

*Storey Park Community
Development District*

Agenda

July 22, 2021

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED

July 15, 2021

**Board of Supervisors
Storey Park Community
Development District**

Dear Board Members:

The meeting of the Board of Supervisors of Storey Park Community Development District will be held **Thursday, July 22, 2021 at 6:00 PM** at the **Rosen Plaza Hotel, 9700 International Drive, Orlando, Florida.** **PLEASE NOTE THE TIME AND LOCATION OF THE MEETING.** 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 June 24, 2021 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2021-19 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2021-20 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2021-21 Accepting the Conveyance of Real Property and Improvements
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Public Comment Period
8. Supervisor's Requests
9. Next Meeting Date – August 26, 2021 at 4:00 PM
10. 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 June 24, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearing to adopt the Fiscal Year 2022 Budget. Section A is the consideration of Resolution 2021-19 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations. A copy of the Resolution and proposed budget is enclosed for your review. Section B is the consideration of Resolution 2021-20 Imposing Special Assessments and Certifying and Assessment Roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review.

The fifth order of business is the consideration of Resolution 2021-21 accepting the conveyance of real property and improvements for the Parcel L Phase 3 Plat. A copy of the Resolution and supporting documentation is enclosed for your review.

The sixth 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. Sub-Section 2 includes the balance sheet and income statement for your review.

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

Sincerely,

Tricia Adams

Tricia Adams
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, June 24, 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	Vice Chairman
Andrew Ashby	Assistant Secretary
Susan Kane	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Jan Carpenter	District Counsel
Christina Baxter	District Engineer by phone
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: The first item on the agenda is public comment period. We have no members of the public in attendance or on the line.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 22, 2021 Meeting

Ms. Adams: The next item on the agenda is approval of the April 22, 2021, meeting minutes. These have been reviewed by staff. Are there any comments or corrections?

Ms. Kane: Just that Mr. Kraljev should be listed as Vice Chairman.

Ms. Adams: Thank you, we'll correct Mr. Kraljev to Vice Chairman.

Ms. Kane: Other than that, no changes.

Ms. Adams: Do we have a motion to approve?

On MOTION by Ms. Kane, seconded by Mr. Kraljev, with all in favor, the Minutes of the April 22, 2021 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-15 Finalizing the Series 2021 Assessments

Ms. Adams: For the record, Christy from Poulos Bennett did join the meeting by telephone. The next item on the agenda is Resolution 2021-15. This is a finalizing resolution, now that your bond issuance Series 2021 has closed. It includes the final version of the Engineer's report as well as the Assessment Methodology based on your actuals. I will go through those tables in the Assessment Methodology. These are the most salient changes. Table 1 has not changed. Table 2 has not changed. But when you get down to Table 3, these are based on the actual interest rate and terms of your bond issuance. The coupon interest rate is 3.71 for your 30-year term. Your actual capitalized interest requirement is six months. 50% of your max annual debt service and your underwriters discount are all factored in. So, the total bond issuance was \$6,030,000 and that allows for \$5,566,882 in construction funds. I believe you have all reviewed those numbers.

Ms. Carpenter: The purpose, if you recall, we set assessments at a high level and then once the bonds are issued bring it down to a level for marketing purposes that you all have accepted.

Ms. Adams: Table 6 does show you a final debt service for the different product types. This is consistent with the other equivalent units throughout Storey Park CDD. Any questions regarding the resolution, the Engineer's report in final form, or the Assessment Methodology inclusive of the actual terms?

Ms. Trucco: I'll add too that this resolution approves the assessments in the amount of \$6,030,000 being added to the District's improvement lien book as well.

Ms. Carpenter: Which is required by law.

Ms. Adams: Let the record reflect that Rob Bonin has joined the meeting at this time.

Ms. Carpenter: We are looking for Resolution 2021-15 to be adopted.

Ms. Adams: Do we have a motion to approve?

On MOTION by Mr. Kraljev, seconded by Mr. Ashby, with all in favor, Resolution 2021-15 Finalizing the Series 2021 Assessments, was approved.

FIFTH ORDER OF BUSINESS**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**

Ms. Adams: The next item on the agenda is Resolution 2021-16. Jan or Kristen, did you want to introduce this item?

Ms. Trucco: Sure. If you all recall, we go through the process of declaring assessments and setting a public hearing and then we levy them at the public hearing. During the closing process for the bonds, there was a ten or eleven-foot discrepancy in the legal description. We spent a week or two and the surveyor could not confirm that those ten feet was not in lots. It wasn't a roadway, or it wasn't an edge somewhere. To be extremely sure that we never have a question on any of the assessments on those lots, we talked with Mark McDonald and said, "Let's be super sure since we can't get a surveyor to okay this that it's not a lot and not something that should have an assessment on it." So, this is reconfirming the assessments on all the lots and then with the new legal description wherever those ten feet may end up laying to make sure that we don't have any property that wasn't properly assessed. So, we would look for approval of Resolution 2021-16, reconfirming the assessments for this new legal description with the ten-foot change and then 2021-17 is setting the public hearing at the future meeting to make sure we have them levied and then we can make sure when we put our notice for the bonds that we include the new legal description.

On MOTION by Mr. Kraljev, seconded by Mr. Ashby, with all in favor, Resolution 2021-16 Authorizing and Confirming and Re-Authorize and Re-Confirming the Assessment Area Four Project; Equalizing, Approving and Levying Special Assessments, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2021-17
Amending Resolution 2021-14 Approving
the Proposed Budget for the Fiscal Year
2022 and setting a Public Hearing**

Ms. Adams: The next resolution is Resolution 2021-17. This is amending the resolution that you approved a last month's meeting regarding the proposed budget as well as the budget hearing. The proposed budget has not changed but what has changed is we have been able to confirm the meeting time and the location. In anticipation of residents attending the meeting we

discussed moving the meeting time to 6:00 p.m. to be a more convenient time for residents to join the meeting. We also attempted to find a location as nearby Storey Park as possible, however due to COVID still impacting certain facilities and public library facilities, it turned out that Rosen Plaza Hotel on International Drive is the location that has been secured. So, your budget hearing is July 22nd at 6:00 p.m. at Rosen Plaza Hotel. You'll receive that in writing. There is complimentary parking for residents and there should be plenty of space to accommodate residents. Approval of this amending resolution approves the meeting location and time. Any questions? Hearing none,

On MOTION by Ms. Kane, seconded by Mr. Ashby, with all in favor, Resolution 2021-17 Amending Resolution 2021-14 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing for July 22, 2021, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2019 Requisition #4 and Consideration of Series 2019 Requisition #5

Ms. Adams: The next item on the agenda is a ratification of Series 2019 requisition #4 and then consideration of Series 2019 requisition #5. Included in your agenda packet under tab 7 is the acquisition of \$9,386 for Fausnight Stripe and Line. This was for the installation of signage, and this was all in the L3 area. Jan, can we take these together, or do we need to take them separately?

Ms. Carpenter: You can do it together.

Ms. Burns: And the next one which is awaiting Board approval is right behind requisition #5 and this is the amount of \$849 and this will zero out the construction funds for that series. Any questions? Hearing none,

On MOTION by Mr. Kraljev, seconded by Ms. Kane, with all in favor, the Series 2019 Requisition #4 was ratified, and the Series 2019 Requisition #5, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Temporary Access Easement Agreement with Aaron and Joy Humphrey

Ms. Adams: The next item is ratification of a temporary easement that was granted to Mr. and Mrs. Humphrey at Storey Park. They requested the temporary easement for the purpose of

installing a pool. Operations staff verified the field conditions, and the temporary easement was reviewed by legal staff. Any questions?

