It will probably be ongoing and obviously we will make minor repairs throughout the dry season, but now that we are getting rain and temperatures are increasing, the grass is starting to grow. I think it's going to look really good.

Mr. Kraljev returned to the meeting.

Ms. Adams: Mr. Kraljev, the Board took action on Resolution 2021-14, approving the Proposed Fiscal Year 2022 Budget and setting the public hearing, subject to verifying the location and time. Are you in favor?

Mr. Kraljev: Yes.

Ms. Adams: The Board also took action on ratifying the No Parking signs for Parcel I-5. Are you in favor?

Mr. Kraljev: Yes.

Ms. Adams: We had some residents who called in and made public comments at the beginning of the meeting regarding park construction nearby History Avenue causing drainage issues and some other miscellaneous questions. Would the Board like for staff to answer those?

Mr. Bonin: I would like to address those. Regarding to the drainage, we received notice of year end turnover to Orange County, so we went ahead and cleaned the storm pipes last week. That is why two or three weeks ago, there was some flooding in the area. We completely cleaned those lines and took additional intermediary steps to grade up the inlets that were problematic for us. They are all clear, I believe because this last weekend we had no flooding issues out there. So, I am not anticipating that is going to be a problem going forward. Regarding the current status, revised engineering plans were submitted to Orange County. The engineers revised the grades of that park and that is why there was a delay in construction and completing it. It will have to be permitted to bring up the inlet to the new grade. Then we can complete the rest of the park. So that is the current status.

Ms. Adams: What about the park construction on History Avenue?

Mr. Scheerer: That is the cell tower track.

Ms. Adams: There was a question about a dog station. I believe it's an HOA dog station. Ms. Lissette Beltran was inquiring about it. She forwarded to the District, a dog station that

needs to be repaired. That is an HOA owned area. She inquired about deterring dirt bikes and ATVs. For the Board's information, you have recently taken action to adopt Amenity Policies that prohibit dirt bikes. We received a video of a resident who has a YouTube Channel, building a dirt bike track on CDD stormwater property. We are in the process of communicating with him regarding progressive discipline up to suspension from the amenities. If he is on District property after being suspended, he would be subject to being trespassed and arrested. So, there is progressive discipline taking place in areas where we can enforce.

Mr. Bonin: Do we need to clarify for the record that the property between Lennar and the school is not owned by Lennar?

Ms. Adams: That would be appropriate. The last question was fencing around that parcel.

Mr. Bonin: We have no right to go onto someone else's property. We can only be on our property.

Ms. Adams: Thank you.

Mr. Ashby: It looks like "*No man's land*." It is a slither of land about 300 feet wide. Moss Park Properties owns that sliver of land.

Ms. Adams: Thank for clarifying that for the record.

EIGHTH ORDER OF BUSINESS

Supervisor's Request

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

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2021 (ASSESSMENT AREA FOUR PROJECT) SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the "District") was established by Ordinance No. 2015-7 of the City Council of the City of Orlando (the "City"), adopted on March 9, 2015, contracted by Ordinance No. 2019-50 of the City, adopted October 7, 2019 and expanded by Ordinance No. 2020-53 of the City, adopted November 9, 2020, for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on March 25, 2021, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2021-10 authorizing, among other things, the issuance of not to exceed \$7,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued the Storey Park Community Development District Special Assessment Bonds, Series 2021 (Assessment Area Four Project) (the "Series 2021 Bonds") in the amount of \$6,030,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Storey Park Community Development District Engineer's Report, Revision 4, dated August 13, 2015, as amended and supplemented from time to time, including by the Storey Park Community Development District Engineer's Report, Revision 7 – Parcel K Boundary Expansion, dated February 22, 2021, attached to this Resolution as **Exhibit "A"** (collectively referred to as the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2021 Bonds (the "Assessment Area Four Project"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$13,630,190, a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the Capital Improvements was estimated at \$18,000,000 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Supplemental Assessment Methodology for Assessment Area Four for Storey Park Community Development District, dated May 24, 2021 (the "Series 2021 Assessment Methodology"), attached to this Resolution as **Exhibit "B,"** the assessments are finalized in the amount of \$6,030,000, which is funding a portion of the capital costs, financing costs, capitalized interest, reserve funds and contingencies.

WHEREAS, on April 22, 2021, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2021-13 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the Adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

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

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

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

3. Finalization of Special Assessments Securing the Series 2021 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2021-13, special assessments securing the Series 2021 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the actual project costs of the Assessment Area Four Project. The Series 2021 Assessment Methodology accurately reflects the amount of special assessments for the Series 2021 Bonds. The assessments levied pursuant to Resolution 2021-13 also correctly reflect the outstanding debt due on the Series 2021 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2021-13, the special assessments on parcels specially benefited by the Assessment Area Four Project are hereby finalized in the amount of the outstanding debt due on the Series 2021 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Series 2021 Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2021 Bonds.

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

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2021-13, which remains in full force and effect. This Resolution and Resolution 2021-13 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

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

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

APPROVED AND ADOPTED this 24th day of June, 2021.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2021-15

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____

By: _____

Name: _____

Title: _____

Exhibit "A": Engineer's Report

Exhibit "B": Supplemental Assessment Methodology For Assessment Area Four for Storey Park Community Development District, dated May 24, 2021

EXHIBIT "A"

ENGINEER'S REPORT

Storey Park Community Development District Supplemental Engineer's Report Revision 7 –
Parcel K Boundary Expansion, dated February 22, 2021

[ATTACHED BELOW]

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 multi-family 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.

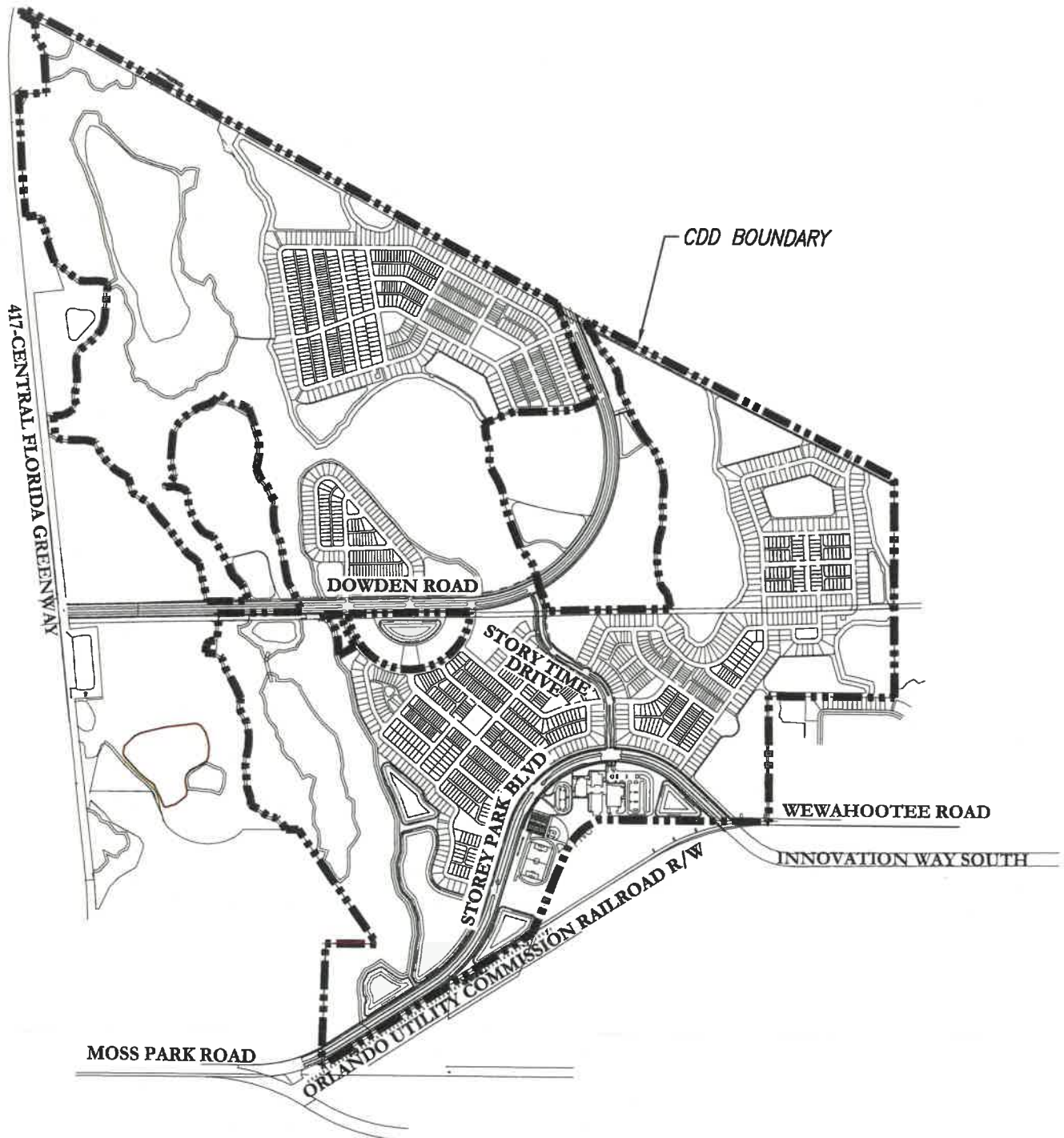
The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost 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

www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET
Exhibit 1



Vicinity Map

Storey Park Community Development District



1000 0 2000' 4000'

SCALE IN FEET
Exhibit 2

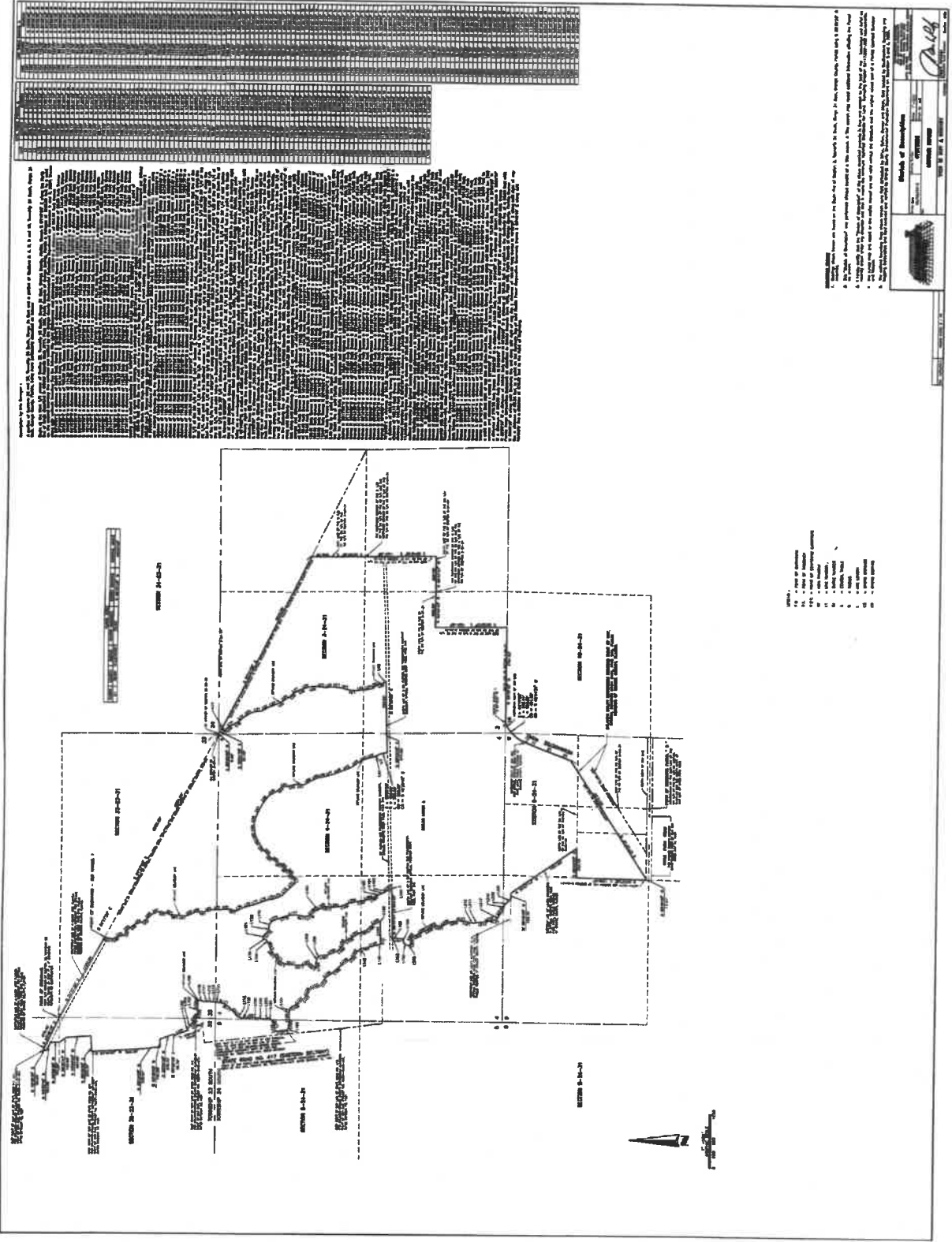
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2/2012/12-080 LEAD - INNOVATION PLACE/OW/022/CDD ENGINEER'S REPORT EXH - WITH PARCEL X/VICINITY MAP



THESE PLANS AND SPECIFICATIONS ARE HEREBY SUBMITTED TO THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOSE, CALIFORNIA, FOR THEIR REVIEW AND APPROVAL. THE APPLICANT, [Name], CERTAINS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE APPLICANT ALSO CERTAINS THAT THE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE APPLICANT REQUESTS THAT THE BOARD OF SUPERVISORS APPROVE THESE PLANS AND SPECIFICATIONS AND GRANT A PERMIT TO CONSTRUCT THE PROJECT DESCRIBED HEREIN.

- 1. []
- 2. []
- 3. []
- 4. []
- 5. []
- 6. []
- 7. []
- 8. []
- 9. []
- 10. []

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SEAL OF THE COUNTY OF SAN JOSE, CALIFORNIA	
DATE	APPROVED
BY	FOR
[Signature]	

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

91
92
93 **SECTION 6. SEVERABILITY.** If any provision of this ordinance or its application
94 to any person or circumstance is held invalid, the invalidity does not affect other provisions
95 or applications of this ordinance which can be given effect without the invalid provision or
96 application, and to this end the provisions of this ordinance are severable.

97 **SECTION 7. REPEAL.** All ordinances or parts of ordinances previously adopted
98 and conflicting with this ordinance are hereby repealed.
99

100 **SECTION 8. EFFECTIVE DATE.** This ordinance takes effect immediately upon
101 adoption.
102

103 **DONE, THE PUBLIC NOTICE,** in a newspaper of general circulation in the City of
104 Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 27 day of
105 OCTOBER, 2020.
106

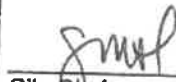
107 **DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida,
108 at a regular meeting, this 19 day of OCTOBER, 2020.
109

110 **DONE, THE SECOND READING, HEARING, AND ENACTED ON FINAL**
111 **PASSAGE,** by an affirmative vote of a majority of a quorum present of the City Council of
112 the City of Orlando, Florida, at a regular meeting, this 9 day of
113 NOVEMBER, 2020.
114
115
116
117

118 BY THE MAYOR OF THE CITY OF
119 ORLANDO, FLORIDA:
120
121
122
123


Mayor

124 ATTEST, BY THE CLERK OF THE
125 CITY COUNCIL OF THE CITY OF
126 ORLANDO, FLORIDA:
127

128 
129
130 City Clerk
131
132 Stephanie Herdolia
133 Print Name
134
135
136
137

ORDINANCE NO. 2020-53

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


Assistant City Attorney


Print Name

[Remainder of page intentionally left blank.]

EXHIBIT

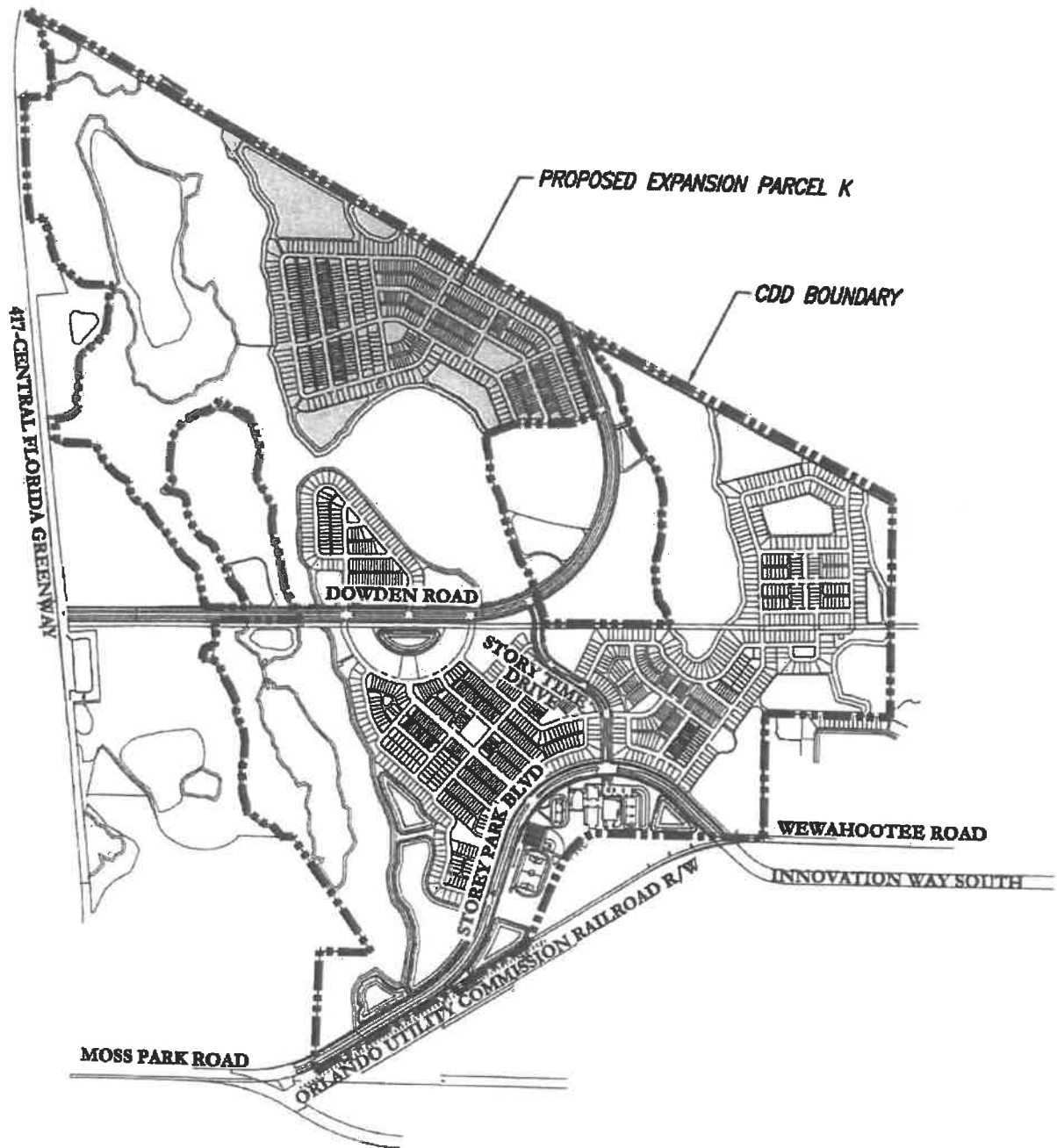
A

EXHIBIT 1

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

Location Map

[ATTACHED]



Location Map and Proposed Expansion
Storey Park Community Development District

June 08, 2020
 P & B Job No. 13-080

25502 E. Livingston St.
 Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567

375' 0 750' 1500'
 SCALE IN FEET
 Exhibit 1

2/2017, 11-08, 12/2017 - Revisions made to map & P&B JOB NO. 13-080

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 01°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.