Mr. Kraljev: Can we talk about this one? I have worked a number of instances where we've had considerable damage done to the CDD property, specifically with pools. I just want to take a moment to look at this specifically.

Mr. Scheerer: Right now, the current condition is they are going over a bahia grass curb across the bike path. The easement is between the bike path and the home. It looks like they are only going to have, if they don't mess anything else up, just some turf replacement and some plant replacement on this particular home.

Mr. Kraljev: So, is this not where that big damage occurred?

Mr. Scheerer: That was Ms. Pochecco, that's the next one. So, we'll have to get those pictures. Their pumper truck leaked some fluid on the asphalt.

Mr. Kraljev: What we would like to start doing is not having crossover CDD property that comes in from the other side and they'll have to work things out with their neighbors to get in between the buildings. Alan and I talked about starting soon. So, I wanted to make the staff aware and Counsel.

Mr. Scheerer: We had an area next to the life station over in I5 that they had stationed, there wasn't anything there at the time, but Lennar has come in since then and done all the enhancements and we don't want them going through that anymore.

Ms. Carpenter: Okay, that makes sense.

Ms. Burns: And the conditions before the pool installation have been documented with photographs?

Mr. Scheerer: Correct.

Mr. Kraljev: Are we taking a deposit on those?

Mr. Scheerer: We're not, but the HOA holds a \$2,000 deposit.

Mr. Kraljev: So, it goes to HOA first and then CDD? Do you think that \$2,000 is adequate?

Mr. Scheerer: Yes, I do. We'll just have them remove the asphalt and we'll repatch that whole area and it should be good.

Ms. Trucco: As a fallback we also have that indemnification language in the actual easement too. In case the \$2,000 doesn't cover it all they are contractually obligated to reimburse us for any damage caused on our property.

Mr. Kraljev: And the other piece to be aware of aware of is that folks are dumping the fill and the export from those pools, we're finding it all over the community. I don't know how we police that.

Mr. Scheerer: Tricia and I can make sure that we add that any removal needs to be offsite. And offsite doesn't mean on Moss Park property either.

Ms. Adams: Motion to ratify the temporary access agreement for Mr. and Mrs. Humphrey?

On MOTION by Ms. Kane, seconded by Mr. Ashby, with all in favor the, the Temporary Access Easement Agreement with Aron and Joy Humphrey, was ratified.

NINTH ORDER OF BUSINESS

Consideration of Proposal from Fausnight Stripe and Line for Installation of 'No Parking' Signs

Ms. Adams: The next item in your agenda packet is a proposal for no parking signs and this is for the L2 area of the development. This is the only area of the development that's populated with residents that does not yet have signage. We have K under construction in terms of the no parking signs. There is not residents living there, but in L2 we do have residents living there and have already adopted the rules that allow for the instillation of no parking signs in L2. We have a proposal from Fausnight in the total amount of \$8,975. I do want to draw to the Board's attention that we are exceeding what has been budgeted for your operations and maintenance expenses for signage by a significant amount. We budgeted \$5,000 for signage and this year we have already spent \$19,000 not including this proposal that's included in the agenda packet. Each proposal has been presented to the Board for approval. These have been primarily "No Parking" signs in order to implement the District's parking policies. We do have a developer deficit funding agreement and we anticipate that we'll be engaging.

Mr. Bonin: There is not another line item, where we have been performing under budget?

Ms. Adams: We will present the financials a little later in the meeting, but we can touch on that right now. Your prorated budget expenses are \$527,000 and we've spent about \$531,000. We have gone over in certain areas. Legal advertising and some other expenses that are related to

debt issuances and required meeting notices. Any further questions regarding the no parking sign proposal?

Mr. Bonin: Alan, have we covered L3 and L4?

Mr. Scheerer: Yes, sir.

Mr. Bonin: Those are much smaller.

Ms. Adams: L3 we were able to utilize those remaining construction funds. That's what we just approved in the bond requestion.

Mr. Bonin: As far as L is concerned, now it's done.

Mr. Scheerer: Well, no. We have L2. Other than L2, everything is done.

Mr. Bonin: I5?

Ms. Burns: Yes, I5 is done.

Mr. Kraljev: Is Fausnight the only bidder on this scope of work?

Ms. Adams: We've been using Fausnight because they have been the most competitive bidder when it's been bid out in the past, and they have been very responsive and been continuously offering a discount to the District.

Mr. Bonin: I would recommend Mailbox and Sign Solutions as well. They do a great deal of our signage. They do all of our mailbox business, I'm sure they would give a good deal to the District as well.

Ms. Adams: Staff will reach out to Mailbox and Sign for a proposal for the 45 no parking signs as well as the 20 linear feet of yellow curb no parking stencil painting so the Board has a couple of options. You can wait until you have your next meeting and review both proposals or the Board can approve a not to exceed and whichever the low bidder is, would be the one that would be selected for the project. Do you want to do a not to exceed? Or do you want to take a look at both proposals next month?

Mr. Bonin: Look at both proposals.

Ms. Adams: Alright, we'll bring those back to the July meeting.

Mr. Kraljev: Considering that we are over budget.

Mr. Ashby: I think Mailbox will beat them.

Mr. Scheerer: As long as they are willing to come in and pre stake all the signposts and get locates for each sign, because that's the way Fausnight has been doing it.

Mr. Bonin: Let's make sure that we have the scope set.

Mr. Scheerer: What's happened is we've run into problems where we're getting ready to go install a sign and if you don't pull the locates for each sign location then that creates a problem. But we can work that out with these folks. If you all have a point of contact or somebody you can send me, just get me that information and I'll reach out to them and give them what we've already done and what's been going on at Storey Park in the past.

TENTH ORDER OF BUSINESS

Consideration of Addendum to Landscape Maintenance Agreement with OmegaScapes – Added

Ms. Adams: The next item on the agenda is something that was added to the agenda after the publication last month. There are handouts today. OmegaScapes was asked to provide proposals for two different parcels. Parcel I5 and Parcel K. You probably recall that back in 2020 when landscape services were bid out, OmegaScapes did provide a proposal for I5 that was based on the landscape plans at that time. This partial proposal does not meet that full scope. Taking these one at a time, actually, I think Alan and Ben, you both met with OmegaScapes onsite this week, reviewed the extent of landscaping. OmegaScapes provided a proposal for \$291.50 per month. They also provided a diagram attached to the proposal to aid in identifying the service areas. This amount has been factored into the current budget. Your landscape contract agreement is one area where our actuals are below what's budgeted for year-to-date because they have not yet assumed responsibility for these.

Mr. Scheerer: Ben and I met, we did a walk. The only thing left will be the cell tower tract in I5 and that's coming along quickly.

Mr. Kraljev: Alan, I noticed they did not highlight that strip, going back to the maintenance strip to the ponds, they did not highlight it on the diagram.

Mr. Scheerer: This one here? It's because it's already being done. We are already doing the strip between the two homes that go back to the pond and the Boardwalk. And then the two side strips by the alleyway, those are already being done. This is what we walked yesterday which was the OS tract on Storey Park Boulevard and the lift station and then the common area tracts. These are three additional areas. They are under budget for what was estimated in the actual bid last year and once we add the cell tower tract that will complete all the improvements in I5. Not I4 but I5. And then we also looked at the tract K which is the other proposal. There is a map here. I went ahead and put a text box on there that showed K4 and the K2 ponds. Those are

the two ponds that we have been asked to mow. Then coming into this area is another section of property here that we've been asked to mow, and we're going to go ahead and get that going. It's actually already been mowed. It was mowed the same day. That's done.

Mr. Kraljev: Rob, we're just trying to get ahead. You know how the ponds grow so fast and it's either pay another third party or folks are going to have to end up taking care of it and maintain it. So, the CDD is working with us if we can get ahead of it. We're also going to look at the aquatics as well.

Mr. Scheerer: I didn't get a chance to get an addendum for the aquatics. I've got the numbers though. For the K4 and the K2 pond, that total is \$450 a month to do the aquatics. I'm working on them and next meeting we should have a proposal and we'll go ahead and add those two ponds to the aquatics maintenance agreement. For right now, to get them mowed and get them cleaned up and keep them that way. Keep the sidewalk easement free and clear due to all the construction, we felt it was prudent to go ahead and get a proposal.

Mr. Kraljev: The other thing we talked about, Rob, is this strip going in, they are in sales mode, and sometimes the construction site looks really shabby and I'm seeing customers come through there all the time. We are doing a little bit more a little bit earlier than we normally would. We've got it in the budget and we can do it. Again, otherwise I'm paying another third party to come in and do it.

Mr. Scheerer: And again, OmegaScapes after our meeting by the time I got to my next job he had already mowed that green grass along the sidewalk. It looks really good. They mowed it and edged it and it's good to go for you.

Ms. Adams: Board members, you probably recall that parcel K was not included in the landscape bid packet. This is the first number we have seen for that. The proposed amount for the attached diagram is \$958.34 per month.

Mr. Scheerer: It's in the 2022 budget. We did factor that in.

Ms. Adams: Any comments from legal staff? Do we have a motion to approve the addendum to landscape maintenance agreement for partial I5 and partial K?

On MOTION by Mr. Kraljev, seconded by Mr. Ashby, with all in favor, the Addendum to the Landscape Maintenance Agreement with OmegaScapes, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter: Kristen, do you have anything?

Ms. Trucco: No, we'll just be working on the resolutions for the re-levying assessments.

Ms. Carpenter: And then since the 2019 bond funds are used up, we'll start working on completion of that to make sure there is nothing left to turn over in those areas.

Mr. Kraljev: We did have a conference call last week with regard to the direct parcel. So I have copies and I highlighted the best I could those tracts that need to be transferred.

Ms. Trucco: We'll be working on that.

Ms. Carpenter: We have an intern, and that's our number one task is going through CDDs to confirm where the ownership is. I came today just to make sure that the Board was a little bit up to speed on some of the residents that have been very outspoken. We have one resident and a friend and a third person that sent an email. As you know, maybe a year and a half ago the complaints were about parking. Those complaints were resolved. Then the complaints went to the dirt bikes which GMS has worked endlessly with having the local police set up undercover operations during spring break and did a number of things that have been very responsive according to the other folks that we hear from. There have been complaints as you know about parking, landscaping, garbage; those have all been responded to. Lately, and I say lately, the last six or eight weeks, the complaints have risen to the level of threats, complaints, individual complaints which we deem inappropriate from a legal perspective. I had one of my litigators who wrote a terse email saying, "Now that you have threatened staff of the CDD please have your attorneys contact us and stop further communication with the management and the Board will no longer be contacting you." There have been a handful of somewhat nasty, I would say, or not so polite emails, in response but we have not heard from any attorney or heard anymore else. I wanted you all to be aware today of those emails, just forward them to us. We're trying not to bill our time for a lot of this because we know these cost all the residents every time these emails come. We have staff looking at them, we get them if it rises to a threat or something actionable, I'll pull a litigator to see if we have slander or liable or any of those other good things. Hopefully things will quite down. We know they've contacted a news station. There's been contacts to the city, who responded once or twice and just dropped it and I think that they added the state and a number of other people, but we've had no contacts from any of those people.

Mr. Kraljev: We're primarily talking about one member and possibly a second? That's the extent of it?

Ms. Carpenter: Yes. A third person wrote something, and it was a one time and I have not seen that again. Again, I don't see it as anything. As a whole we seem to get very positive responses. I just wanted you to be aware since it has risen to the level of threats. We ask that she have counsel contact us so if you all get something just let us know so you're not having to answer any of those or if it gets higher than that you know what's going on. I guess it's a good time, just as a reminder with the budget coming up, and one of us will say that at the budget hearing if there are residents there, that you are looking out for the best interest of all the landowners in the District and all the residents and one or two people making a lot of comments and complaints is not necessarily the best interest of everyone because the things they asked for cost a lot of money and sometimes only benefit one area or another. Just a reminder that you're looking out for the best interest of everyone, and we'll make sure we say that at the budget meeting so everyone can hear that some of these complaints are costing them additional funds to residents who are not being impacted.

Mr. Kraljev: Thank you for the help.

Ms. Carpenter: Hopefully we've gotten to the end of it. It seems to be quieting down, but it just rose to a different level recently.

B. Engineer

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

Ms. Baxter: I'm working on a little bit of a detailed to address the skateboarding issue on the storm structure over at L6-1. So, I have that submitted for review here hopefully tomorrow. Then we are also working on the annual Engineer's inspection report. We hope to have that issued tomorrow as well.

Mr. Kraljev: Just a quick note, I don't know if you've talked to Mark lately, but I did want to bring up the waterline issue. Are you in that loop on the capacity issue for future development in that general vicinity? Does that ring any bells?

Ms. Baxter: Where is the location of the watermain issue?

Mr. Kraljev: There's a water capacity issue in the Storey Park area. Is that something you are working on?

Ms. Baxter: I'm aware of that. It more translates to future development parcels. We are reaching a point where the approved master utility plans require a completion of the watermain from where Storey Time Drive comes in to provide a connection to Orange County utilities storage and repump facilities, which at this point and time hasn't been constructed yet. We're kind of at a critical trigger point in terms of capacity out there. Parcel K is locked in the development we've got in the permitting process within the CDD.

Mr. Kraljev: Okay, as long as you are aware and are working on it. Because if they do put that line in it could impact Storey Park.

Ms. Baxter: You are correct. Yes, I'm aware. We've had active discussion with Knock Hard Properties and Orange County Utilities going on.

Mr. Kraljev: Does that also impact water pressure of existing infrastructure?

Ms. Baxter: It won't make it any worse. The connection that needs to be made is when that trigger actually increases water capacity and pressure throughout the area.

Mr. Kraljev: Okay, we've just had some water pressure issues out there and it could be part of it.

Mr. Bonin: Thanks, Christy.

Ms. Baxter: You're welcome.

Ms. Adams: Just to follow up on Christy's comments, that outfall structure that's in the L2 section, we've had several complaints from different residents who have complained about skateboarders on that outfall structure. Christy thought she had a very budget friendly solution with motoring some bricks in the area so she's going to provide a diagram that field staff can facilitate.

C. District Manager's Report

Ms. Adams: Under District manager's report we do have a few items for Board action. I also have few notes for the Board. As you know, your budget meeting is next month because there is an O&M assessment increase. There will be mailed notice to all the residents. I wanted to check in with the Board, if wanted, I can offer residents to participate in a budget information meeting on Zoom, perhaps two weeks ahead of the proposed budget meeting and budget adoption. That way we can answer some of those questions for anyone wanting to get feedback. The Board would not need to attend but the Board would be more than welcome to attend. A lot

of the questions that the residents have, they are new to CDDs, new to the way that the fees are collected, new to exactly what areas the CDD's, etc.