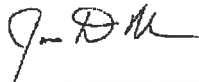


Jeremy Gates

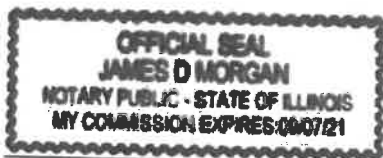
Signature of Affiant

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/councilmeetings 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

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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.

Key	
Hatch	Roadways
	City of Orlando (Offsite Roadway)
	CDD-Roads
	CDD-Alleys
	HOA-Roads
	HOA-Alleys

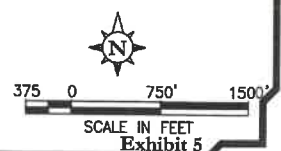
Roadway Ownership Map **Storey Park Community Development District**

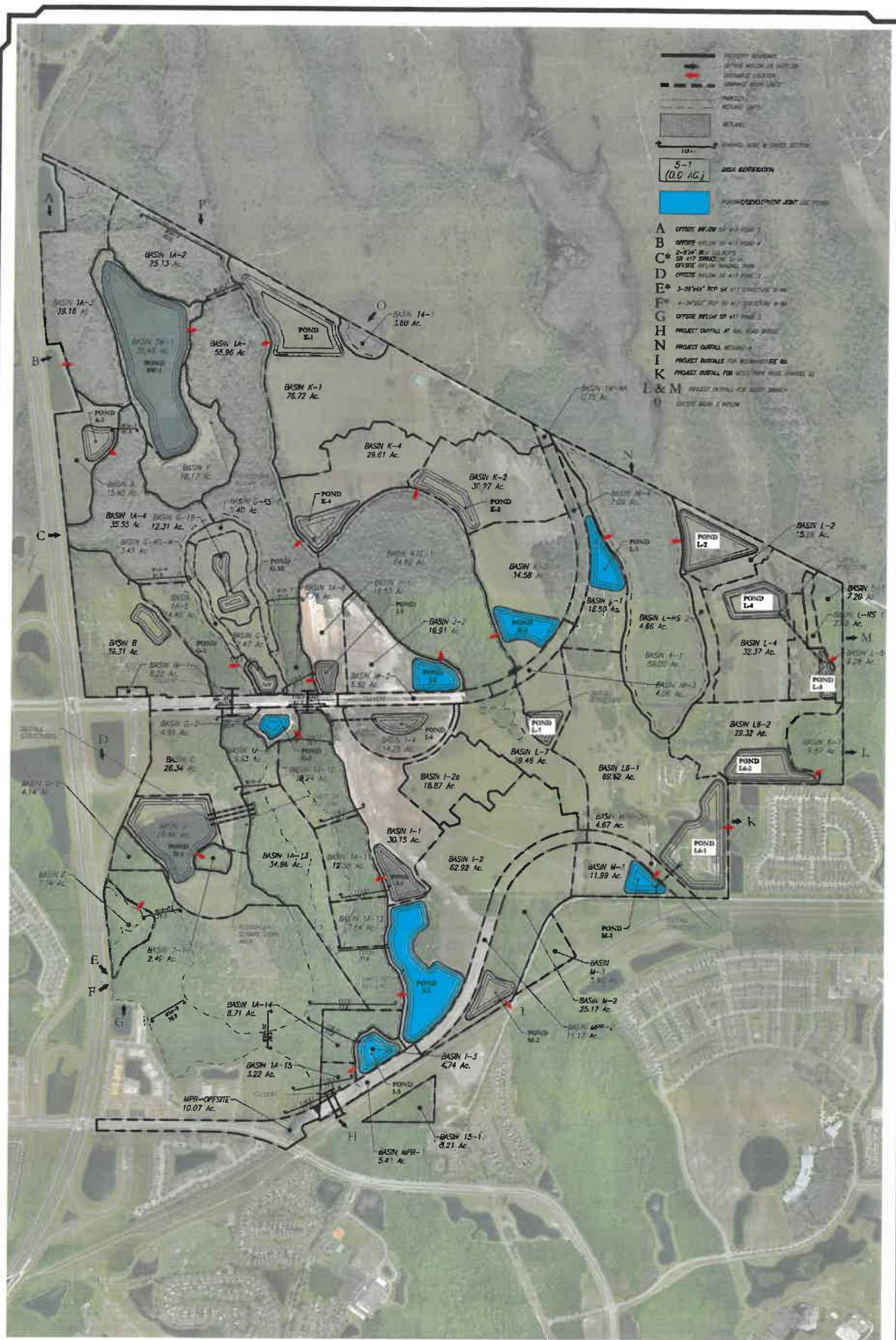
November 18, 2020
P & B Job No.: 12-080

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VERT. DATUM: NAVD 83

Post Development Drainage Basin Map

Innovation Place

November 18, 2020
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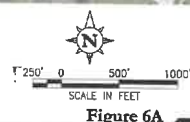
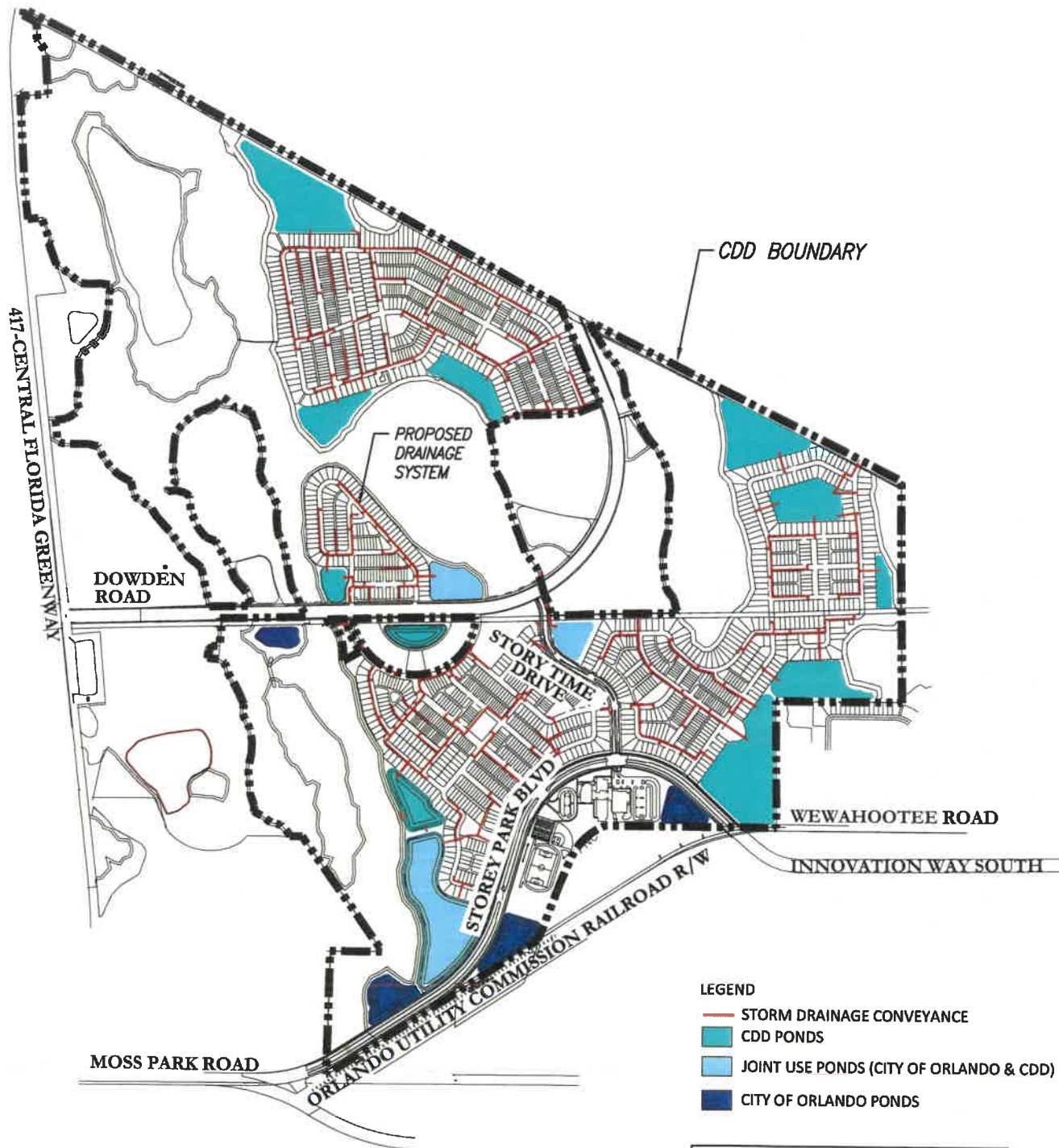


Figure 6A



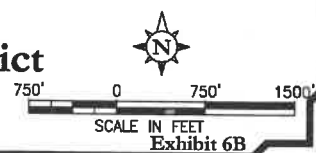
Stormwater Management Map
Storey Park Community Development District

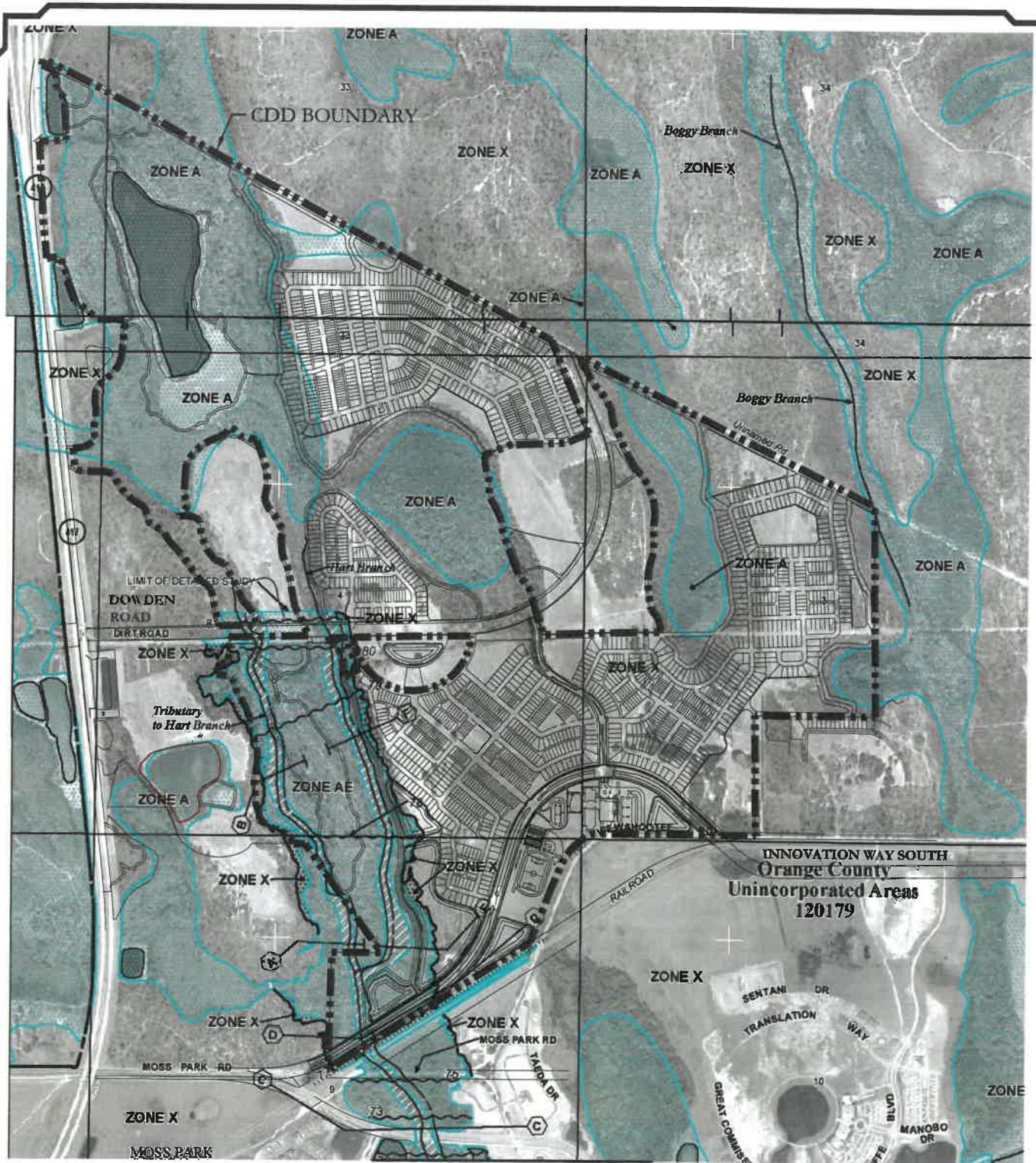
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Source: FEMA Firm Panel 12095C0465F /
12095C0455F September 25, 2009. Vertical
Datum (NAVD88).

FEMA 100 Year Floodplain Storey Park Community Development District

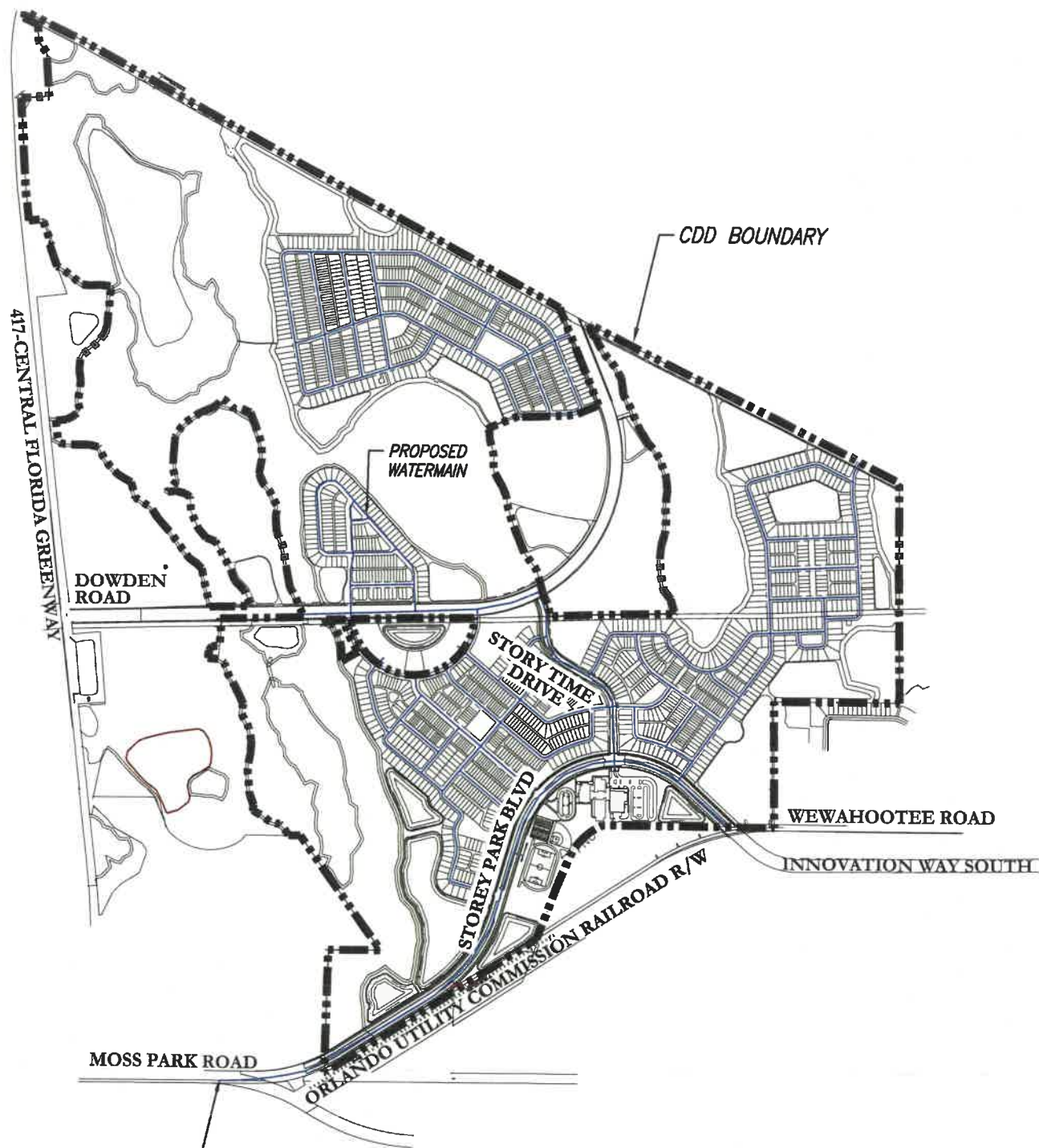
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PHASE 1 CONNECTION POINT

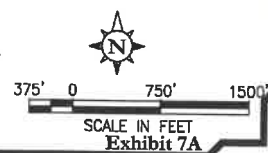
Potable Water Distribution System Map
Storey Park Community Development District