Mr. Bonin: Who would be fielding these questions?

Ms. Adams: I would be fielding the questions. We did have an informational meeting that Supervisor Kraljev participated in early in June. At that time most of the questions were related to parking and parking enforcement. We also had a few miscellaneous questions regarding future Lennar development in areas that are going to be owned and maintained by the HOA.

Ms. Kraljev: The job you did, that presentation was great. It really was informative for the homeowners who don't know what a CDD is.

Ms. Adams: We did receive follow up emails from residents who felt that it was worthwhile and appreciated that and hoped to have future informational meetings. Obviously, the budget is something that comes to mind.

Mr. Kraljev: We can have something that our sales folks can go through, Rob, to learn a little more basic information about what a CDD does upfront so that they can communicate effectively with our residents.

Ms. Adams: The salespeople are looking at it really from a resident perspective and the residents want to know what the impact is for them financially. That's their biggest question.

Mr. Bonin: I would suggest having it.

Ms. Carpenter: It certainly makes it easier at the budget hearing to have the questions you can answer ahead of time gone. A lot of times residents don't come once their questions are answered. They just don't understand when they get this letter that we are required to send something that has a lot more information than they need.

Ms. Adams: The letter has a lot of language that's required per statutes and it's a very legal letter, so the information meeting can be more resident friendly language. The way that we facilitated that previously is working with the HOA to send out an email blast with a link to the Zoom meeting and scheduling that at an evening time so residents can participate. We'll do that and any Board members who would like to jump on certainly can. We can only have one Board member who is in attendance though. Otherwise, we would need to notice it as a workshop. No Board member attendance is required either. We will go ahead and get that scheduled and coordinate with the HOA.

i. Approval of Check Register

Ms. Adams: Also, under District manager's report we have approval of the check register. Included in your agenda packet under tab 1 is a summary of checks from April 16th through June 17th, 2021, it does include a detailed register. The total amount of the checks is \$203,410.94. I am happy to answer any questions, otherwise this does require Board action so we would be looking for a motion to approve.

On MOTION by Ms. Kane, seconded by Mr. Ashby, with all in favor, the Check Register totaling \$203,410.94, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams: The next item is your balance sheet and income statement. We did take a peek earlier in the meeting when we were discussing the year-to-date spending and the allocation for signage. The budget does include your cash balance sheet as well as your general fund and it has information on your bond funds as well. No Board action is required, this is for informational purposes only. I'm happy to answer any questions if there are any.

iii. Presentation of Number of Registered Voters – 1,596

Ms. Adams: The next item in your agenda is a presentation of the number of registered voters at Storey Park which is 1,596 registered voters in the Storey Park Community Development District. This is required to be presented to the Board because as you are aware we are looking for that benchmark of 250 registered voters and six years of being established. And at that time the seats start to transition to qualified electors within the District. So, the next General Election in 2022 there will be two seats that will be part of the General Election process.

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

Ms. Adams: Do we have any Supervisor's requests or other business?

Mr. Kraljev: Our financial disclosure is due by July 1st.

Ms. Adams: Yes, sir.

Ms. Carpenter: Did you all get reminders?

Ms. Adams: Did you get a form from your county supervisor of election on this?

Ms. Carpenter: You can go online and get the form and you can fill it out online.

Ms. Adams: If any Board members need the forms, I am happy to provide those. Any other Supervisor request or other business? Hearing none,

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2021-19

THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Storey Park Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set July 22, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

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

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Storey Park Community Development District for the Fiscal Year Ending September 30, 2022," as adopted by the Board of Supervisors on July 22, 2021.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Storey Park Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2015	\$ _____
DEBT SERVICE FUND – SERIES 2018	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
DEBT SERVICE FUND – SERIES 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

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

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

Introduced, considered favorably, and adopted this 22nd day of July, 2021.

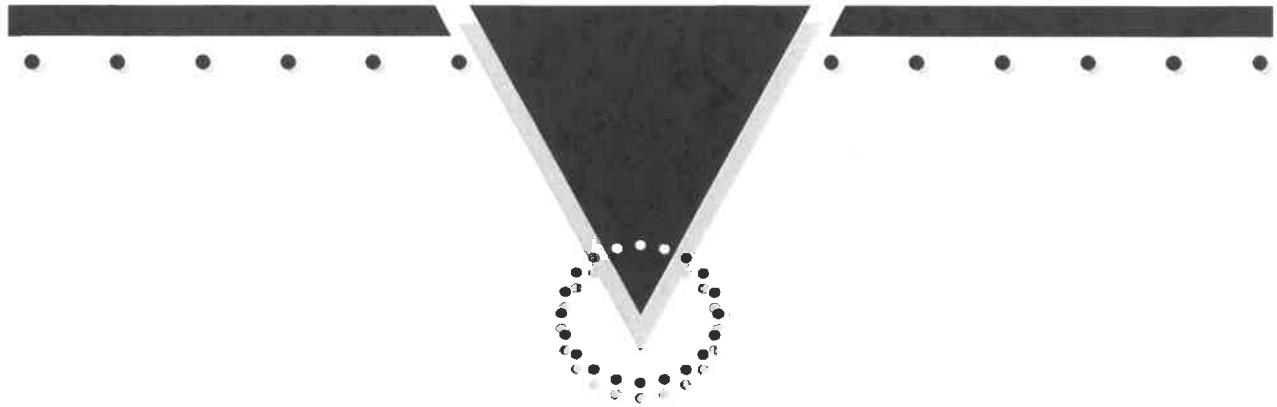
ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



Storey Park Community Development District

**Proposed Budget
FY 2022**



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Storey Park

Community Development District

Fiscal Year 2022 General Fund

<u>Description</u>	Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Revenues</u>					
Special Assessments	\$593,470	\$591,917	\$1,553	\$593,470	\$1,103,897
Developer Contribution - Deficit	\$179,368	\$92,282	\$111,334	\$203,616	\$0
Interest	\$0	\$20	\$0	\$20	\$0
Total Revenues	\$772,838	\$684,218	\$112,887	\$797,105	\$1,103,897
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$12,000	\$2,200	\$1,200	\$3,400	\$12,000
FICA Expense	\$918	\$168	\$92	\$260	\$918
Engineering	\$12,000	\$3,426	\$8,574	\$12,000	\$12,000
Attorney	\$25,000	\$22,868	\$7,132	\$30,000	\$25,000
Arbitrage	\$600	\$0	\$600	\$600	\$1,200
Dissemination Agent	\$10,500	\$7,875	\$0	\$7,875	\$14,000
Annual Audit	\$6,200	\$6,200	\$3,125	\$9,325	\$7,300
Trustee Fees	\$10,500	\$17,500	\$0	\$17,500	\$14,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$36,050	\$27,038	\$9,013	\$36,051	\$37,132
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$75	\$75	\$300
Postage	\$500	\$2,097	\$153	\$2,250	\$750
Insurance	\$6,100	\$5,810	\$0	\$5,810	\$6,400
Printing & Binding	\$1,000	\$680	\$120	\$800	\$750
Legal Advertising	\$1,925	\$6,107	\$3,893	\$10,000	\$2,500
Other Current Charges	\$500	\$8	\$32	\$40	\$250
Property Appraiser	\$950	\$1,140	\$0	\$1,140	\$1,500
Office Supplies	\$400	\$46	\$24	\$70	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$131,818	\$109,239	\$34,332	\$143,571	\$143,025

Storey Park

Community Development District

Fiscal Year 2022 General Fund

<u>Description</u>	Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
<i><u>Operation & Maintenance</u></i>					
Contract Services					
Field Management	\$15,450	\$11,588	\$3,863	\$15,450	\$15,922
Landscape Maintenance - Contract	\$335,000	\$245,704	\$92,785	\$338,489	\$430,008
Lake Maintenance	\$17,820	\$5,240	\$2,640	\$7,880	\$32,520
Mitigation Monitoring & Maintenance	\$13,750	\$13,350	\$0	\$13,350	\$13,750
Repairs & Maintenance					
Repairs - General	\$5,000	\$2,952	\$548	\$3,500	\$5,000
Operating Supplies	\$5,000	\$0	\$500	\$500	\$5,000
Landscape Contingency	\$10,000	\$3,153	\$565	\$3,718	\$10,000
Irrigation Repairs	\$20,000	\$11,821	\$8,179	\$20,000	\$20,000
Roadways & Sidewalks	\$10,000	\$8,625	\$1,375	\$10,000	\$15,000
Trail & Boardwalk Maintenance	\$2,500	\$117	\$0	\$117	\$5,000
Dog Park Maintenance	\$2,500	\$4,488	\$0	\$4,488	\$2,500
Signage	\$5,000	\$19,039	\$0	\$19,039	\$5,000
Pressure Washing	\$0	\$0	\$0	\$0	\$5,000
Enhanced Traffic Enforcement	\$0	\$0	\$0	\$0	\$39,500
Utility					
Electric	\$3,000	\$707	\$255	\$962	\$3,000
Water & Sewer	\$30,000	\$12,415	\$6,450	\$18,865	\$30,000
Streetlights	\$160,000	\$141,272	\$48,000	\$189,272	\$241,740
Other					
Property Insurance	\$6,000	\$4,405	\$0	\$4,405	\$6,000
Contingency	\$0	\$0	\$0	\$0	\$1,977
Capital Outlay	\$0	\$0	\$0	\$0	\$73,956
Operation & Maintenance Expenses	\$641,020	\$484,876	\$165,159	\$650,035	\$960,873
Total Expenditures	\$772,838	\$594,115	\$199,491	\$793,606	\$1,103,897
Excess Revenues/(Expenditures)	\$0	\$90,104	(\$86,604)	\$3,500	\$0

Net Assessments	\$1,103,897
Add: Discounts & Collection	\$70,462
Gross Assessments	<u>\$1,174,359</u>

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Townhome - 20'	18	0.40	7	\$476	\$506	\$320	\$340
Townhome - 25'	117	0.50	59	\$595	\$633	\$400	\$425
Single Family 32'	170	0.64	109	\$761	\$810	\$512	\$545
Single Family 40'	159	0.80	127	\$952	\$1,013	\$640	\$681
Single Family 50'	161	1.00	161	\$1,190	\$1,266	\$800	\$851
Single Family 60'	46	1.20	55	\$1,428	\$1,519	\$960	\$1,021
	<u>671</u>		<u>518</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Townhome - 20'	18	0.40	7.20	0.52%	\$6,127	\$8,568	\$9,115
Townhome - 25'	117	0.50	58.50	4.24%	\$49,780	\$69,615	\$74,059
Single Family 32'	170	0.64	108.80	7.88%	\$92,583	\$129,370	\$137,628
Single Family 40'	159	0.80	127.20	9.22%	\$108,241	\$151,368	\$161,030
Single Family 50'	161	1.00	161.00	11.67%	\$137,003	\$191,590	\$203,819
Single Family 60'	46	1.20	55.20	4.00%	\$46,972	\$65,688	\$69,881
	<u>671.00</u>		<u>517.90</u>	<u>38%</u>	<u>\$ 440,706</u>	<u>\$ 616,199</u>	<u>\$655,531</u>

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	57	0.50	29	\$595	\$633	\$400	\$425
Single Family 32'	60	0.64	38	\$762	\$810	\$512	\$545
Single Family 40'	35	0.80	28	\$952	\$1,013	\$640	\$681
Single Family 50'	95	1.00	95	\$1,190	\$1,266	\$800	\$851
Single Family 60'	16	1.20	19	\$1,428	\$1,519	\$960	\$1,021
Single Family 70'	0	0.00	0	\$0	\$0	\$0	\$0
Total	<u>263</u>		<u>209</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	57	0.50	28.50	2.07%	\$24,252	\$33,911	\$36,076
Single Family 32'	60	0.64	38.40	2.78%	\$32,676	\$45,891	\$48,607
Single Family 40'	35	0.80	28.00	2.03%	\$23,827	\$33,316	\$35,443
Single Family 50'	95	1.00	95.00	6.88%	\$80,840	\$113,037	\$120,252
Single Family 60'	16	1.20	19.20	1.39%	\$16,338	\$22,845	\$24,303
	<u>263.00</u>		<u>209.10</u>	<u>15%</u>	<u>\$ 177,933</u>	<u>\$ 248,800</u>	<u>\$264,681</u>

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	0	0.50	0	\$0	\$0	\$0	\$0
Single Family 32'	0	0.64	0	\$0	\$0	\$0	\$0
Single Family 40'	72	0.80	57.60	\$952	\$1,013	\$640	\$681
Single Family 50'	82	1.00	82.00	\$1,190	\$1,266	\$800	\$851
Single Family 60'	51	1.20	61.20	\$1,428	\$1,519	\$960	\$1,021
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	205		200.80				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	0	0.50	0.00	0.00%	\$0	\$0	\$0.00
Single Family 32'	0	0.64	0.00	0.00%	\$0	\$0	\$0.00
Single Family 40'	72	0.80	57.60	4.17%	\$49,015	\$68,536	\$72,910
Single Family 50'	82	1.00	82.00	5.94%	\$69,778	\$97,569	\$103,797
Single Family 60'	51	1.20	61.20	4.43%	\$52,078	\$72,818	\$77,466
	205.00		200.80	15%	\$ 170,870	\$ 238,923	\$ 254,173

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 4 (Parcel K - Phases 1 & 2)

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	86	0.50	43	\$595	\$633	\$400	\$425
Single Family 32'	76	0.64	49	\$762	\$810	\$512	\$545
Single Family 40'	77	0.80	61.60	\$952	\$1,013	\$640	\$681
Single Family 50'	69	1.00	69.00	\$1,190	\$1,266	\$800	\$851
Single Family 60'	49	1.20	58.80	\$1,428	\$1,519	\$960	\$1,021
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	357		281.04				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	86	0.50	43.00	3.12%	\$36,591	\$51,164	\$54,430
Single Family 32'	76	0.64	48.64	3.52%	\$41,390	\$57,875	\$61,569
Single Family 40'	77	0.80	61.60	4.46%	\$52,418	\$73,295	\$77,974
Single Family 50'	69	1.00	69.00	5.00%	\$58,715	\$82,101	\$87,341
Single Family 60'	49	1.20	58.80	4.26%	\$50,036	\$69,963	\$74,429
	357.00		281.04	20%	\$ 239,150	\$ 334,398	\$ 355,742

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT AREA 5 (Parcel K - Phase 3)

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	65	0.50	33	\$0	\$0	\$400	\$425
Single Family 32'	58	0.64	37	\$0	\$0	\$512	\$545
Single Family 40'	43	0.80	34.40	\$0	\$0	\$640	\$681
Single Family 50'	54	1.00	54.00	\$0	\$0	\$800	\$851
Single Family 60'	11	1.20	13.20	\$0	\$0	\$960	\$1,021
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	231		171.22				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	65	0.50	32.50	2.35%	\$27,656	\$0	\$0.00
Single Family 32'	58	0.64	37.12	2.69%	\$31,587	\$0	\$0.00
Single Family 40'	43	0.80	34.40	2.49%	\$29,273	\$0	\$0.00
Single Family 50'	54	1.00	54.00	3.91%	\$45,951	\$0	\$0.00
Single Family 60'	11	1.20	13.20	0.96%	\$11,233	\$0	\$0.00
	231.00		171.22	12%	\$ 145,699	\$ -	\$ -

	1727.00		1380.06	100%	\$ 1,174,359		
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STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
SUMMARY OF PROPOSED INCREASE

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

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

Storey Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015 Special Assessment Revenue Bonds & Series 2021 Special Assessment Revenue Bonds. The District has contracted with Grau & Associates for this service.