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

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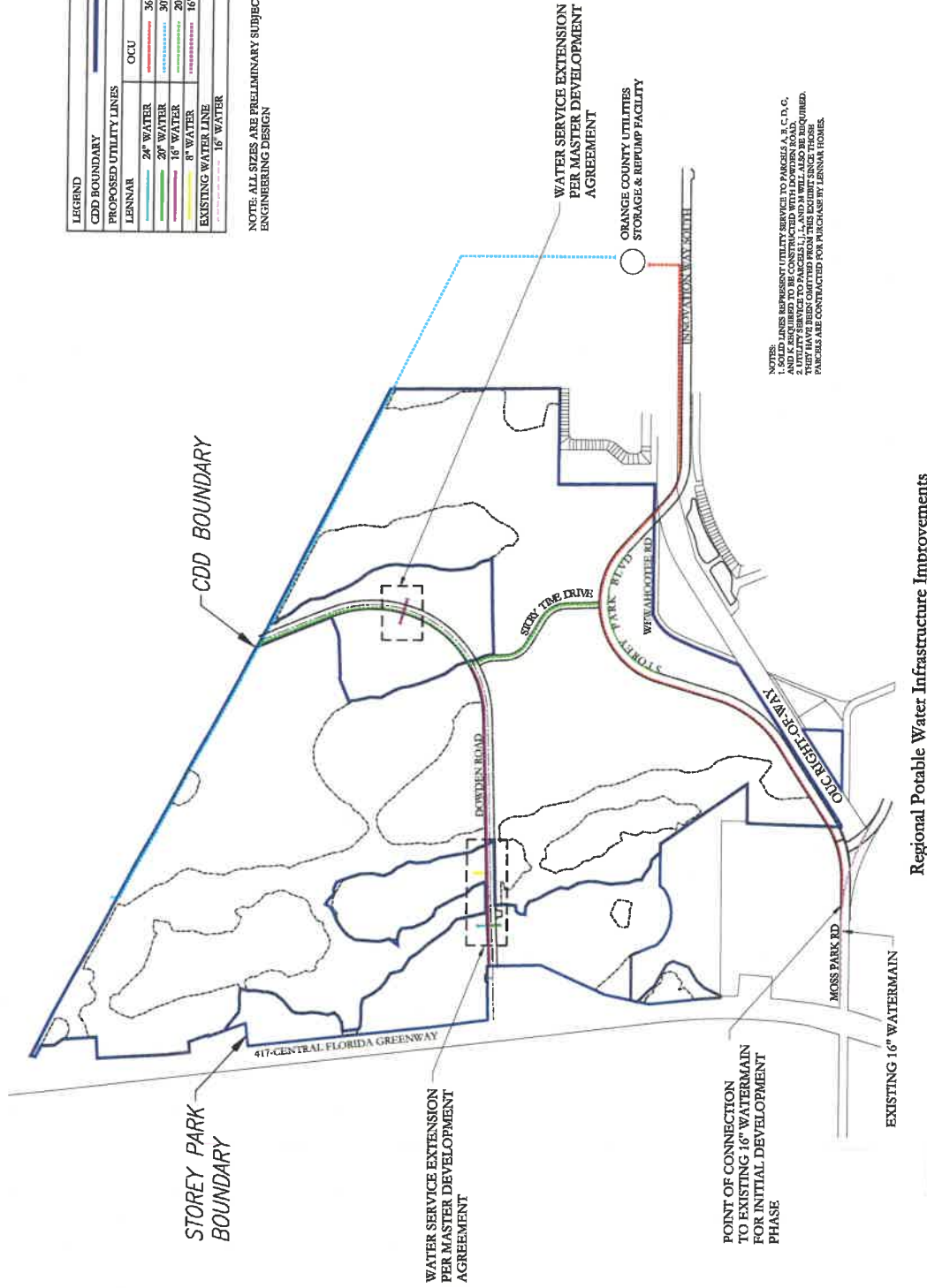
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LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LENNAR	OCU
24" WATER	36" WATER
20" WATER	30" WATER
16" WATER	20" WATER
8" WATER	16" WATER
EXISTING WATER LINE	16" WATER

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



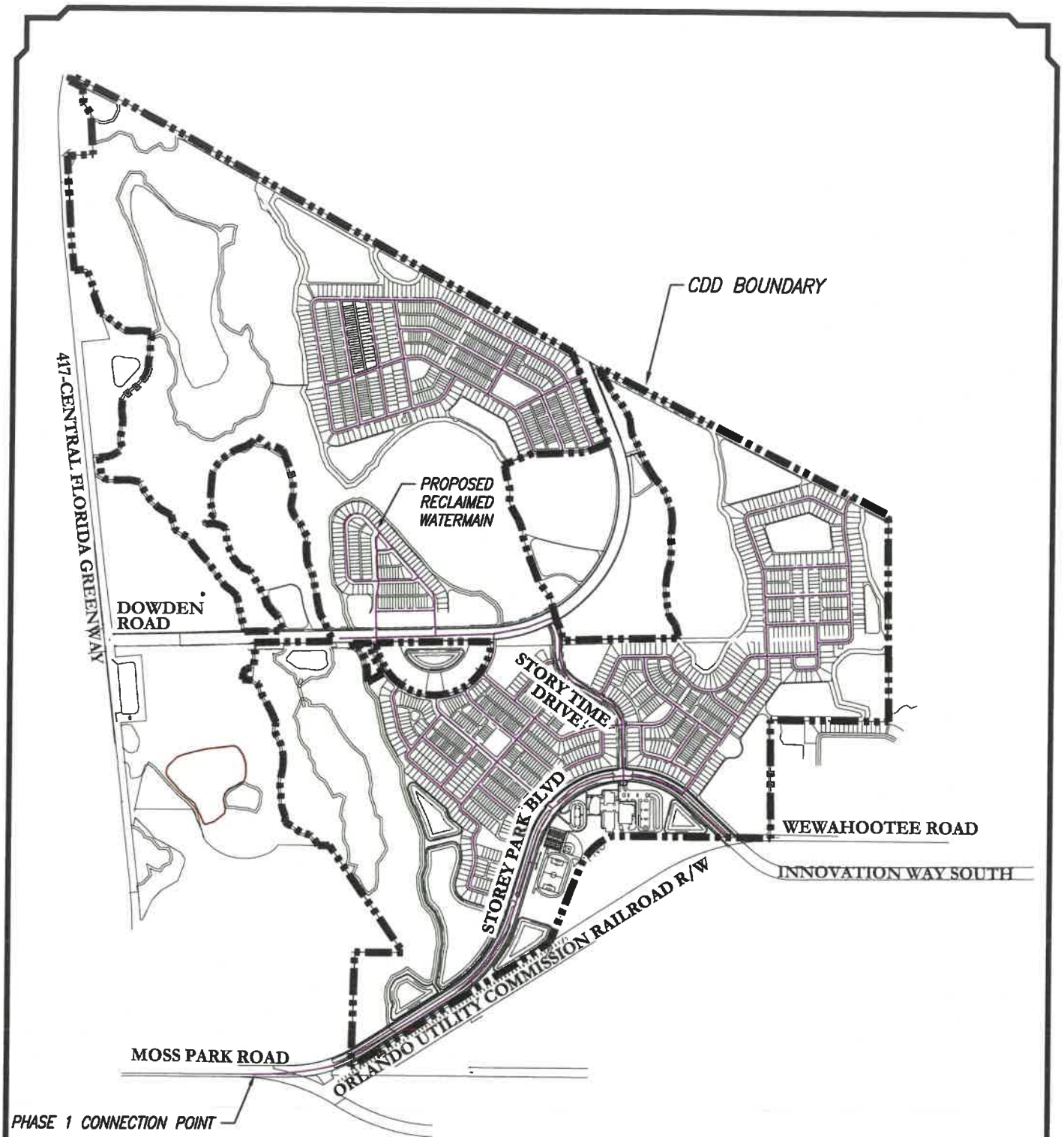
NOTES:
 1. SOLID LINES REPRESENT UTILITY SERVICE TO PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, 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

Regional Potable Water Infrastructure Improvements
Storey Park

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July 15, 2019
 P & B Job No.: 19-080
 417-CENTRAL FLORIDA GREENWAY - REGIONAL POTABLE WATER INFRASTRUCTURE IMPROVEMENTS - STOREY PARK
 EXHIBIT 7B





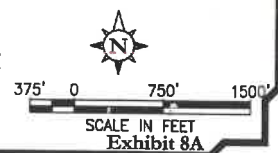
Reclaimed Water Distribution System Map
Storey Park Community Development District

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

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 Orlando, Florida 32813 - 407.487.2594

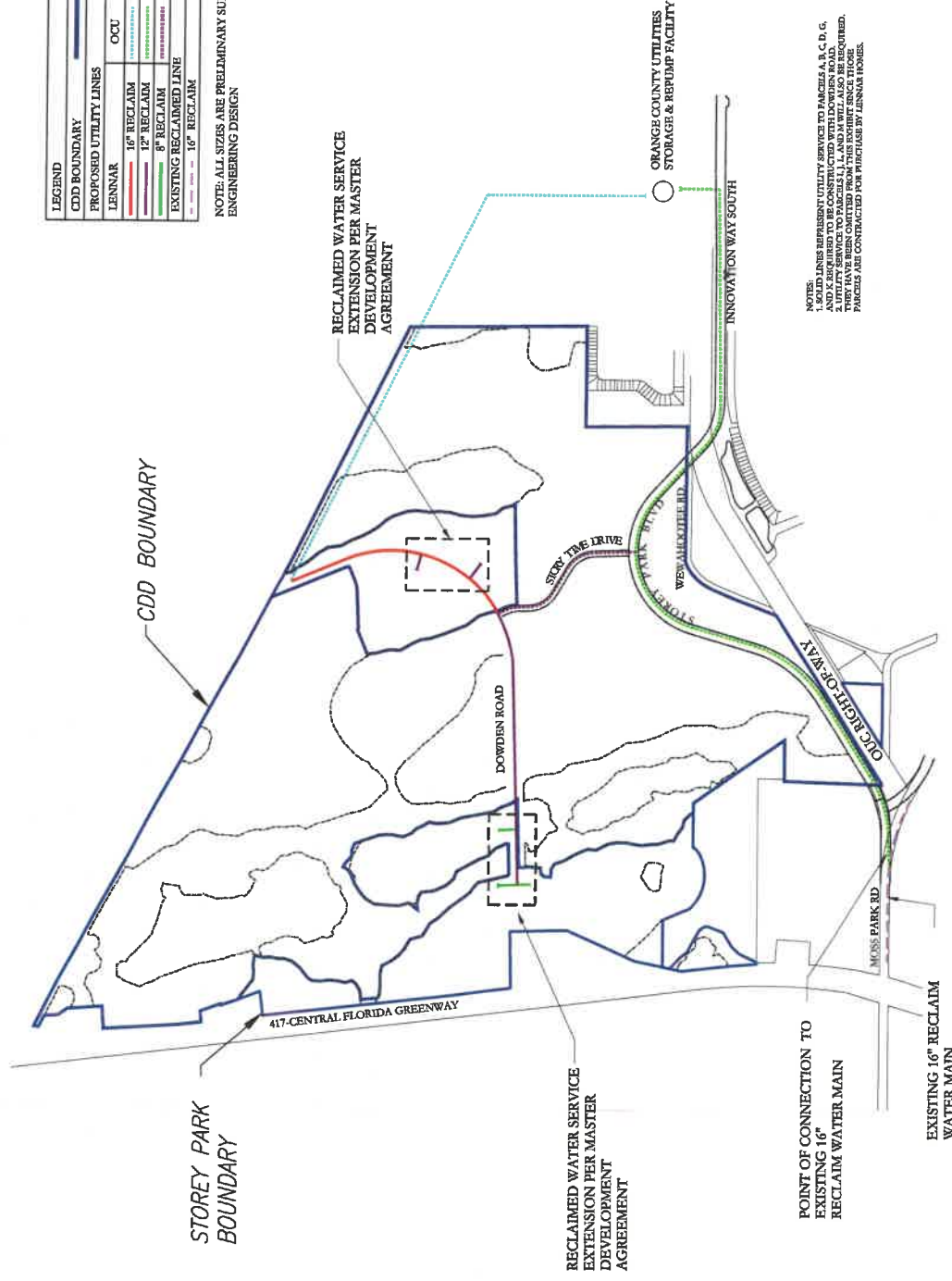
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LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LENNAR	OCU
16" RECLAIM	24" RECLAIM
12" RECLAIM	20" RECLAIM
8" RECLAIM	12" RECLAIM
EXISTING RECLAIMED LINE	
16" RECLAIM	

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



NOTE: 1. ORANGE COUNTY UTILITY SERVICE TO PARCELS A, B, C, D, G, AND L IS REQUIRED TO BE CONSTRUCTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROJECT. 2. UTILITY SERVICE TO PARCELS I, J, L, AND M WILL ALSO BE REQUIRED, AND WILL BE CONSTRUCTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROJECT. PARCELS ARE CONTRACTED FOR PURCHASE BY LENNAR HOMES.

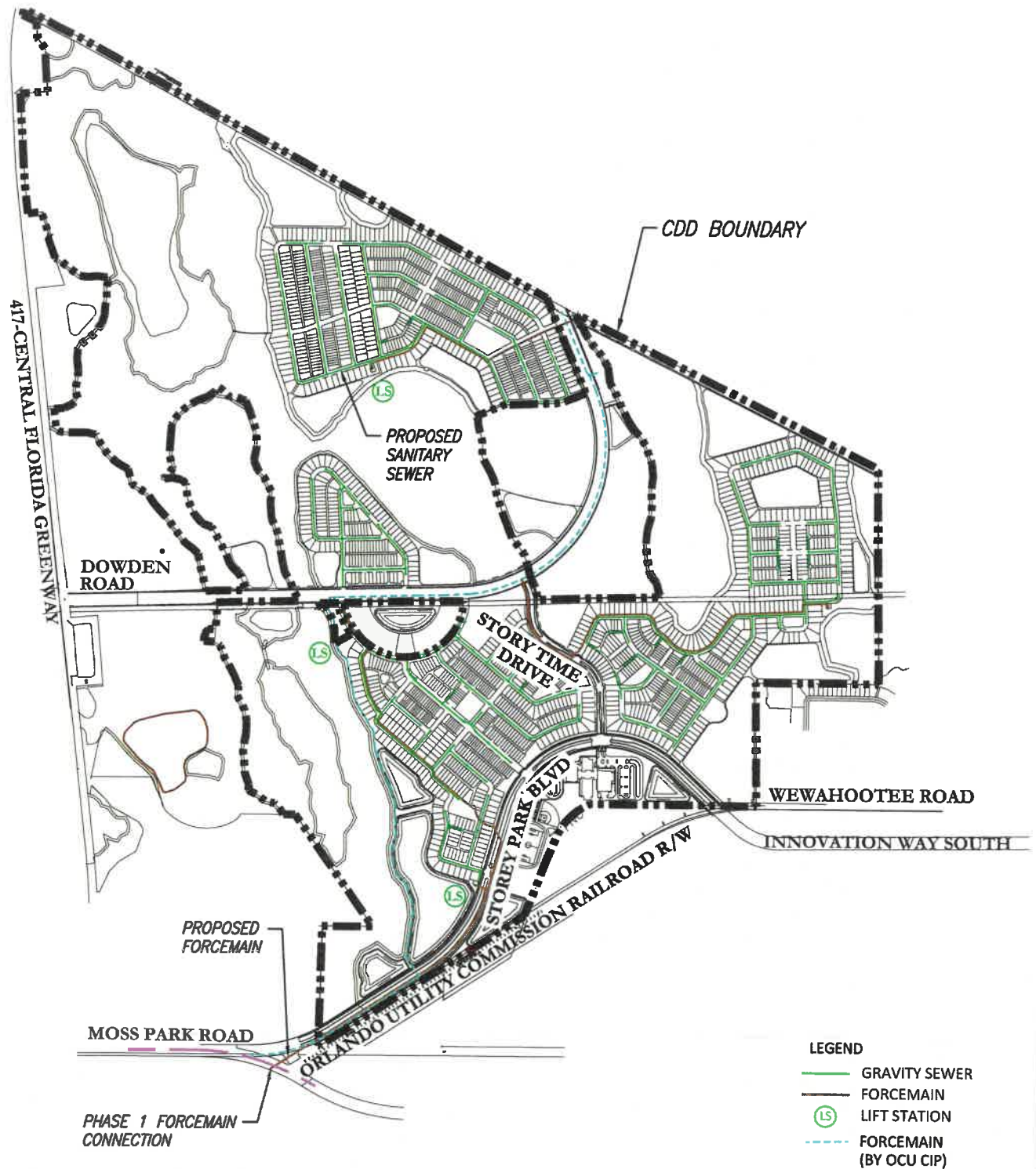
Regional Reclaimed Water Infrastructure Improvements

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July 15, 2019
P & B Job No. 12-080
STOREY PARK CDD - REGIONAL WATER RECLAIM INFRASTRUCTURE IMPROVEMENTS REPORT EXH - WEST PORTAL - REGIONAL RECLAIM WATER INFRASTRUCTURE





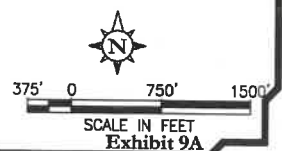
Wastewater System Map
Storey Park Community Development District

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

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Orlando, Florida 32803 - 407.487.2594

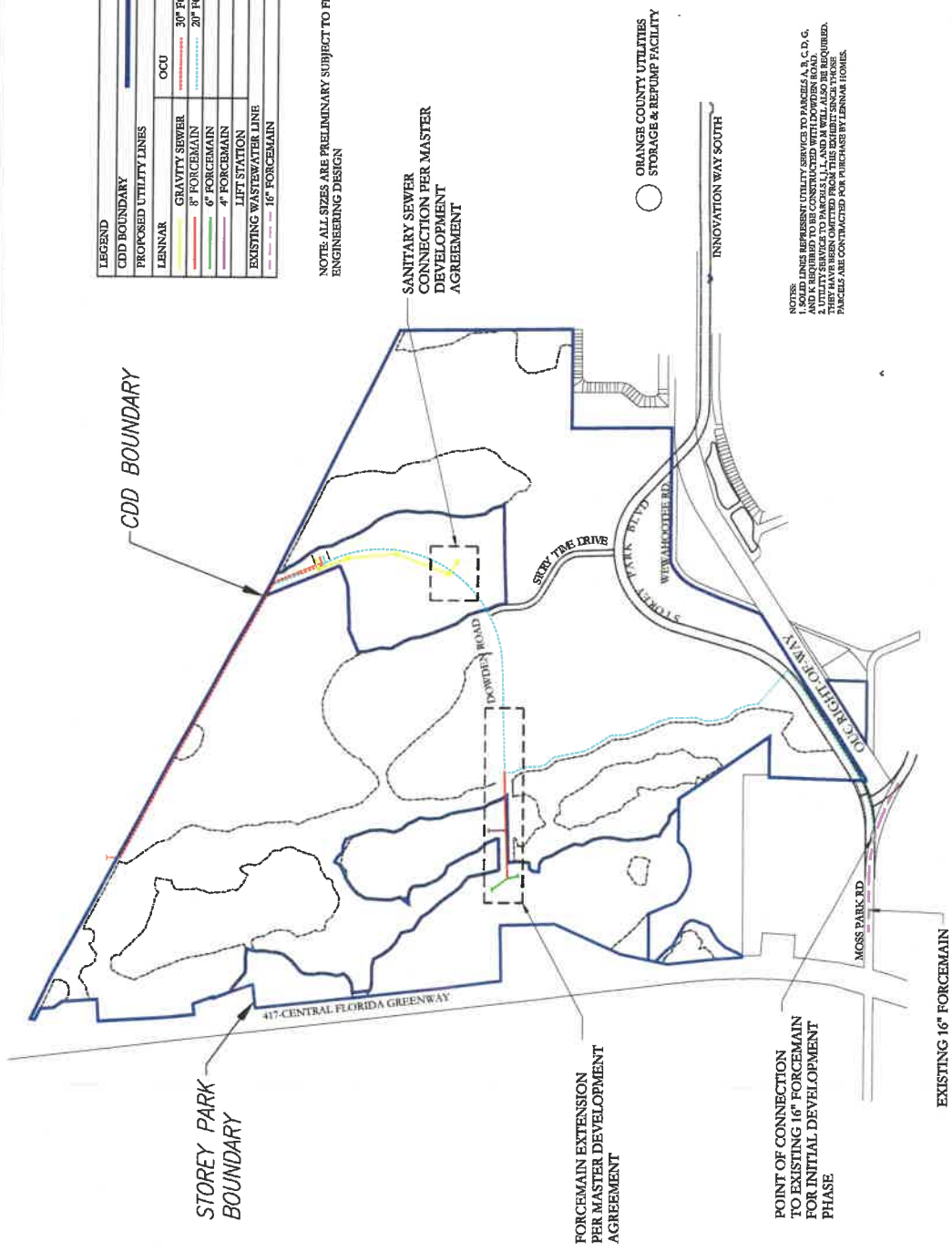
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LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LENNAR	OCU
GRAVITY SEWER	
8" FORCEMAIN	30" FORCEMAIN
6" FORCEMAIN	20" FORCEMAIN
4" FORCEMAIN	
LIFT STATION	
EXISTING WASTEWATER LINE	
16" FORCEMAIN	

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



NOTES:
1. SOLID LINES REPRESENT UTILITY SERVICES TO PARCELS A, B, C, D, G, AND K. REQUIRED TO BE CONSTRUCTED WITH DOWDEN ROAD. THESE PARCELS ARE CONTRACTED FOR PURCHASE BY LENNAR HOMES.
2. DASHED LINES REPRESENT UTILITY SERVICES TO PARCELS E, F, H, I, J, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. THESE PARCELS ARE CONTRACTED FOR PURCHASE BY LENNAR HOMES.

Regional Wastewater Infrastructure Improvements

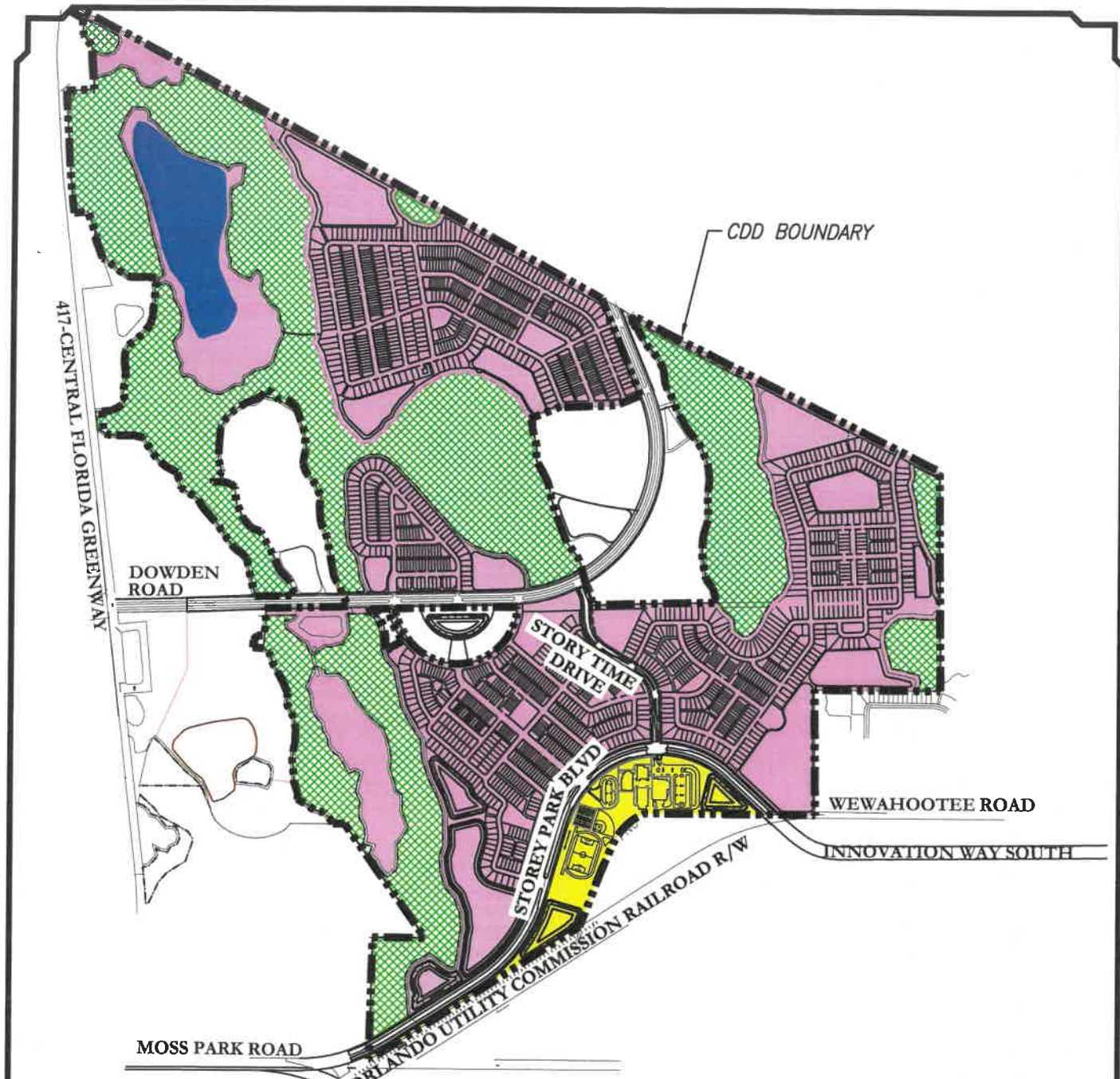
Storey Park

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July 15, 2019
P & T Job No.: 12-080
L200010200 L20001 - WASTEWATER INFRASTRUCTURE IMPROVEMENTS - STOREY PARK - WEST PHASE - INITIAL DEVELOPMENT PHASE

350' 0 700 1400
SCALE IN FEET

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	549.45 ac
CONSERVATION				342.83 ac
EXISTING LAKE/CONSERVATION (WET)				30.3 ac
ROADS				32.41 ac
SCHOOL SITE				38.27 ac
TOTAL				983.26 ac

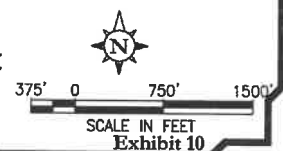
Future Land Use Plan
Storey Park Community Development District

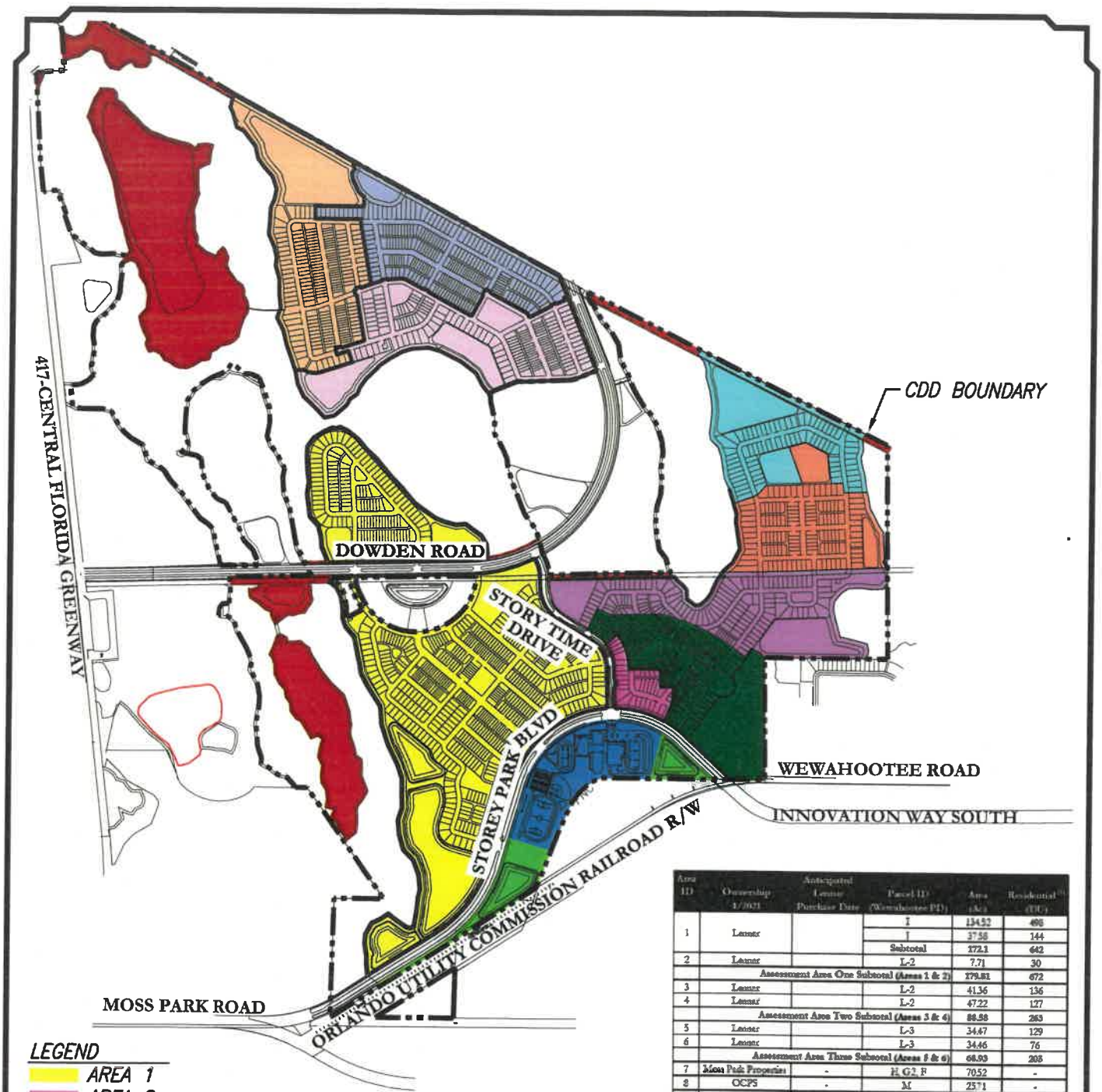
November 18, 2020
P & B Job No.: 12-080

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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 ID	Ownership	Anticipated Lease Purchase Date	Parcel ID (Where Applicable)	Area (Ac)	Residential (DU)
1	Lease		1	134.52	406
			1	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	34.67	129
6	Lease		L-3	34.46	76
			Assessment Area Three Subtotal (Areas 5 & 6)	69.13	205
7	Mon. Prop.		H.G.F.	70.52	-
8	OCPS		M	25.1	-
9	Lease		M	12.72	-
10	Lease		K-3	50.95	160
11	Mon. Prop.	3/2021	K-3	54.13	197
			Assessment Area Four Subtotal (Areas 10 & 11)	105.08	357
12	Mon. Prop.	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) Areas 1 and 2 combined represent the Assessment Area One as detailed in the Master Assessment Methodology prepared by Governmental Management Services Council Florida.
 (3) Areas 3 and 4 represent Assessment Area Two as detailed in the Master Assessment Methodology prepared by Governmental Management Services Council Florida. Assessment Area Three was revised in the 3/1/19 Engineer's Report Revision 4 Update to include Areas 5, Areas 6 and 7 only and represent Assessment Area Three.
 (4) Engineer's Report Revision 7 includes correcting the acreages from Area 1 (44.94 ac, to 147 ac) and 62000 SF assessments, and adding Parcel K-3 Areas 10 & 11.
 (5) Areas 10 and 11 combined represent the Assessment Area Four as detailed in the Master Assessment Methodology prepared by Governmental Management Services Council Florida.

Land Ownership Map Storey Park Community Development District

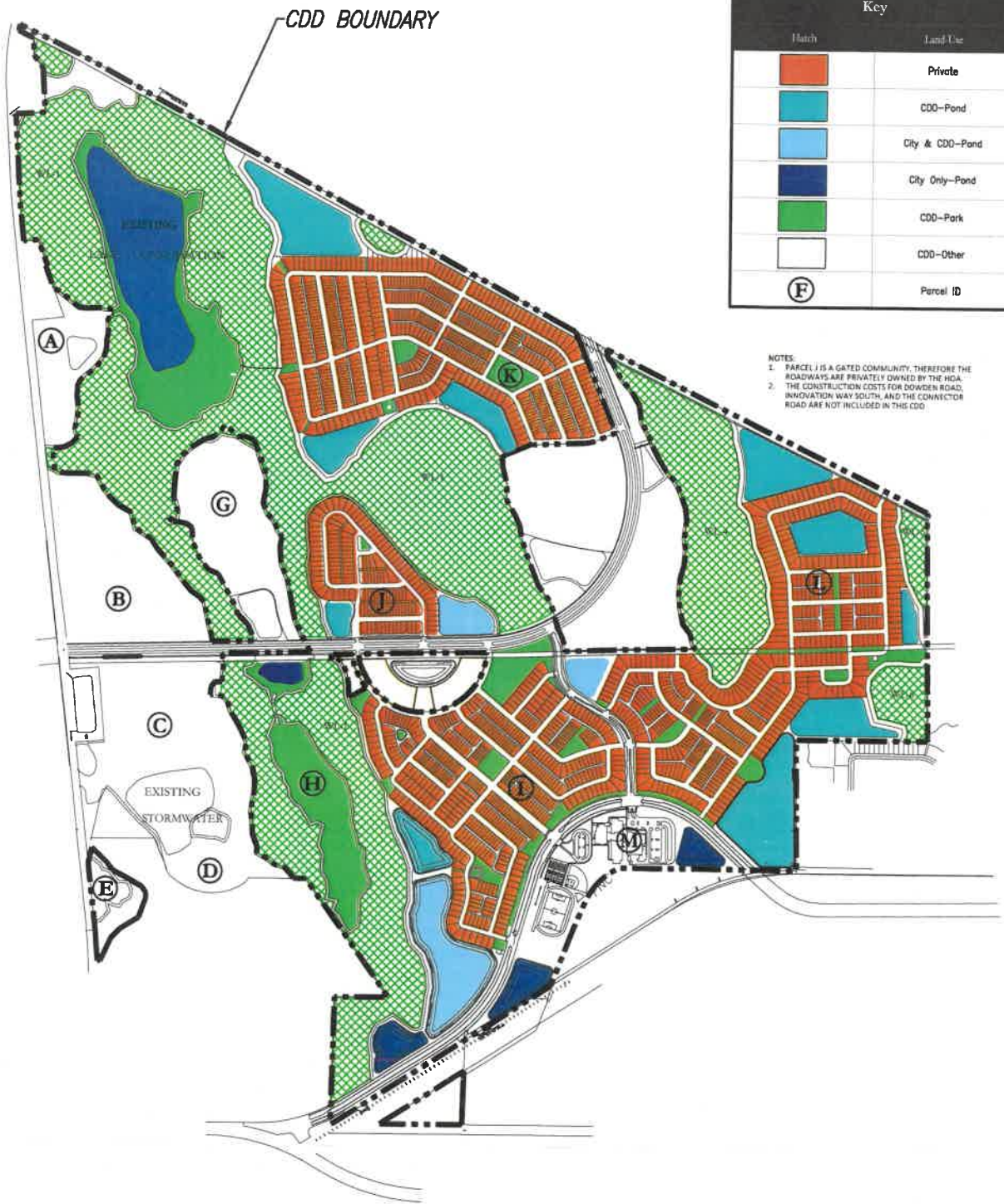
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March 08, 2021
P & B Job No: 12-080

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Key	
Hatch	Land Use
	Private
	CDD-Pond
	City & CDD-Pond
	City Only-Pond
	CDD-Park
	CDD-Other
	Parcel ID

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 THIS CDD.