Dissemination Agent

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

Storey Park
Community Development District
GENERAL FUND BUDGET

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2015 Special Assessment Bonds, the Series 2018 Special Assessment Bonds, the Series 2019 Special Assessments Bonds and the upcoming Series 2021 Special Assessments Bonds held at Regions Bank.

Assessment Administration

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

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Storey Park
Community Development District
GENERAL FUND BUDGET

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Property Appraiser

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Operation & Maintenance:

Contract Services

Field Management

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

Storey Park Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance:		
OmegaScapes		
Common Area	\$24,990	\$ 299,880
Phase L1	\$583	\$ 6,996
Phase L2	\$874	\$ 10,488
Future Phase I4	\$583	\$ 6,996
Phase I5	\$874	\$ 10,488
Parcel K	\$4,990	\$ 59,880
Yellowstone Landscape		
Dowden Road East	\$2,940	\$ 35,280
Total		\$ 430,008

Lake Maintenance

Represents cost for maintaining 4 retention ponds and 6 additional ponds within the District boundaries as well as contingency for additional ponds due to come on line during fiscal year. The District has contracted with Applied Aquatic Management Inc. for these services.

Description	Monthly	Annual
Lake Maintenance:		
4 Retention Ponds	\$285	\$3,420
L-2, L-4 & L-5 Ponds	\$300	\$3,600
L6-1 & L6-2 Ponds	\$295	\$3,540
L-7, M1 Prcl M Tracts A & F, Ponds 1-2 & 1-3	\$600	\$7,200
K-1, K-2 & K-4	\$1,230	\$14,760
Total		\$32,520

Mitigation Monitoring & Maintenance

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

Repairs & Maintenance

Repairs – General

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

Operating Supplies

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

Storey Park
Community Development District
GENERAL FUND BUDGET

Landscape Contingency

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

Irrigation Repairs

Represents estimated costs for repairs to the irrigation system.

Roadways & Sidewalks

Represented estimated costs for any maintenance of roadways and sidewalks.

Trail & Boardwalk Maintenance

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

Dog Park Maintenance

Represents estimated costs for any maintenance to the dog park.

Signage

Represents estimated cost to maintain all signs.

Pressure Washing

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

Enhanced Traffic Enforcement

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

Utilities

Electric

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

Description	Monthly	Annual
11647 Epic Avenue	\$15	\$180
11868 Dowden Road	\$35	\$420
13903 Storey Park Blvd Sign	\$45	\$540
Contingency (Approx. 8 Future Meters)		\$1,860
Total		\$3,000

Storey Park

Community Development District

GENERAL FUND BUDGET

Water & Sewer

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

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

Streetlights

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

Description	Monthly	Annual
000 Dowden Rd. Lite, SL (42)	\$1,525	\$18,300
000 Dowden Rd. Ph 2 SL	\$225	\$2,700
000 Dowden Rod Ph3 & 4 SL	\$825	\$9,900
000 Innovation Way S Ph 1 SL	\$600	\$7,200
000 Storey Time Dr. Lite SL L PH1&2 (77)	\$3,100	\$37,200
000 Wewahootee Rd. Connector Rd SL	\$825	\$9,900
000 Wewahootee Rd. Lite PH4 SL (33)	\$1,325	\$15,900
000 Wewahootee Rd. Lite PH3 SL (50)	\$2,005	\$24,060
000 Wewahootee Rd. Lite PH1B SL (33)	\$1,325	\$15,900
00 State Road 528 Lite	\$1,525	\$18,300
0000 State Road 528 Lite	\$1,040	\$12,480
0000 State Road 528 Lite SP L PH3	\$1,325	\$15,900
Contingency - PH I & 11 SP Parcel K		\$54,000
Total		\$241,740

Storey Park
Community Development District
GENERAL FUND BUDGET

Other

Property Insurance

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

Contingency

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

Capital Outlay

Represents estimated costs for any capital project expenses.

FY22 Proposed Expenses	Annual
New Signage & Roadway Markings	\$22,586
Boundary Fencing	\$51,370
Total	\$73,956

Storey Park

Community Development District

Fiscal Year 2022 Debt Service Fund Series 2015

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

Assessments - Tax Roll	\$616,298	\$615,353	\$945	\$616,298	\$616,298
Interest	\$500	\$50	\$15	\$65	\$50
Carry Forward Surplus	\$401,268	\$407,041	\$0	\$407,041	\$425,432
Transfer In	\$0	\$3,247	\$0	\$3,247	\$0
Total Revenues	\$1,018,066	\$1,025,690	\$960	\$1,026,651	\$1,041,780

Expenses

Interest - 11/1	\$214,859	\$214,859	\$0	\$214,859	\$211,359
Principal - 11/1	\$175,000	\$175,000	\$0	\$175,000	\$180,000
Interest - 5/1	\$211,359	\$211,359	\$0	\$211,359	\$207,309
Total Expenditures	\$601,219	\$601,219	\$0	\$601,219	\$598,668
Excess Revenues/(Expenditures)	\$416,847	\$424,472	\$960	\$425,432	\$443,112