Future Public and Private Uses Within CDD
Storey Park Community Development District

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

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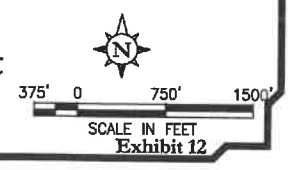


Exhibit 13

Storey Park

Cost Opinion for Community Development District Capital Improvement Plan

Facility	Estimated Cost		Assessment Area One		Assessment Area Two		Assessment Area Three		Assessment Area Four		Assessment Area Five	
	Area 1	Area 2	Estimated Cost	Area 1 & Area 2	Estimated Cost	Areas 3 & 4	Estimated Cost	Areas 5 & 6	Estimated Cost	Areas 10 & 11	Estimated Cost	Areas 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, force mains)	\$ 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	

PRODUCT	PROPOSED				DEVELOPMENT TOTAL
	PARCEL 1 PHASE 1	PARCEL 2 PHASE 2	PARCEL 3 PHASE 3	PARCEL 4 PHASE 4	
Base-Loaded Product	18	46	29	11	28
32'					130
40'	9	29	12	28	28
Total Base-Loaded Product	25	75	41	39	56
					236
Front-Loaded Product					
50'	30	56	19	38	29
60'	17	0	16	20	0
Total Front-Loaded Product	47	56	35	58	29
					225
Total Detached Product	72	131	76	97	85
					461
TOWNHOMES					
20'	18	24	36	0	22
25'	0	0	26	0	54
Total Townhomes	18	24	62	0	76
					180
TOTAL NUMBER OF UNITS	90	155	138	97	161
					641

Compounds

01/22/2014	2347000	TO THE COMMISSION
01/24/2014	2347000	RETURN TO CITY
NO. DATE	DESCRIPTION	
STANISLAWSKI/REVS/NO		
DATE	JANUARY 10, 2014	
PER NO.	12480	
DISCHARGED BY	TMA	
DATE OF	1/14	
DISCHARGED BY	CMS	
APPROVED BY	KLS	
SCALE IN FEET	1" = 60'	

**STOREY PARK -
PARCELS I & J -
(WEWAHOOTEE PD)**

Submittal To:
CITY OF ORLANDO, FL

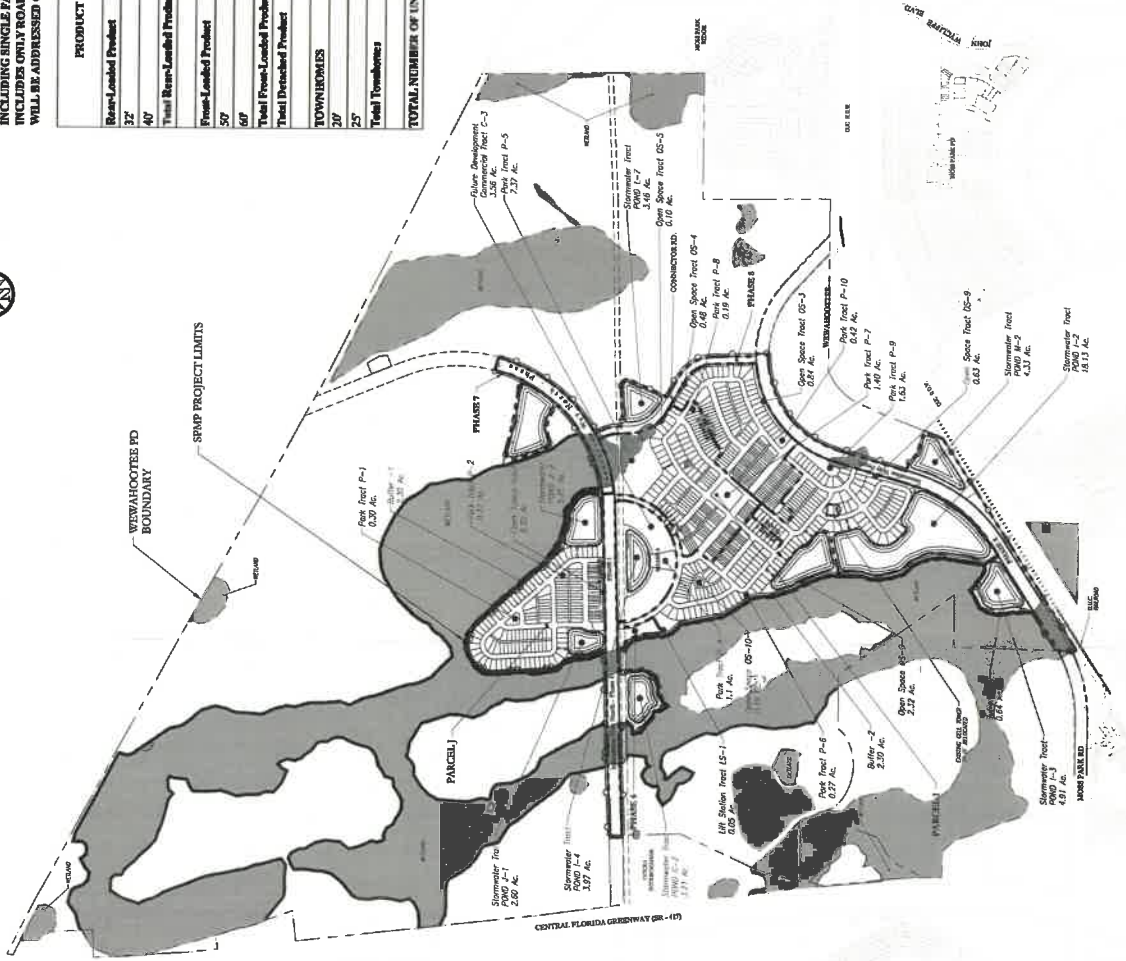
Sheet Title:
**CITY OF ORLANDO
SPECIFIC PARCEL
MASTER PLAN
PHASING**

Sheet No.: **EXHIBIT 15**

DATE: March 18, 2015

1965-1966

Paulson & Bennett, LLC
4625 Hobbie Lane, Suite B, Orlando, FL 32814
Tel. 407.697.2594 www.poolandbennett.com
Eng. Bldg. No. 28367





Compassion

[illegible]

**TOREY PARK -
PARCEL L
WEVAHOOTEE PD)**

CITY OF ORLANDO, FL

DEVELOPMENT DATA

C2.01

October 10, 2016

CLASSIC

Poulson & Bennett, LLC
2642 E. Livingston St., Orlando, FL 32803
407.487.2594 www.poulsonandbennett.com
P.O. Box 3100, 32817

EXHIBIT 16
Eng. No. 104 235977

PROJECT DESCRIPTION

STORY PARK WILL BE A DIVERSE RESIDENTIAL COMMUNITY WITH A VARIETY OF HOUSING CHOICES. IT WILL BE WELL CONNECTED AND AVAILABLE RESIDENTIAL BLOCKS, ORGANIZED AROUND COMMUNITY PARKS AND AMENITIES. THE STORY PARK RESIDENTIAL NEIGHBORHOODS WILL COMPLEMENT THE PLANNED MIXED-USE TOWN CENTER LOCATED NEAR THE CENTER OF THE PROPERTY AND PROMOTE WALKING AND EMPLOYMENT BALANCE. STORY PARK'S DESIGN WILL RESPECT THE NATURAL ENVIRONMENT AND PRIMARY CONSERVATION NETWORK.

FUTURE LAND USE: OFFICE LOW INTENSITY AND CONSERVATION

PROPOSED DEVELOPMENT

EXISTING ZONING	PLANNED DEVELOPMENT (PD)
<p>1. Single-Family Detached</p> <p>2. Single-Family Attached</p> <p>3. Medium-Density Residential</p> <p>4. High-Density Residential</p> <p>5. Office</p> <p>6. Retail</p> <p>7. Industrial</p> <p>8. Community Center</p> <p>9. Public Use</p> <p>10. Agricultural</p> <p>11. Forest</p> <p>12. Wetlands</p> <p>13. Water</p> <p>14. Other</p>	<p>1. Single-Family Detached</p> <p>2. Single-Family Attached</p> <p>3. Medium-Density Residential</p> <p>4. High-Density Residential</p> <p>5. Office</p> <p>6. Retail</p> <p>7. Industrial</p> <p>8. Community Center</p> <p>9. Public Use</p> <p>10. Agricultural</p> <p>11. Forest</p> <p>12. Wetlands</p> <p>13. Water</p> <p>14. Other</p>

[illegible]

RESIDENTIAL DEVELOPMENT STANDARDS

Minimum Lot Size (1)	Minimum Lot Depth (2)	Minimum Stake Length (3)	From Vial Stock (4)	Rear Vial Schematic (5)	Side Vial Schematic (6)	Sheet Size Vial Height Schematic (7)	Maximum Height Schematic (8)	Maximum Stake Length (9)
50 lb	100 ft	25 ft	16.4 (13)	15 ft	5 ft	15 ft	3 Stakes	70%
30 lb	100 ft	25 ft	16.4 (6)	5 ft for greater than 16 ft	5 ft (7)	15 ft	3 Stakes	70%
25 lb	100 ft	25 ft	16.4 (3)	5 ft for greater than 16 ft	5 ft (6)	15 ft	3 Stakes	75%
20 lb	100 ft	20 ft	16.4 (3)	5 ft for greater than 16 ft	0.1 (5)	15 ft	3 Stakes	90%
varies	varies	25 ft	20 ft minimum	Varies, greater than 16 ft	Varies, greater than 16 ft	15 ft Schematic	3 Stakes	75%

[illegible]

Room and building and necessary travelers' tickets also may include construction items shall be 20 ft.

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Journal compilation © 2006 Blackwell Publishing Ltd

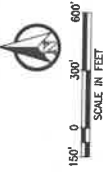
PHASES:
THE PROJECT WILL BE DEVELOPED IN 4 PHASES. THE PRODUCT MIX, INCLUDES SINGLE FAMILY AND TOWNHOME RESIDENTIAL DEVELOPMENT.

PRODUCT	PROPOSED			DEVELOPMENT TOTAL
	PAPERCL L PHASE 1	PAPERCL L PHASE 2	PAPERCL L PHASE 3	
Round Lumber Product				
2x	34	22	0	60
4x	32	17	72	121
Round Lumber Lumber Product	78	39	72	181
Round Lumber Product				
4x	59	48	22	127
2x	3	14	35	72
Round Lumber Lumber Product	64	43	37	259
Round Lumber Lumber Product	134	201	129	468
DOWNLUMBER				
2x	16	42	0	58
Round Lumber Product	16	42	0	58
TOTAL NUMBER OF UNITS	159	143	229	498

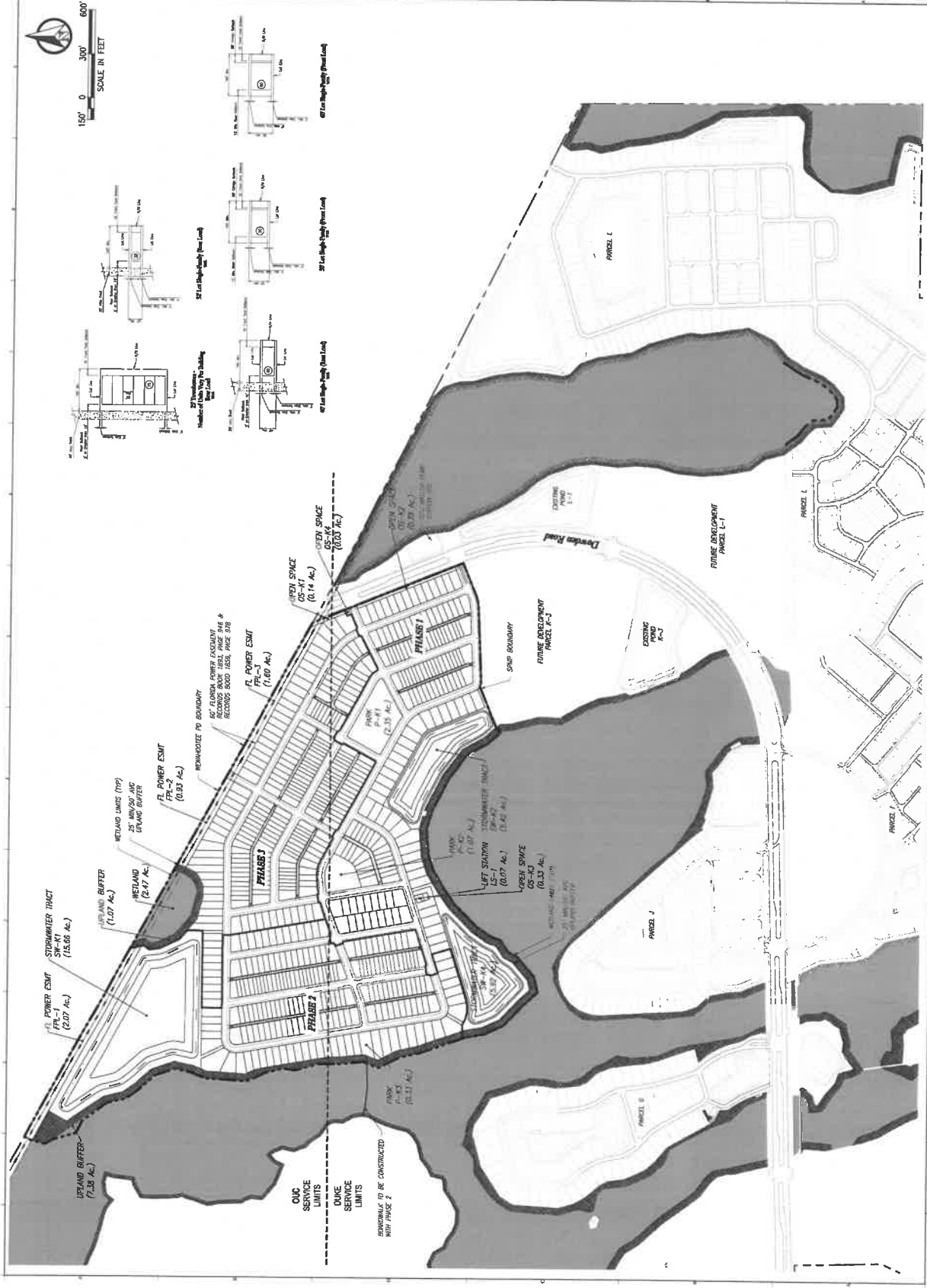
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BE IN ACCORDANCE WITH THE PD ORDINANCE AND A VISA THUN

Key Maps



Continued



NO. 00101	REMARKS TO CITY OF ORLANDO
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NO. 00199	REMARKS TO CITY OF ORLANDO
NO. 00200	REMARKS TO CITY OF ORLANDO

STOREY PARK -
PARCEL K
(WEVAHOOTEE PD)

Submitted To:
CITY OF ORLANDO, FL
Sheet Title:
MASTER SITE
PLAN

Sheet No.:
C2.00

DATE: June 25, 2020

PAULSON & ASSOCIATES

Paulson & Associates, LLC
2401 E. Livingston St., Orlando, FL 32803
Tel: 407.432.1234 Fax: 407.432.1235
www.paulsonandassociates.com

EXHIBIT 17

AT BUILDOUT, 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 NEIGHBORHOOD WILL COMPLEMENT THE PLANNED MIXED-USE TOWN CENTER LOCATED NEAR THE CENTER OF THE PROPERTY AND PROMOTE HOUSING AND EMPLOYMENT BALANCE. STOREY PARK 3 DESIGN WILL RESPECT THE NATURAL ENVIRONMENT AND PRIMARY CONSERVATION NETWORK.

PARAMETER SPACE			
PK1	-4.6	2.33	Ac
PK2	-4.6	1.07	Ac
PK3	-4.6	0.33	Ac
PK4	-4.6	0.14	Ac
PK5	-4.6	0.39	Ac
PK6	-4.6	0.33	Ac
PK7	-4.6	0.07	Ac
PK8	-4.6	2.07	Ac
PK9	-4.6	0.03	Ac
PK10	-4.6	1.60	Ac
PK11	-4.6	0.34	Ac
PK12	-4.6	0.34	Ac

[illegible]

	TOTAL DEVELOP. AREA	± 126.18 AC	± 64,475.87 AC
WETLAND		± 341.2 AC	± 2,427 AC
WETLAND IMPACTS		± 163.1 AC	± 0 AC
WETLAND BUFFER & CONSERVATION		RED	± 797 AC
SURFACE WATER IMPACTS		RED	± 0 AC
GASPOWERTHILITY ISMT		± 273 AC	± 660 AC
INNOVATION WAY N & S ROW		± 43.3 AC	± 0 AC
CONNECTOR ROW		± 3.4 AC	± 0 AC
LANE/EBRT		± 148.2 AC	± 77.5 AC
NET DEVELOPMENT AREA		± 653.3 AC	± 104.9 AC

ACCOMPLISH THE ACCORDANCE WITH THE PERFORMANCE AND AGREEMENT

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

1. ALL STREET LIGHTING SHALL COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE.
2. ALL SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE.
3. ALL SITE LIGHTING SHALL BE CONSIDERED TO BE SUBJECT TO THE CITY OF ORLANDO LAND DEVELOPMENT CODE.
4. ALL SITE LIGHTING SHALL BE CONSIDERED TO BE SUBJECT TO THE CITY OF ORLANDO LAND DEVELOPMENT CODE.
5. ALL SITE LIGHTING SHALL BE CONSIDERED TO BE SUBJECT TO THE CITY OF ORLANDO LAND DEVELOPMENT CODE.

4. FINAL GRADE TO BE DETERMINED AT TIME OF FINAL CONSTRUCTION PLANS.
5. THE TOTAL PERCENTAGE UP REAR LOADED LOTS WITHIN THE PD APPROVED AND PROPOSED SPAPS FOR PARCELS 1, 1, G, 1 AND K IS 60% (0.094/0.151). THE PD REQUIRES A MINIMUM OF 35% REAR LOADED LOTS.
6. THE CONNECTIVITY INDEX FOR THE APPROVED AND PROPOSED SPAPS WITHIN THE WINDHAMOOD PD IS 1.44.
7. PARCELS 1, 1, G, 1 AND K HAS A PARK LEVEL OF SERVICE OF 0.066 ACRES PER UNIT. THE WINDHAMOOD PD REQUIRES 0.015 AC OF RECREATION PARKS PER UNIT.

SEWER
RECLAIMED WATER
ELECTRIC
FIRE/SCUTE

ACCESS ALLEY TRACTS

CHANGES WATER
PUBLIC, TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
FINDS FAVOR

PERMANENT SOURCE

NEIGHBOURHOOD PARKS
AND OPEN SPACE
PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER

ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

FORM/WATER TRACTS
PRIVATE/PUBLIC, TO BE OWNED AND MAINTAINED BY THE HOAC/D

HOW/WAYS

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

PRODUCT	PAPER 1 PAGE 1	PAPER 2 PAGE 2	PAPER 3 PAGE 3	DEVELOPMENT TOTAL
Repe-2-anded Product				
25	17	39	38	114
40	17	60	43	120
Total Repe-2-anded Product	54	99	181	254
Printed-2-anded Product				
25	32	37	54	123
40	23	16	11	60
Total Printed-2-anded Product	45	53	65	163
Total Printed Product	119	152	166	437
TOTAL NUMBER				
25	41	45	65	151
Total Transmitters	41	45	65	151
TOTAL NUMBER OF UNITS	169	197	313	680

2008/05/05

[illegible]

STOREY PARK -
PARCEL K
VIEW/HOOTEE PD)

City of Orlando, FL
DEVELOPMENT DATA

DEVELOPMENT DATA

Sheet No. 7

01 02

DATE _____ TIME _____



Poulos & Bennett, LLC
2502 E. Livingston St., Orlando, FL 32803
407.487.1554 www.poulosbennett.com

Ex. Bds. No. 23567
EXHIBIT 17

EXHIBIT “B”

SERIES 2021 ASSESSMENT METHODOLOGY

Supplemental Assessment Methodology for Assessment Area Four for Storey Park Community
Development District, dated May 24, 2021

[ATTACHED BELOW]

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FOUR

FOR

STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: May 24, 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 has issued its \$6,030,000 of tax exempt bonds (the “Bonds”) for the purpose of financing certain Assessment Area Four infrastructure improvements (“Assessment Area Four Project”) 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 construction and/or acquisition of a portion of the Assessment Area Four Project shall provide special benefit to 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 Project. 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 Assessment Area Four based on the 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 Project 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 electrical utilities 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 a portion of the Assessment Area Four Project.
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 within Assessment Area Four, different in kind and degree than general benefits, for properties within its borders outside of Assessment Area Four as well as general benefits to the public at large.

However, as discussed within the Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Four. The implementation of the Assessment Area Four Project enables properties within the boundaries of the Assessment Area Four to be developed. Without the District's Assessment Area Four Project, 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 Project. However, these benefits will be incidental for the purpose of the Assessment Area Four Project, which is designed solely to meet the needs of property within the Assessment Area Four. Properties outside of Assessment Area Four and outside of the District boundaries do not depend upon the District's Assessment Area Four Project. 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 Project 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 a portion of the Assessment Area Four Project costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, is \$6,030,000. Additional funding required to complete the Assessment Area Four Project is anticipated to be funded by Developer. Without the Assessment Area Four Project, 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 shall issue its \$6,030,000 in Bonds to fund a portion of the District's Assessment Area Four Project, 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 \$6,030,000 in debt to the properties within Assessment Area Four benefiting from the Assessment Area Four Project. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Four Project.

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 Project 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 a portion of the Assessment Area Four Project and related costs was determined by the District's Underwriter to total \$6,030,000. 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 Project funded by District bonds benefits all platted lots and remaining developable acres within Assessment Area Four.

The initial assessments will be levied on an equal basis to all platted lots first, then gross acreage within remaining properties of 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 represented by the Assessment Area Four Project.

Once platting or the recording of a declaration of condominium of any portion of 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 Project, 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 Supplemental Report sets forth the process by which debt is apportioned. As mentioned herein, this Supplemental Report may be supplemented from time to time.

2.3 Allocation of Benefit

The Assessment Area Four Project 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 utilities, and landscaping and hardscaping and professional fees along with related incidental costs. There are currently five product types within the planned development within Assessment Area Four. 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 Project 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, differential cost of undergrounding of electrical utilities 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 Project, 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 Project 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 described 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 portion of Assessment Area Four Project is constructed as planned.

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 Supplemental 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 Undergrounding	\$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
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Description		Total
Sources		
Par	\$	6,030,000
Premium	\$	114,332
Total Sources	\$	6,144,332
Uses		
Construction Funds	\$	5,566,882
Debt Service Reserve	\$	167,150
Capitalized Interest	\$	104,450
Underwriters Discount	\$	120,600
Cost of Issuance	\$	185,250
Total Uses	\$	6,144,332
Bond Assumptions:		
Average Coupon Rate		3.71%
Amortization		30 years
Capitalized Interest		6 months
Debt Service Reserve		50% Max Annual
Underwriters Discount		2%

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 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
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	\$	922,609		\$10,728
Single Family 32'	76	\$ 2,358,997	\$	1,043,621		\$13,732
Single Family 40'	77	\$ 2,987,545	\$	1,321,691		\$17,165
Single Family 50'	69	\$ 3,346,439	\$	1,480,465		\$21,456
Single Family 60'	49	\$ 2,851,748	\$	1,261,614		\$25,747
Totals	357	\$ 13,630,190	\$	6,030,000		

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

TABLE 6
STOREY PARK COMMUNITY DEVELOPMENTS 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		Gross Annual Debt	
					Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit (1)
Townhome - 25'	86	\$ 922,609	\$10,728	\$ 51,149	\$ 595	\$ 595	\$ 633	\$ 633
Single Family 32'	76	\$ 1,043,621	\$13,732	\$ 57,858	\$ 761	\$ 761	\$ 810	\$ 810
Single Family 40'	77	\$ 1,321,691	\$17,165	\$ 73,274	\$ 952	\$ 952	\$ 1,013	\$ 1,013
Single Family 50'	69	\$ 1,480,465	\$21,456	\$ 82,076	\$ 1,190	\$ 1,190	\$ 1,266	\$ 1,266
Single Family 60'	49	\$ 1,261,614	\$25,747	\$ 69,943	\$ 1,427	\$ 1,427	\$ 1,519	\$ 1,519
Totals	357	\$ 6,030,000		\$ 334,300				

(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	\$ 21,456	\$ 1,190	\$ 1,265
Lennar Homes LLC	04-24-31-8970-00-020	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,265
Lennar Homes LLC	04-24-31-8970-00-030	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-040	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-050	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-060	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-070	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-080	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-090	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-100	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-110	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-120	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-130	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-140	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-150	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-160	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-170	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-180	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-190	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-200	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-210	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-220	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-230	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-240	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-250	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-260	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-270	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-280	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-290	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-300	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-310	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013

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	04-24-31-8970-00-680	TH	TBD BOLDFACE DRIVE	\$ 10,728	\$ 595	\$ 633	633
Lennar Homes LLC	04-24-31-8970-00-690	TH	TBD BOLDFACE DRIVE	\$ 10,728	\$ 595	\$ 633	633
Lennar Homes LLC	04-24-31-8970-00-700	TH	TBD BOLDFACE DRIVE	\$ 10,728	\$ 595	\$ 633	633
Lennar Homes LLC	04-24-31-8970-00-710	TH	TBD BOLDFACE DRIVE	\$ 10,728	\$ 595	\$ 633	633
Lennar Homes LLC	04-24-31-8970-00-720	TH	TBD BOLDFACE DRIVE	\$ 10,728	\$ 595	\$ 633	633
Lennar Homes LLC	04-24-31-8970-00-730	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-740	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-750	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-760	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-770	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-780	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-790	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-800	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-810	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-820	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-830	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-840	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-850	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-860	32'	TBD INTRODUCTION WAY	\$ 13,732	\$ 761	\$ 810	810
Lennar Homes LLC	04-24-31-8970-00-870	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-880	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-890	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-900	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-910	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-920	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-930	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-940	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-950	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-960	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-970	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-980	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-00-990	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-01-000	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-01-010	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-01-020	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519
Lennar Homes LLC	04-24-31-8970-01-030	60'	TBD INTRODUCTION WAY	\$ 25,747	\$ 1,427	\$ 1,519	1,519

Owner	Property ID #'s	Product Type	Address	Total Par Debt		Net Annual Debt		Gross Annual Debt	
				Per Unit		Assessment		Assessment Allocation	
									(1)
Lennar Homes LLC	04-24-31-8970-01-040	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-050	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-060	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-070	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-080	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-090	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-100	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-110	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-120	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-130	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-140	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-150	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-160	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-170	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-180	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-190	60'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-200	32'	TBD LISTENING LN	\$	25,747	\$	1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-210	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-220	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-230	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-240	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-250	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-260	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-270	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-280	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-290	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-300	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-310	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-320	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-330	32'	TBD LISTENING LN	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-340	32'	TBD APOSTROPHE ALLEY	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-350	32'	TBD APOSTROPHE ALLEY	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-360	32'	TBD APOSTROPHE ALLEY	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-370	32'	TBD APOSTROPHE ALLEY	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-380	32'	TBD APOSTROPHE ALLEY	\$	13,732	\$	761	\$	810
Lennar Homes LLC	04-24-31-8970-01-390	32'	TBD APOSTROPHE ALLEY	\$	13,732	\$	761	\$	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	\$ 13,732	\$ 761	\$ 810
Lennar Homes LLC	04-24-31-8970-01-410	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$ 810
Lennar Homes LLC	04-24-31-8970-01-420	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$ 810
Lennar Homes LLC	04-24-31-8970-01-430	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-440	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-450	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-460	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-470	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-480	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-490	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-500	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-510	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-520	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-530	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-540	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-550	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-560	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-570	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-580	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-590	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-600	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
			Total Platted Lots	\$ 2,775,980	\$ 153,899	\$ 163,746
Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)	
Moss Park Properties, Ulp	See legal - Parcel K - Phase :	54.13	\$ 60,115	\$ 3,254,020	\$ 180,401	
Totals			\$ 6,030,000	\$ 334,300	\$ 355,638	

(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 (%)	3.71%
Maximum Annual Debt Service	\$334,300

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION V

RESOLUTION 2021-16

A RESOLUTION AUTHORIZING AND CONFIRMING AND RE-AUTHORIZING AND RE-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*.

E. The District previously levied assessments on certain property via Resolution 2021-13. The legal description of a portion of the property on which the assessments were levied has changed slightly. This declaration of assessments is intended to re-levy and confirm the assessments previously levied by Resolution 2021-13 and is intended to declare assessments on any lands included in the new legal description.

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, as revised by the *Supplemental Assessment Methodology for Assessment Area Four for Storey Park Community Development District*, dated June 24, 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 24th day of June, 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

Supplemental Assessment Methodology for Assessment Area Four for Storey Park Community Development District, dated April 22, 2021, as revised by the Supplemental Assessment Methodology for Assessment Area Four for Storey Park Community Development District, dated June 24, 2021

[See attached.]

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FOUR

FOR

STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: June 24, 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 has issued its \$6,030,000 of tax exempt bonds (the “Bonds”) for the purpose of financing certain Assessment Area Four infrastructure improvements (“Assessment Area Four Project”) 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 construction and/or acquisition of a portion of the Assessment Area Four Project shall provide special benefit to 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 Project. 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 Assessment Area Four based on the 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 Project 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 electrical utilities 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 a portion of the Assessment Area Four Project.
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 within Assessment Area Four, different in kind and degree than general benefits, for properties within its borders outside of Assessment Area Four as well as general benefits to the public at large.

However, as discussed within the Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Four. The implementation of the Assessment Area Four Project enables properties within the boundaries of the Assessment Area Four to be developed. Without the District's Assessment Area Four Project, 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 Project. However, these benefits will be incidental for the purpose of the Assessment Area Four Project, which is designed solely to meet the needs of property within the Assessment Area Four. Properties outside of Assessment Area Four and outside of the District boundaries do not depend upon the District's Assessment Area Four Project. 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 Project 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 a portion of the Assessment Area Four Project costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, is \$6,030,000. Additional funding required to complete the Assessment Area Four Project is anticipated to be funded by Developer. Without the Assessment Area Four Project, 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 shall issue its \$6,030,000 in Bonds to fund a portion of the District's Assessment Area Four Project, 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 \$6,030,000 in debt to the properties within Assessment Area Four benefiting from the Assessment Area Four Project. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Four Project.

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 Project 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 a portion of the Assessment Area Four Project and related costs was determined by the District's Underwriter to total \$6,030,000. 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 Project funded by District bonds benefits all platted lots and remaining developable acres within Assessment Area Four.

The initial assessments will be levied on an equal basis to all platted lots first, then gross acreage within remaining properties of 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 represented by the Assessment Area Four Project.

Once platting or the recording of a declaration of condominium of any portion of 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 Project, 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 Supplemental Report sets forth the process by which debt is apportioned. As mentioned herein, this Supplemental Report may be supplemented from time to time.

2.3 Allocation of Benefit

The Assessment Area Four Project 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 utilities, and landscaping and hardscaping and professional fees along with related incidental costs. There are currently five product types within the planned development within Assessment Area Four. 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 Project 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, differential cost of undergrounding of electrical utilities 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 Project, 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 Project 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 described 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 portion of Assessment Area Four Project is constructed as planned.

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 Supplemental 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

Prepared by: Governmental Management Services - Central Florida, LLC

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 Undergrounding	\$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
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Description	Total
<u>Sources</u>	
Par	\$ 6,030,000
Premium	\$ 114,332
Total Sources	\$ 6,144,332
<u>Uses</u>	
Construction Funds	\$ 5,566,882
Debt Service Reserve	\$ 167,150
Capitalized Interest	\$ 104,450
Underwriters Discount	\$ 120,600
Cost of Issuance	\$ 185,250
Total Uses	\$ 6,144,332
Bond Assumptions:	
Average Coupon Rate	3.71%
Amortization	30 years
Capitalized Interest	6 months
Debt Service Reserve	50% Max Annual
Underwriters Discount	2%

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 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
SUPPLEMENTAL 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	\$	922,609	\$10,728
Single Family 32'	76	\$ 2,358,997	\$	1,043,621	\$13,732
Single Family 40'	77	\$ 2,987,545	\$	1,321,691	\$17,165
Single Family 50'	69	\$ 3,346,439	\$	1,480,465	\$21,456
Single Family 60'	49	\$ 2,851,748	\$	1,261,614	\$25,747
Totals	357	\$ 13,630,190	\$	6,030,000	

* 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		Gross Annual Debt	
					Assessment Per Unit	Assessment Per Unit	Assessment Per Unit (1)	Assessment Per Unit (1)
Townhome - 25'	86	\$ 922,609	\$10,728	\$ 51,149	\$ 595	\$ 595	\$ 633	\$ 633
Single Family 32'	76	\$ 1,043,621	\$13,732	\$ 57,858	\$ 761	\$ 761	\$ 810	\$ 810
Single Family 40'	77	\$ 1,321,691	\$17,165	\$ 73,274	\$ 952	\$ 952	\$ 1,013	\$ 1,013
Single Family 50'	69	\$ 1,480,465	\$21,456	\$ 82,076	\$ 1,190	\$ 1,190	\$ 1,266	\$ 1,266
Single Family 60'	49	\$ 1,261,614	\$25,747	\$ 69,943	\$ 1,427	\$ 1,427	\$ 1,519	\$ 1,519
Totals	357	\$ 6,030,000		\$ 334,300				

(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	\$ 21,456	\$ 1,190	\$ 1,265
Lennar Homes LLC	04-24-31-8970-00-020	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,265
Lennar Homes LLC	04-24-31-8970-00-030	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-040	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-050	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-060	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-070	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-080	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-090	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-100	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-110	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-120	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-130	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-140	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-150	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-160	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-170	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-180	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-190	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-200	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-210	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-220	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-230	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-240	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-250	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-260	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-270	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-280	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-290	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-300	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-310	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-320	TH	TBD BOLDFACE DRIVE	\$ 10,728	\$ 595	\$ 633

Owner	Property ID #'s	Product Type	Address	Total Par Debt		Net Annual Debt		Gross Annual Debt	
				Per Unit	Assessment	Allocation	Assessment	Allocation	(1)
Lennar Homes LLC	04-24-31-8970-00-700	TH	TBD BOLDFAE DRIVE	\$ 10,728	\$	595	\$	633	
Lennar Homes LLC	04-24-31-8970-00-710	TH	TBD BOLDFAE DRIVE	\$ 10,728	\$	595	\$	633	
Lennar Homes LLC	04-24-31-8970-00-720	TH	TBD BOLDFAE DRIVE	\$ 10,728	\$	595	\$	633	
Lennar Homes LLC	04-24-31-8970-00-730	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-740	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-750	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-760	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-770	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-780	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-790	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-800	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-810	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-820	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-830	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-840	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-850	32'	TBD INTRODUCTION WAY	\$ 13,732	\$	761	\$	810	
Lennar Homes LLC	04-24-31-8970-00-860	32'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-870	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-880	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-890	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-900	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-910	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-920	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-930	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-940	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-950	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-960	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-970	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-980	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-00-990	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-01-000	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-01-010	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-01-020	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-01-030	60'	TBD INTRODUCTION WAY	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-01-040	60'	TBD LISTENING LN	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-01-050	60'	TBD LISTENING LN	\$ 25,747	\$	1,427	\$	1,519	
Lennar Homes LLC	04-24-31-8970-01-060	60'	TBD LISTENING LN	\$ 25,747	\$	1,427	\$	1,519	

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt		Gross Annual Debt
					Assessment Allocation	Assessment Allocation (1)	
Lennar Homes LLC	04-24-31-8970-01-070	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-080	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-090	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-100	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-110	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-120	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-130	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-140	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-150	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-160	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-170	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-180	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-190	60'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-200	32'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-210	32'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-220	32'	TBD LISTENING LN	\$ 25,747	\$ 1,427	\$	1,519
Lennar Homes LLC	04-24-31-8970-01-230	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-240	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-250	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-260	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-270	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-280	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-290	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-300	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-310	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-320	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-330	32'	TBD LISTENING LN	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-340	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-350	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-360	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-370	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-380	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-390	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-400	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-410	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-420	32'	TBD APOSTROPHE ALLEY	\$ 13,732	\$ 761	\$	810
Lennar Homes LLC	04-24-31-8970-01-430	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$	1,266

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	04-24-31-8970-01-440	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-450	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-460	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-470	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-480	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-490	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-500	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-510	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-520	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-530	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-540	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-550	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-560	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-570	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-580	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-590	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-600	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
			Total Platted Lots	\$ 2,775,980	\$ 153,899	\$ 163,746

Owner	Property ID #'s	Acres	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	33-23-31-0000-00-014*	See attached legal	\$ 59,938	\$ 3,254,020	\$ 180,401
Totals			\$ 6,030,000	\$ 334,300	\$ 355,638

(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 (%)	3.71%
Maximum Annual Debt Service	\$334,300

Prepared by: Governmental Management Services - Central Florida, LLC

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, INCLUDING ALL OF TRACT FD-K2 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 2330.04 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT FD-K3 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 69° 24' 06" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 44.07 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 SAID SOUTH LINE, ALONG THE NORTHERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 1 AND 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 ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: 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 TO THE WEST LINE OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING COURSES: 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 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 65.97 FEET TO THE POINT OF BEGINNING.