Principal - 11/1/22	\$190,000
Interest - 11/1/22	\$207,309
Total	\$397,309

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/21	\$8,460,000	\$ 180,000	\$ 211,359	\$ 391,359
5/1/22	\$8,280,000	\$ -	\$ 207,309	\$ -
11/1/22	\$8,280,000	\$ 190,000	\$ 207,309	\$ 604,619
5/1/23	\$8,090,000	\$ -	\$ 203,034	\$ -
11/1/23	\$8,090,000	\$ 200,000	\$ 203,034	\$ 606,069
5/1/24	\$7,890,000	\$ -	\$ 198,534	\$ -
11/1/24	\$7,890,000	\$ 205,000	\$ 198,534	\$ 602,069
5/1/25	\$7,685,000	\$ -	\$ 193,922	\$ -
11/1/25	\$7,685,000	\$ 215,000	\$ 193,922	\$ 602,844
5/1/26	\$7,245,000	\$ -	\$ 189,084	\$ -
11/1/26	\$7,245,000	\$ 225,000	\$ 189,084	\$ 603,169
5/1/27	\$7,245,000	\$ -	\$ 184,022	\$ -
11/1/27	\$7,245,000	\$ 235,000	\$ 184,022	\$ 603,044
5/1/28	\$7,010,000	\$ -	\$ 178,147	\$ -
11/1/28	\$7,010,000	\$ 250,000	\$ 178,147	\$ 606,294
5/1/29	\$6,760,000	\$ -	\$ 171,897	\$ -
11/1/29	\$6,760,000	\$ 260,000	\$ 171,897	\$ 603,794
5/1/30	\$6,500,000	\$ -	\$ 165,397	\$ -
11/1/30	\$6,500,000	\$ 275,000	\$ 165,397	\$ 605,794
5/1/31	\$6,225,000	\$ -	\$ 158,522	\$ -
11/1/31	\$6,225,000	\$ 290,000	\$ 158,522	\$ 607,044
5/1/32	\$5,935,000	\$ -	\$ 151,272	\$ -
11/1/32	\$5,935,000	\$ 300,000	\$ 151,272	\$ 602,544
5/1/33	\$5,635,000	\$ -	\$ 143,772	\$ -
11/1/33	\$5,635,000	\$ 315,000	\$ 143,772	\$ 602,544
5/1/34	\$5,320,000	\$ -	\$ 135,897	\$ -
11/1/34	\$5,320,000	\$ 335,000	\$ 135,897	\$ 606,794
5/1/35	\$4,985,000	\$ -	\$ 127,522	\$ -
11/1/35	\$4,985,000	\$ 350,000	\$ 127,522	\$ 605,044
5/1/36	\$4,635,000	\$ -	\$ 118,772	\$ -
11/1/36	\$4,635,000	\$ 365,000	\$ 118,772	\$ 602,544

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/37	\$4,270,000	\$ -	\$ 109,419	\$ -
11/1/37	\$4,270,000	\$ 385,000	\$ 109,419	\$ 603,838
5/1/38	\$3,885,000	\$ -	\$ 99,553	\$ -
11/1/38	\$3,885,000	\$ 405,000	\$ 99,553	\$ 604,106
5/1/39	\$3,480,000	\$ -	\$ 89,175	\$ -
11/1/39	\$3,480,000	\$ 425,000	\$ 89,175	\$ 603,350
5/1/40	\$3,055,000	\$ -	\$ 78,284	\$ -
11/1/40	\$3,055,000	\$ 450,000	\$ 78,284	\$ 606,569
5/1/41	\$2,605,000	\$ -	\$ 66,753	\$ -
11/1/41	\$2,605,000	\$ 470,000	\$ 66,753	\$ 603,506
5/1/42	\$2,135,000	\$ -	\$ 54,709	\$ -
11/1/42	\$2,135,000	\$ 495,000	\$ 54,709	\$ 604,419
5/1/43	\$1,640,000	\$ -	\$ 42,025	\$ -
11/1/43	\$1,640,000	\$ 520,000	\$ 42,025	\$ 604,050
5/1/44	\$1,120,000	\$ -	\$ 28,700	\$ -
11/1/44	\$1,120,000	\$ 545,000	\$ 28,700	\$ 602,400
5/1/45	\$ 575,000	\$ -	\$ 14,734	\$ -
11/1/45	\$ 575,000	\$ 575,000	\$ 14,734	\$ 604,469
Totals		\$8,460,000	\$6,432,272	\$ 14,892,272

Storey Park

Community Development District

Fiscal Year 2022 Debt Service Fund Series 2018

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

Assessments - Tax Roll	\$248,827	\$247,546	\$1,281	\$248,827	\$248,827
Interest	\$250	\$16	\$4	\$20	\$0
Carry Forward Surplus	\$98,730	\$99,137	\$0	\$99,137	\$102,841
Total Revenues	\$347,807	\$346,699	\$1,285	\$347,984	\$351,668

Expenses

Interest - 12/15	\$90,072	\$90,072	\$0	\$90,072	\$88,853
Principal - 6/15	\$65,000	\$65,000	\$0	\$65,000	\$70,000
Interest - 6/15	\$90,072	\$90,072	\$0	\$90,072	\$88,853
Total Expenditures	\$245,144	\$245,144	\$0	\$245,144	\$247,706

Excess Revenues/(Expenditures)	\$102,663	\$101,556	\$1,285	\$102,841	\$103,962
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Interest - 12/15/22	\$87,541
Total	\$87,541

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

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

Amortization Schedule

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/39	\$ 1,780,000	\$ -	\$ 44,500	\$ 247,875
6/15/40	\$ 1,780,000	\$ 160,000	\$ 44,500	\$ -
12/15/40	\$ 1,620,000	\$ -	\$ 40,500	\$ 245,000
6/15/41	\$ 1,620,000	\$ 170,000	\$ 40,500	\$ -
12/15/41	\$ 1,450,000	\$ -	\$ 36,250	\$ 246,750
6/15/42	\$ 1,450,000	\$ 180,000	\$ 36,250	\$ -
12/15/42	\$ 1,270,000	\$ -	\$ 31,750	\$ 248,000
6/15/43	\$ 1,270,000	\$ 185,000	\$ 31,750	\$ -
12/15/43	\$ 1,085,000	\$ -	\$ 27,125	\$ 243,875
6/15/44	\$ 1,085,000	\$ 195,000	\$ 27,125	\$ -
12/15/44	\$ 890,000	\$ -	\$ 22,250	\$ 244,375
6/15/45	\$ 890,000	\$ 205,000	\$ 22,250	\$ -
12/15/45	\$ 685,000	\$ -	\$ 17,125	\$ 244,375
6/15/46	\$ 685,000	\$ 215,000	\$ 17,125	\$ -
12/15/46	\$ 470,000	\$ -	\$ 11,750	\$ 243,875
6/15/47	\$ 470,000	\$ 230,000	\$ 11,750	\$ -
12/15/47	\$ 240,000	\$ -	\$ 6,000	\$ 247,750
6/15/48	\$ 240,000	\$ 240,000	\$ 6,000	\$ 246,000
Totals		\$3,670,000	\$3,059,263	\$ 6,729,263

Storey Park

Community Development District

Fiscal Year 2022 Debt Service Fund Series 2019

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

Assessments - Tax Roll	\$238,964	\$238,303	\$661	\$238,964	\$238,964
Interest	\$500	\$20	\$5	\$25	\$0
Carry Forward Surplus	\$98,623	\$89,707	\$0	\$89,707	\$95,933
Transfer In	\$0	\$6,824	\$0	\$6,824	\$0

Total Revenues	\$338,087	\$334,855	\$666	\$335,521	\$334,897
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Expenses

Interest - 12/15	\$82,294	\$82,294	\$0	\$82,294	\$80,981
Principal - 6/15	\$75,000	\$75,000	\$0	\$75,000	\$75,000
Interest - 6/15	\$82,294	\$82,294	\$0	\$82,294	\$80,981

Total Expenditures	\$239,588	\$239,588	\$0	\$239,588	\$236,962
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Excess Revenues/(Expenditures)	\$98,500	\$95,267	\$666	\$95,933	\$97,935
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Interest - 12/15/22	\$79,669
Total	\$79,669