SECTION VI

RESOLUTION 2021-17

**A RESOLUTION AMENDING RESOLUTION 2021-14
DESIGNATING A DATE AND TIME FOR THE PUBLIC
HEARING ON THE BUDGET FOR FISCAL YEAR 2021-
2022 AND LEVY OF OPERATIONS AND MAINTENANCE
ASSESSMENTS; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Storey Park Community Development District's ("District") Board of Supervisors ("Board") previously adopted Resolution 2021-14 designating the date, time and location for the public hearing on the District's Budget for Fiscal Year 2021-2022 and to levy operations and maintenance assessments; and

WHEREAS, the Board desires to designate a new time and location for the public hearing.

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

1. The time and date of the District's public hearing on the Budget for Fiscal Year 2021-2022 and levy of operations and maintenance assessments are changed to the following: July 22, 2021 at _____ p.m. at the Rosen Plaza Hotel, 9700 International Drive, Orlando, FL 32819.
2. The District Manager shall use the above time, date and location in providing notices required by Florida law.
3. Except as amended herein, Resolution 2021-14 shall remain unchanged and in full force and effect.
4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24th DAY OF JUNE, 2021.

**BOARD OF SUPERVISORS OF THE
STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chairman/Vice-Chairman

ATTEST:

By: _____
Secretary/Asst. Secretary

SECTION VII

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA THREE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of August 1, 2015, as supplemented by that certain Third Supplemental Trust Indenture dated as of May 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Fausnight Stripe & Line Inc.
- (D) Amount Payable: **\$9,386.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice #32470 – Qty.52 No Parking 12" x 18" Signs**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Three Project; and
- 4. each disbursement represents a cost of Assessment Area Three Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**


By: 
Responsible Officer

Date: 5/18/21

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

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

Christina M Baxter


Digitally signed by Christina M Baxter
DN: CN=Christina M Baxter,
dnQualifier=A01410D00000178FEFDC8A1000FF8FB,
O=Florida, C=US
Date: 2021.05.20 16:42:02-0400

Consulting Engineer



DATE	INVOICE NO.
5/16/2021	32470

BILL TO
Storey Park CDD EMail: tviscarra@gmscfl.com c/o GMS Cent FL - Teresa Viscarra 1408 Hamlin Ave, Unit E St. Cloud, FL 34771

PROJECT
Storey Park Parcel L Phase 3
Storey Park Blvd
City of Orlando

[illegible]

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA THREE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of August 1, 2015, as supplemented by that certain Third Supplemental Trust Indenture dated as of May 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **5**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Fausnight Stripe & Line Inc.
- (D) Amount Payable: **\$849.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice #32574 – Qty.4 No Parking in Alley Double Arrow Signs & Qty.12 Paint Arrows in Alleys**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Three Project; and
4. each disbursement represents a cost of Assessment Area Three Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

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

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

Consulting Engineer



910 CHARLES ST
LONGWOOD, FL
32750-5410

Invoice

DATE	INVOICE NO.
6/9/2021	32574

BILL TO
Storey Park CDD EMail: tviscarra@gmscfl.com c/o GMS Cent FL - Teresa Viscarra 1408 Hamlin Ave, Unit E St. Cloud, FL 34771

PROJECT
Storey Park Parcel L Phase 3 Storey Park Blvd City of Orlando

P.O. NO.	TERMS	REP	SHIP DATE	CUSTOMER JOB #	PROJECT
	Net 30	BPP	6/8/2021		21-0361 Parcel L ...

ITEM	DESCRIPTION	QTY	U/M	UNIT	RATE	AMOUNT
Signs	No Parking In Alley (double arrow) Signs 4 EA Paint Arrows in Alleys 12 EA	1	LS		849.00	849.00
					Sales Tax (7.0%)	\$0.00
					Total	\$849.00

Phone #	Fax #
407-261-5446	407-261-5449

From: Tricia Adams tadams@gmscfl.com
Subject: Re: Reunion West Draft Minutes - May 2021 Meeting
Date: June 10, 2021 at 8:43 AM
To: Graham Staley. gdstaley@gmail.com
Cc: Vanderbilt, Stacie svanderbilt@gmscfl.com

TA

Received - thank you.
Tricia L. Adams

District Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Office 407.841.5524 ext 138
Cell 863.241.8050

"It is not the mountain we conquer but ourselves."
—Edmund Hillary

On Jun 10, 2021, at 8:26 AM, Graham Staley. <gdstaley@gmail.com> wrote:

Here are my requests for changes to the draft May 2021 Minutes to save time at the meeting today

Page 5 – halfway down the page: Reference to CENTOS apartments. It should be SENTOSA

Page 6 – halfway down the page: NICOLAS should be NICKLAUS

Page 8 – halfway down the page: RNM should be R&M

Page 10 – halfway down the page: EXPOSTULATE should be EXTRAPOLATE

Page 12 – middle of the page: AIRTIMES should be ARTEMIS. There are two occurrences of this error.

Page 15 – top of page: This reads "Mr. Staley: Is it possible within the laws that we have to allow the Chairman of the POA to say why they want the installation to be held off?". It should read "Mr. Staley: Is it possible within the laws that we can allow the Chairman of the POA to say why they want the installation to be held off?"

Page 22 – top of page: INCITIVE should be INITIATIVE

Graham

SECTION VIII

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE STOREY PARK COMMUNITY DEVELOPMENT
DISTRICT AND AARON AND JOY HUMPHREY**

This **Temporary Access Easement Agreement** ("Easement Agreement") is made and entered into this 28th day of May, 2021, by and between:

Storey Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

Aaron and Joy Humphrey, whose mailing address is 11956 Ampersand Drive, Orlando, Florida 32832 (the "Homeowners").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), by Ordinance No. 2015-7 of the Orlando City Council (the "Ordinance") and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Orange County, Florida more particularly described as TRACT OS-L9, of STOREY PARK - PARCEL L PHASE 2, according to the Plat thereof, as recorded in Plat Book 97, at Page 13, of the Public Records of Orange County, Florida, (Orange County Parcel ID: 03-24-31-8977-15-129) (the "District's Property"); and

WHEREAS, Homeowners are the owners of property within the District having the address of 11956 Ampersand Drive, Orlando, Florida 32832, with a legal description of Lot 153, of STOREY PARK – PARCEL L PHASE 2, according to the Plat thereof, as recorded in Plat Book 97, at Page 13, of the Public Records of Orange County, Florida (Orange County Parcel ID: 03-24-31-8977-01-530) (the "Homeowners' Property"); and

WHEREAS, Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District's Property for the purpose of gaining access to Homeowners' Property for the construction of a swimming pool in the rear yard at Homeowners' Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District's Property over which the temporary easement (the "Easement Property") is requested is shown on Exhibit "A," attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **GRANT OF EASEMENT.** The District hereby grants to Homeowners a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of Homeowners (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool in the rear yard at Homeowners' Property (the "Easement"). Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction of a swimming pool and related repair of the Easement Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowners agree and acknowledge that, while the District grants access across the Easement Property, as depicted on Exhibit A, the District makes no representations or warranties of any kind that Homeowner has authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowners' use of the Easement Property is solely at its own risk. Homeowners shall be responsible for securing all required HOA approvals, utility approvals, if any, and permits from the City of Orlando or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowners' Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.

3. **TERM.** Homeowners shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property or ninety (90) days from the date of this Easement Agreement, at which time the Easement shall automatically terminate.

4. **INDEMNIFICATION.**

a. Homeowners agree to indemnify and hold the District (which shall, for the purpose of this section include the District's agents, employees, contractors, managers, etc.) harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property (or any adjacent or neighboring property) by Homeowners, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. Homeowners agree that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. DAMAGE. In the event that Homeowners, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowners, at Homeowners' sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowners shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowners. In the event the Homeowners do not fully repair damages under this Easement Agreement within the thirty (30) day period specified herein, the Homeowners hereby consent to the District repairing such damage at the sole cost of the Homeowners, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Homeowner's Property enforceable by the District.

6. INSURANCE. The Homeowners agree that they have current property and liability insurance and they shall insure all contractors retained for construction of the swimming pool and related work are insured and licensed, as applicable.

7. DEFAULT. A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

8. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowners seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

9. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowners:

Aaron and Joy Humphrey
11956 Ampersand Dr.
Orlando, Florida 32832

To the District:

Storey Park Community Development District
c/o Governmental Management Services – Central
Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: District Manager

With a copy to:

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

10. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

11. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

12. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. PUBLIC RECORDS. Homeowners understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

15. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

16. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

17. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

[Signatures Provided on Following Page.]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT:**



Tricia L. Adams
District Manager

Date: June 15, 2021

HOMEOWNERS:



Aaron Humphrey

Date: 5/28/21



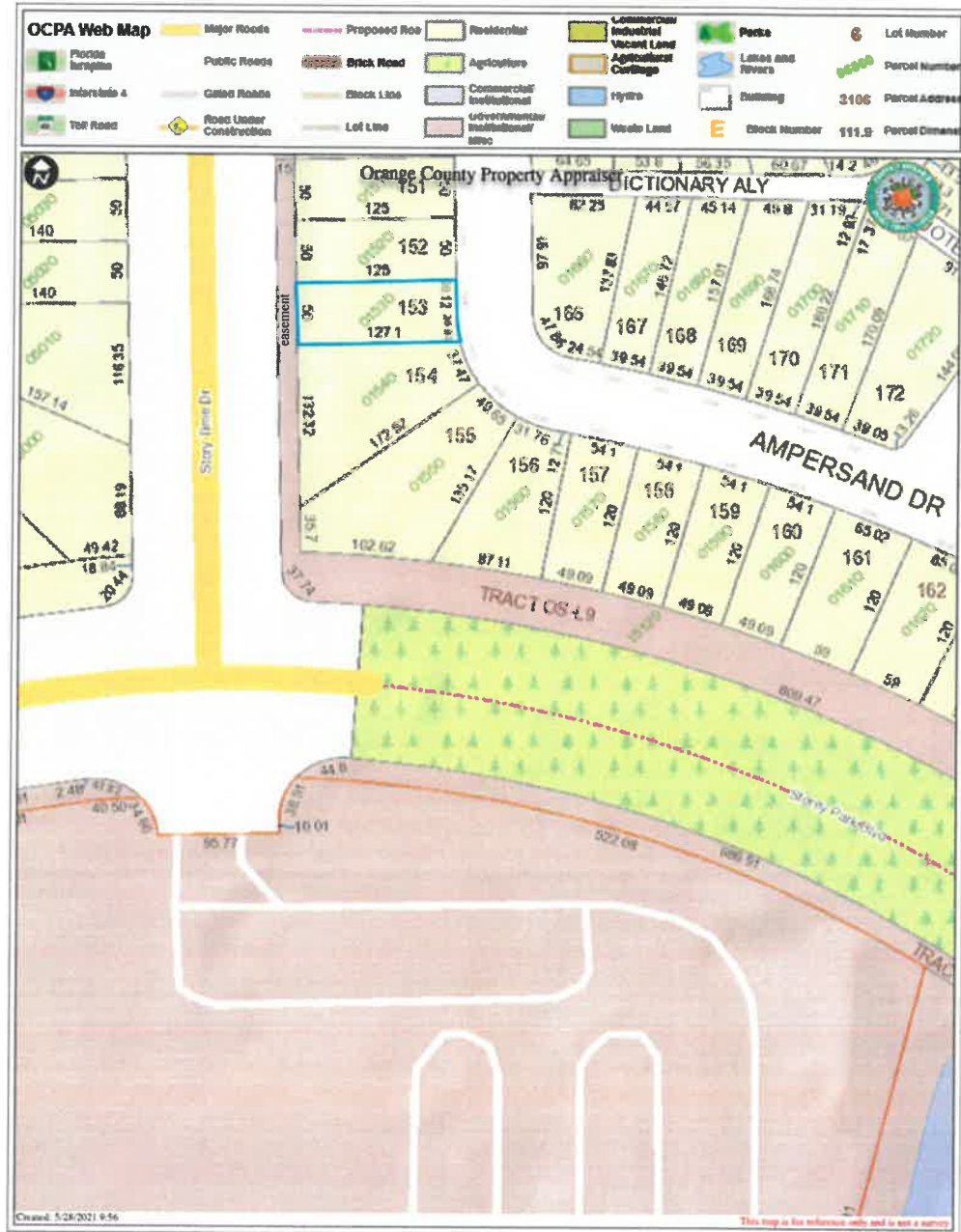
Joy Humphrey

Date: 5/28/21

Easement Property

5/28/2021

Printing



1/1

SECTION IX



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

PROPOSAL

Page 1 of 1

PHONE	FAX	DATE
		05/27/21
PROPOSAL #		21-0537
JOB NAME/LOCATION		
Storey Park Parcel L Phase 2		
Storey Park Blvd		
City of Orlando		

TO Storey Park CDD
c/o GMS

Attention: Alan Scheerer
ascheerer@gmscfl.com

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	NO PARKING Signs 12"x18"	45	EA	\$ 195.00	\$ 8,775.00
	Breakdown:				
	No Arrow 11 EA				
	Double Arrow 16 EA				
	Right Arrow 9 EA				
	Left Arrow 9 EA				
	Paint Curb Yellow with NO PARKING stencil	1	LS	\$ 200.00	\$ 200.00
	20 LF				
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:		\$ 8,975.00	
		Authorized Signature Phil Fausnight		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	estimating@fausnight.com			
	Phil Fausnight, President/Contracts Administrator	phil@fausnight.com			
	John Bruce, Project Coordinator/Scheduling	john.bruce@fausnight.com			
	Cris Mercedes, Gen Admin, Insurance, Submittals	cris@fausnight.com			

SECTION X

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

April 16, 2021 to June 17, 2021

Bank	Date	Check #	Amount
General Fund	4/22/21	651	\$ 72,796.98
	4/28/21	652-654	\$ 19,660.08
	4/30/21	655	\$ 1,120.00
	5/6/21	656-657	\$ 1,473.19
	5/11/21	658	\$ 5,324.83
	5/13/21	659-660	\$ 7,880.00
	5/19/21	661-663	\$ 30,147.13
	5/24/21	664-666	\$ 8,788.05
	5/26/21	667-670	\$ 16,006.00
	6/2/21	671	\$ 697.00
	6/8/21	672	\$ 5,310.19
	6/9/21	673-675	\$ 6,081.91
	6/16/21	676-677	\$ 27,756.18
			<hr/> \$ 203,041.54
Payroll	<u>April 2021</u>		
	Andrew Ashby	50007	\$ 184.70
	Patrick Bonin Jr.	50008	\$ 184.70
			<hr/> \$ 369.40
			<hr/> \$ 203,410.94

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/22/21	00015	4/22/21	04222021	202104	300-20700-10000				*	40,679.03	
			FY21 DEBT SERV	SER2015							
4/22/21		4/22/21	04222021	202104	300-20700-10100				*	16,364.48	
			FY21 DEBT SERV	SER2018							
4/22/21		4/22/21	04222021	202104	300-20700-10200				*	15,753.47	
			FY21 DEBT SERV	SER2019							
STOREY PARK CDD C/O REGIONS BANK											
4/28/21	00024	4/20/21	32397	202104	320-53800-47700				*	8,844.50	72,796.98 000651
			49 NO PARKING SIGNS	PHI-5							
4/28/21	00005	4/26/21	97769	202103	310-51300-31500			FAUSNIGHT STRIPE & LINE INC.	*	6,596.00	8,844.50 000652
			PROP. OWNER REMEDY/EST/OPD								
4/28/21	00001	4/07/21	34929899	202104	310-51300-48000			LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	4,219.58	6,596.00 000653
			NOT.ASMT IMPOSITION/MTG								
4/30/21	00006	3/19/21	15-060(7	202102	300-13100-10000			ORLANDO SENTINEL	*	1,120.00	4,219.58 000654
			ENG.RPT UPDATE/COMMENTS								
5/06/21	00028	4/28/21	5397	202104	320-53800-47300			POULOS & BENNETT	*	503.19	1,120.00 000655
			RPR MAINLINE-COUP/SLIPFIX								
5/06/21	00006	4/30/21	15-060(7	202103	310-51300-31100			OMEGASCAPES INC	*	970.00	503.19 000656
			BILL OF SALE/CROSSWALK REV								
5/11/21	00002	5/01/21	159	202105	310-51300-34000			POULOS & BENNETT	*	3,004.17	970.00 000657
			MANAGEMENT FEES MAY21								
5/01/21	159	5/01/21	159	202105	310-51300-35100				*	100.00	
			INFORMATION TECH MAY21								
5/01/21	159	5/01/21	159	202105	310-51300-31300				*	875.00	
			DISSEMINATION FEES MAY21								
5/01/21	159	5/01/21	159	202105	310-51300-51000				*	.48	
			OFFICE SUPPLIES MAY21								
5/01/21	159	5/01/21	159	202105	310-51300-42000				*	33.98	
			POSTAGE MAY21								
5/01/21	159	5/01/21	159	202105	310-51300-42500				*	23.70	
			COPIES MAY21								
5/01/21	160	5/01/21	160	202105	320-53800-12000				*	1,287.50	
			FIELD MANAGEMENT MAY21								
GOVERNMENTAL MANAGEMENT SERVICES											
										5,324.83	000658

STOR -STOREY PARK- TVISCARRA

STOREY PARK - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/13/21	00012	193856	4/30/21	193856	202104	320	53800	47000		AQUATIC PLANT MGMT APR21	*	285.00	
		193857	4/30/21	193857	202104	320	53800	47000		L-6 POND MANAGEMENT APR21	*	295.00	
		193858	4/30/21	193858	202104	320	53800	47000		POND L2/L4/L5 MGMT APR21	*	300.00	
										APPLIED AQUATIC MANAGEMENT, INC.		880.00	000659
5/13/21	00013	78121	2/25/21	78121	202010	310	51300	32300		FY21 TRUSTEE SER 2018	*	3,500.00	
		78178	2/25/21	78178	202010	310	51300	32300		FY21 TRUSTEE SER 2019	*	3,500.00	
										REGIONS BANK		7,000.00	000660
5/19/21	00028	5418	5/01/21	5418	202105	320	53800	46200		LAWN MAINTENANCE MAY21	*	24,990.00	
		5418	5/01/21	5418	202105	320	53800	46200		LAWN MAINT PH L1 MAY21	*	583.00	
		5418	5/01/21	5418	202105	320	53800	46200		LAWN MAINT PH L2 MAY21	*	874.00	
		5418	5/01/21	5418	202105	320	53800	46200		LAWN MAINT PH I5 MAY21	*	291.50	
		5405	5/05/21	5405	202105	320	53800	47300		RPR MAINLINE-COUP/SLIPFIX	*	323.19	
										OMEGASCAPES INC		27,061.69	000661
5/19/21	00031	ON 22099	5/15/21	ON 22099	202105	320	53800	46200		MTHLY LANDSCAPE MNT MAY21	*	2,940.00	
										YELLOWSTONE LANDSCAPE		2,940.00	000662
5/19/21	00002	161	5/14/21	161	202103	310	51300	42000		USPS-2 150Z CERT.MAIL	*	28.30	
		161	5/14/21	161	202103	320	53800	47600		HOME DEPOT-STAKES/SILT	*	117.14	
										GOVERNMENTAL MANAGEMENT SERVICES		145.44	000663
5/24/21	00015	05242021	5/24/21	05242021	202105	300	20700	10000		FY21 DEBT SERV SER 2015	*	4,910.77	
										STOREY PARK CDD C/O REGIONS BANK		4,910.77	000664
5/24/21	00015	05242021	5/24/21	05242021	202105	300	20700	10100		FY21 DEBT SERV SER 2018	*	1,975.52	
										STOREY PARK CDD C/O REGIONS BANK		1,975.52	000665
5/24/21	00015	05242021	5/24/21	05242021	202105	300	20700	10200		FY21 DEBT SERV SER 2019	*	1,901.76	
										STOREY PARK CDD C/O REGIONS BANK		1,901.76	000666

STOR -STOREY PARK- TVISCARRA

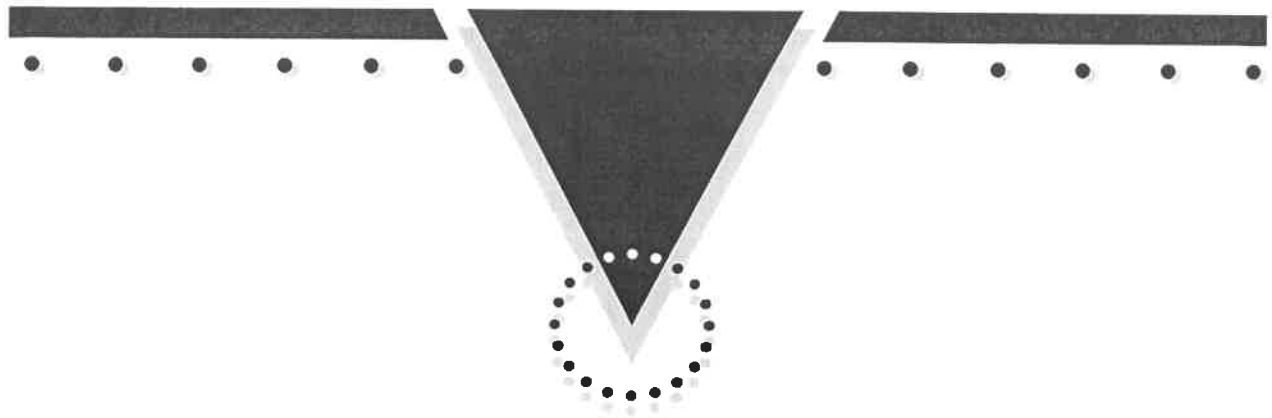
CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
5/26/21	00024	5/16/21	32469	202105 320-53800-47700				*	541.50		
		5/16/21	32471	NO PARKING SIGN 12"X18"				*	5,234.50		
				29 NO PARKING SGN 12"X18"							
5/26/21	00005	5/24/21	98055	202104 310-51300-31500				*	2,960.00		
				AQUATIC VEG.AGR/LEVY ASMT							
5/26/21	00028	5/18/21	5423	202105 320-53800-48000				*	270.00		
				FILL SOD-LOW SPOT BENCH							
5/26/21	00013	5/19/21	94758	202105 310-51300-32300				*	3,500.00		
				FY21 SER-2019 BOND FEES							
		5/19/21	94759	202105 310-51300-32300				*	3,500.00		
				FY21 SER.2018 BOND FEES							
6/02/21	00028	5/24/21	5424	202105 320-53800-47300				*	466.00		
				RPLC NODE DOWDEN/BERMUDA							
		5/28/21	5429	202105 320-53800-47300				*	231.00		
				RPR DOWDEN LATTERAL LEAK							
6/08/21	00002	6/01/21	163	202106 310-51300-34000				*	3,004.17		
				MANAGEMENT FEES JUN21							
		6/01/21	163	202106 310-51300-35100				*	100.00		
				INFORMATION TECH JUN21							
		6/01/21	163	202106 310-51300-31300				*	875.00		
				DISSEMINATION FEE JUN21							
		6/01/21	163	202106 310-51300-51000				*	.36		
				OFFICE SUPPLIES							
		6/01/21	163	202106 310-51300-42000				*	7.61		
				POSTAGE							
		6/01/21	163	202106 310-51300-42500				*	35.55		
				COPIES							
		6/01/21	164	202106 320-53800-12000				*	1,287.50		
				FIELD MANAGEMENT JUN21							
6/09/21	00012	5/31/21	194582	202105 320-53800-47000				*	285.00		
				AQUATIC PLANT MGMT MAY21							
		5/31/21	194583	202105 320-53800-47000				*	295.00		
				L-6 POND MANAGEMENT MAY21							

STOR -STOREY PARK- TWISCARRA

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
6/09/21	00006	5/31/21	194584	202105 320-53800-47000		APPLIED AQUATIC MANAGEMENT, INC.	*	300.00	880.00	000673
				POND L2/L4/L5 MGMT MAY21						
6/09/21	00031	5/26/21	15-060(7	202104 310-51300-31100		BRD MTG/CERT/BILL OF SALE	*	765.00		
						POULOS & BENNETT			765.00	000674
6/09/21	00031	6/01/21	ON 22804	202106 320-53800-46200			*	2,940.00		
				MTHLY LANDSCAPE MNT JUN21						
6/02/21		ON 22776	202105 320-53800-47300				*	1,496.91		
				IRG-5STATION BATTERY/VALV						
						YELLOWSTONE LANDSCAPE			4,436.91	000675
6/16/21	00023	6/07/21	2990	202104 320-53800-48000			*	322.68		
				SVC CALL-INST.REGULATOR						
6/07/21	2991	202104	320-53800-48000				*	695.00		
				SVC CALL-INST.FENCE WIRE						
						HERITAGE SERVICE SOLUTIONS LLC			1,017.68	000676
6/16/21	00028	6/01/21	5456	202106 320-53800-46200			*	24,990.00		
				LAWN MAINTENANCE JUN21						
6/01/21	5456	202106	320-53800-46200				*	583.00		
				LAWN MAINT PH L1 JUN21						
6/01/21	5456	202106	320-53800-46200				*	874.00		
				LAWN MAINT PH L2 JUN21						
6/01/21	5456	202106	320-53800-46200				*	291.50		
				LAWN MAINT PH L5 JUN21						
						OMEGASCAPES INC			26,738.50	000677
						TOTAL FOR BANK A		203,041.54		
						TOTAL FOR REGISTER		203,041.54		

STOR -STOREY PARK- TWISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
May 31, 2021**



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Series 2015</u>
4	<u>Debt Service Fund Series 2018</u>
5	<u>Debt Service Fund Series 2019</u>
6	<u>Capital Projects Series 2015</u>
7	<u>Capital Projects Series 2019</u>
8	<u>Month to Month</u>
9	<u>Long Term Debt Summary</u>
10	<u>FY21 Assessment Receipt Schedule</u>
11	<u>Construction Schedule Series 2015</u>
12	<u>Construction Schedule Series 2019</u>

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
May 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<u>ASSETS:</u>				
CASH	\$166,568	---	---	\$166,568
DUE FROM DEVELOPER	\$100	---	---	\$100
SERIES 2015				
RESERVE	---	\$308,612	---	\$308,612
REVENUE	---	\$409,449	---	\$409,449
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$1	---	\$1
GENERAL REDEMPTION	---	\$3,247	---	\$3,247
SERIES 2018				
RESERVE	---	\$64,475	---	\$64,475
REVENUE	---	\$251,690	---	\$251,690
INTEREST	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$121,480	---	\$121,480
REVENUE	---	\$241,040	---	\$241,040
INTEREST	---	\$6,824	---	\$6,824
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$850	\$850
TOTAL ASSETS	\$166,668	\$1,406,882	\$850	\$1,574,399
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$4,957	---	---	\$4,957
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$721,309	---	\$721,309
RESTRICTED FOR DEBT SERVICE 2018	---	\$316,228	---	\$316,228
RESTRICTED FOR DEBT SERVICE 2019	---	\$369,344	---	\$369,344
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$850	\$850
UNASSIGNED	\$161,712	---	---	\$161,712
TOTAL LIABILITIES & FUND EQUITY	\$166,668	\$1,406,882	\$850	\$1,574,399

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$593,470	\$580,278	\$580,278	\$0
DEVELOPER CONTRIBUTIONS	\$179,368	\$119,579	\$36,600	(\$82,979)
INTEREST	\$0	\$0	\$18	\$18
TOTAL REVENUES	\$772,838	\$699,857	\$616,897	(\$82,960)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$8,000	\$1,800	\$6,200
FICA EXPENSE	\$918	\$612	\$138	\$474
ENGINEERING	\$12,000	\$8,000	\$3,256	\$4,744
ATTORNEY	\$25,000	\$16,667	\$22,432	(\$5,765)
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$10,500	\$7,000	\$7,000	\$0
ANNUAL AUDIT	\$6,200	\$6,200	\$6,200	\$0
TRUSTEE FEES	\$10,500	\$10,500	\$17,500	(\$7,000)
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,050	\$24,033	\$24,034	(\$1)
INFORMATION TECHNOLOGY	\$1,200	\$800	\$800	\$0
TELEPHONE	\$300	\$200	\$0	\$200
POSTAGE	\$500	\$333	\$1,483	(\$1,150)
INSURANCE	\$6,100	\$6,100	\$5,810	\$290
PRINTING & BINDING	\$1,000	\$667	\$230	\$437
LEGAL ADVERTISING	\$1,925	\$1,283	\$6,107	(\$4,824)
OTHER CURRENT CHARGES	\$500	\$333	\$0	\$333
PROPERTY APPRAISER	\$950	\$950	\$1,140	(\$190)
OFFICE SUPPLIES	\$400	\$267	\$3	\$264
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,450	\$10,300	\$10,300	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$335,000	\$223,333	\$216,025	\$7,308
LAKE MAINTENANCE	\$17,820	\$11,880	\$4,360	\$7,520
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$10,400	\$10,400	\$0
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$3,333	\$2,952	\$382
OPERATING SUPPLIES	\$5,000	\$3,333	\$0	\$3,333
LANDSCAPE CONTINGENCY	\$10,000	\$6,667	\$3,153	\$3,514
IRRIGATION REPAIRS	\$20,000	\$13,333	\$11,821	\$1,512
ROADWAYS & SIDEWALKS	\$10,000	\$6,667	\$8,625	(\$1,958)
TRAIL MAINTENANCE	\$2,500	\$1,667	\$117	\$1,550
DOG PARK MAINTENANCE	\$2,500	\$1,667	\$2,488	(\$821)
SIGNAGE	\$5,000	\$3,333	\$19,039	(\$15,706)
UTILITY				
ELECTRIC	\$3,000	\$2,000	\$623	\$1,377
STREETLIGHTS	\$160,000	\$106,667	\$123,327	(\$16,660)
WATER & SEWER	\$30,000	\$20,000	\$10,267	\$9,733
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$4,405	\$1,595
TOTAL EXPENDITURES	\$772,838	\$527,700	\$531,010	(\$3,310)
EXCESS REVENUES (EXPENDITURES)	\$0		\$85,886	
FUND BALANCE - Beginning	\$0		\$75,825	
FUND BALANCE - Ending	\$0		\$161,712	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$616,298	\$603,253	\$603,253	\$0
INTEREST	\$500	\$333	\$44	(\$290)
TRANSFER IN	\$0	\$0	\$3,247	\$3,247
TOTAL REVENUES	\$616,798	\$603,587	\$606,544	\$2,957

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	\$211,359	\$211,359	\$0
TOTAL EXPENDITURES	\$601,218	\$601,219	\$601,219	\$0
EXCESS REVENUES (EXPENDITURES)	\$15,580		\$5,325	
FUND BALANCE - Beginning	\$401,268		\$715,984	
FUND BALANCE - Ending	\$416,848		\$721,309	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$242,678	\$242,678	\$0
INTEREST	\$250	\$167	\$14	(\$153)
TOTAL REVENUES	\$249,077	\$242,845	\$242,692	(\$153)

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		\$152,620	
FUND BALANCE - Beginning	\$98,730		\$163,608	
FUND BALANCE - Ending	\$102,663		\$316,228	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$238,964	\$233,617	\$233,617	\$0
INTEREST	\$500	\$333	\$17	(\$316)
TRANSFER IN	\$0	\$0	\$6,824	\$6,824
TOTAL REVENUES	\$239,464	\$233,951	\$240,459	\$6,508

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)		\$158,165	
FUND BALANCE - Beginning	\$98,623		\$211,179	
FUND BALANCE - Ending	\$98,499		\$369,344	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	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 May 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$12,886	(\$12,886)
TRANSFER OUT	\$0	\$0	\$6,824	(\$6,824)
TOTAL EXPENDITURES	\$0	\$0	\$19,710	(\$19,710)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$19,709)	
FUND BALANCE - Beginning	\$0		\$20,559	
FUND BALANCE - Ending	\$0		\$850	

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	\$159,817	\$305,246	\$33,695	\$13,297	\$39,130	\$4,724	\$0	\$0	\$0	\$0	\$580,278
DEVELOPER CONTRIBUTIONS	\$36,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,600
INTEREST	\$1	\$1	\$2	\$5	\$3	\$3	\$2	\$2	\$0	\$0	\$0	\$0	\$18
TOTAL REVENUES	\$36,601	\$24,370	\$159,819	\$305,251	\$33,698	\$13,300	\$39,132	\$4,726	\$0	\$0	\$0	\$0	\$636,897
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$200	\$0	\$0	\$0	\$800	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$1,800
FOIA EXPENSE	\$15	\$0	\$0	\$0	\$61	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$138
ENGINEERING	\$100	\$0	\$260	\$521	\$641	\$870	\$785	\$0	\$0	\$0	\$0	\$0	\$3,256
ATTORNEY	\$3,894	\$3,346	\$1,500	\$1,698	\$3,788	\$6,596	\$2,960	\$0	\$0	\$0	\$0	\$0	\$22,432
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$7,000
ANNUAL AUDIT	\$0	\$6,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,200
TRUSTEE FEES	\$10,500	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$17,500
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	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$24,034
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$800
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$4,334	\$44	\$18	\$13	\$15	\$55	\$20	\$34	\$0	\$0	\$0	\$0	\$1,483
INSURANCE	\$5,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,610
PRINTING & BINDING	\$28	\$21	\$9	\$4	\$24	\$47	\$73	\$24	\$0	\$0	\$0	\$0	\$230
LEGAL ADVERTISING	\$1,364	\$0	\$0	\$0	\$524	\$0	\$4,220	\$0	\$0	\$0	\$0	\$0	\$6,107
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	\$1,288	\$1,288	\$0	\$0	\$0	\$0	\$10,300
LANDSCAPE MAINTENANCE	\$24,930	\$24,930	\$24,990	\$25,719	\$26,447	\$29,533	\$29,679	\$29,679	\$0	\$0	\$0	\$0	\$216,025
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$580	\$880	\$180	\$880	\$0	\$0	\$0	\$0	\$4,160
MITIGATION MONITORING & MAINTENANCE	\$7,500	\$0	\$0	\$0	\$0	\$2,300	\$0	\$0	\$0	\$0	\$0	\$0	\$10,400
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$1,239	\$0	\$250	\$175	\$0	\$0	\$1,018	\$270	\$0	\$0	\$0	\$0	\$2,952
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	\$3,008	\$503	\$503	\$2,517	\$0	\$0	\$0	\$0	\$11,821
ROADWAYS & SIDEWALKS	\$865	\$0	\$0	\$0	\$0	\$0	\$7,760	\$0	\$0	\$0	\$0	\$0	\$8,625
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$117
DOG PARK MAINTENANCE	\$0	\$0	\$229	\$0	\$0	\$1,059	\$1,200	\$0	\$0	\$0	\$0	\$0	\$2,488
SIGNAGE	\$174	\$100	\$90	\$50	\$3,895	\$110	\$8,845	\$5,776	\$0	\$0	\$0	\$0	\$19,039
UTILITY													
ELECTRIC	\$64	\$60	\$81	\$84	\$85	\$78	\$87	\$85	\$0	\$0	\$0	\$0	\$623
STREETLIGHTS	\$13,127	\$18,245	\$14,736	\$14,694	\$15,183	\$17,451	\$15,946	\$13,954	\$0	\$0	\$0	\$0	\$123,327
WATER & SEWER	\$1,064	\$1,124	\$1,314	\$1,674	\$1,293	\$924	\$1,115	\$1,759	\$0	\$0	\$0	\$0	\$10,267
OTHER													
PROPERTY INSURANCE	\$4,066	\$0	\$0	\$0	\$339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,405
TOTAL EXPENDITURES	\$87,041	\$61,622	\$51,714	\$50,596	\$65,103	\$66,922	\$80,768	\$37,244	\$0	\$0	\$0	\$0	\$531,010
EXCESS REVENUES (EXPENDITURES)	(\$50,441)	(\$37,252)	\$108,104	\$254,655	(\$31,404)	(\$53,622)	(\$41,636)	(\$62,518)	\$0	\$0	\$0	\$0	\$85,886

**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	\$308,612
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	\$64,475
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	\$121,480
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
CURRENT BONDS OUTSTANDING	\$3,925,000

TAX COLLECTOR

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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
5/21/21	4	Fausnight Stripe & Line	Inv# 32470 - Qty.52 No Parking 12" x 18" Signs	\$	9,386.00
TOTAL				\$	12,886.00
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
3/1/21		Interest		\$	0.08
4/1/21		Interest		\$	0.09
5/1/21		Interest		\$	0.08
TOTAL				\$	0.78
Acquisition/Construction Fund at 9/30/20				\$	13,734.73
Interest Earned thru 5/31/21				\$	0.78
Requisitions Paid thru 5/31/21				\$	(12,886.00)
Remaining Acquisition/Construction Fund				\$	849.51