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

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

Amortization Schedule

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/40	\$ 1,765,000	\$ -	\$ 38,609	\$ 235,609
6/15/41	\$ 1,765,000	\$ 165,000	\$ 38,609	\$ -
12/15/41	\$ 1,600,000	\$ -	\$ 35,000	\$ 238,609
6/15/42	\$ 1,600,000	\$ 170,000	\$ 35,000	\$ -
12/15/42	\$ 1,430,000	\$ -	\$ 31,281	\$ 236,281
6/15/43	\$ 1,430,000	\$ 180,000	\$ 31,281	\$ -
12/15/43	\$ 1,250,000	\$ -	\$ 27,344	\$ 238,625
6/15/44	\$ 1,250,000	\$ 185,000	\$ 27,344	\$ -
12/15/44	\$ 1,065,000	\$ -	\$ 23,297	\$ 235,641
6/15/45	\$ 1,065,000	\$ 195,000	\$ 23,297	\$ -
12/15/45	\$ 870,000	\$ -	\$ 19,031	\$ 237,328
6/15/46	\$ 870,000	\$ 205,000	\$ 19,031	\$ -
12/15/46	\$ 665,000	\$ -	\$ 14,547	\$ 238,578
6/15/47	\$ 665,000	\$ 215,000	\$ 14,547	\$ -
12/15/47	\$ 450,000	\$ -	\$ 9,844	\$ 239,391
6/15/48	\$ 450,000	\$ 220,000	\$ 9,844	\$ -
12/15/48	\$ 230,000	\$ -	\$ 5,031	\$ 234,875
6/15/49	\$ 230,000	\$ 230,000	\$ 5,031	\$ 235,031
Totals		\$3,850,000	\$ 2,853,219	\$ 6,703,219

Storey Park

Community Development District

Fiscal Year 2022 Debt Service Fund Series 2021

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

Assessments	\$0	\$0	\$0	\$0	\$334,300
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$104,450 *
Bond Proceeds	\$271,600	\$271,600	\$0	\$271,600	\$0
Total Revenues	\$271,600	\$271,600	\$0	\$271,600	\$438,750

Expenses

Interest - 12/15	\$0	\$0	\$0	\$0	\$104,450
Principal - 6/15	\$0	\$0	\$0	\$0	\$125,000
Interest - 6/15	\$0	\$0	\$0	\$0	\$104,450
Total Expenditures	\$0	\$0	\$0	\$0	\$333,900

Excess Revenues/(Expenditures)	\$271,600	\$271,600	\$0	\$271,600	\$104,850
---------------------------------------	------------------	------------------	------------	------------------	------------------

*Represents carry forward surplus less Reserves.

Interest - 12/15/22	\$102,966
Total	\$102,966

Product Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Towhome - 25'	86	\$633	\$54,414	\$51,149
Single Family - 32'	76	\$810	\$61,551	\$57,858
Single Family - 40'	77	\$1,013	\$77,989	\$73,310
Single Family - 50'	69	\$1,266	\$87,350	\$82,109
Single Family - 60'	49	\$1,519	\$74,407	\$69,943
	357		\$355,712	\$334,369

**Storey Park Community Development District
Series 2021, Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/21	\$6,030,000	\$ -	\$ 104,450.00	\$ 104,450
6/15/22	\$6,030,000	\$ 125,000	\$ 104,450.00	\$ -
12/15/22	\$5,905,000	\$ -	\$ 102,965.63	\$ 332,416
6/15/23	\$5,905,000	\$ 125,000	\$ 102,965.63	\$ -
12/15/23	\$5,780,000	\$ -	\$ 101,481.25	\$ 329,447
6/15/24	\$5,780,000	\$ 130,000	\$ 101,481.25	\$ -
12/15/24	\$5,650,000	\$ -	\$ 99,937.50	\$ 331,419
6/15/25	\$5,650,000	\$ 135,000	\$ 99,937.50	\$ -
12/15/25	\$5,515,000	\$ -	\$ 98,334.38	\$ 333,272
6/15/26	\$5,515,000	\$ 135,000	\$ 98,334.38	\$ -
12/15/26	\$5,380,000	\$ -	\$ 96,731.25	\$ 330,066
6/15/27	\$5,380,000	\$ 140,000	\$ 96,731.25	\$ -
12/15/27	\$5,240,000	\$ -	\$ 94,718.75	\$ 331,450
6/15/28	\$5,240,000	\$ 145,000	\$ 94,718.75	\$ -
12/15/28	\$5,095,000	\$ -	\$ 92,634.38	\$ 332,353
6/15/29	\$5,095,000	\$ 150,000	\$ 92,634.38	\$ -
12/15/29	\$4,945,000	\$ -	\$ 90,478.13	\$ 333,113
6/15/30	\$4,945,000	\$ 155,000	\$ 90,478.13	\$ -
12/15/30	\$4,790,000	\$ -	\$ 88,250.00	\$ 333,728
6/15/31	\$4,790,000	\$ 160,000	\$ 88,250.00	\$ -
12/15/31	\$4,630,000	\$ -	\$ 85,950.00	\$ 334,200
6/15/32	\$4,630,000	\$ 165,000	\$ 85,950.00	\$ -
12/15/32	\$4,465,000	\$ -	\$ 83,227.50	\$ 334,178
6/15/33	\$4,465,000	\$ 170,000	\$ 83,227.50	\$ -
12/15/33	\$4,295,000	\$ -	\$ 80,422.50	\$ 333,650
6/15/34	\$4,295,000	\$ 175,000	\$ 80,422.50	\$ -
12/15/34	\$4,120,000	\$ -	\$ 77,535.00	\$ 332,958
6/15/35	\$4,120,000	\$ 180,000	\$ 77,535.00	\$ -
12/15/35	\$3,940,000	\$ -	\$ 74,565.00	\$ 332,100
6/15/36	\$3,940,000	\$ 185,000	\$ 74,565.00	\$ -
12/15/36	\$3,755,000	\$ -	\$ 71,512.50	\$ 331,078
6/15/37	\$3,755,000	\$ 190,000	\$ 71,512.50	\$ -
12/15/37	\$3,565,000	\$ -	\$ 68,377.50	\$ 329,890
6/15/38	\$3,565,000	\$ 200,000	\$ 68,377.50	\$ -
12/15/38	\$3,365,000	\$ -	\$ 65,077.50	\$ 333,455
6/15/39	\$3,365,000	\$ 205,000	\$ 65,077.50	\$ -
12/15/39	\$3,160,000	\$ -	\$ 61,695.00	\$ 331,773
6/15/40	\$3,160,000	\$ 210,000	\$ 61,695.00	\$ -
12/15/40	\$2,950,000	\$ -	\$ 58,230.00	\$ 329,925
6/15/41	\$2,950,000	\$ 220,000	\$ 58,230.00	\$ -
12/15/41	\$2,730,000	\$ -	\$ 54,600.00	\$ 332,830
6/15/42	\$2,730,000	\$ 225,000	\$ 54,600.00	\$ -
12/15/42	\$2,505,000	\$ -	\$ 50,100.00	\$ 329,700

**Storey Park Community Development District
Series 2021, Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/43	\$2,505,000	\$ 235,000	\$ 50,100.00	\$ -
12/15/43	\$2,270,000	\$ -	\$ 45,400.00	\$ 330,500
6/15/44	\$2,270,000	\$ 245,000	\$ 45,400.00	\$ -
12/15/44	\$2,025,000	\$ -	\$ 40,500.00	\$ 330,900
6/15/45	\$2,025,000	\$ 255,000	\$ 40,500.00	\$ -
12/15/45	\$1,770,000	\$ -	\$ 35,400.00	\$ 330,900
6/15/46	\$1,770,000	\$ 265,000	\$ 35,400.00	\$ -
12/15/46	\$1,505,000	\$ -	\$ 30,100.00	\$ 330,500
6/15/47	\$1,505,000	\$ 275,000	\$ 30,100.00	\$ -
12/15/47	\$1,230,000	\$ -	\$ 24,600.00	\$ 329,700
6/15/48	\$1,230,000	\$ 290,000	\$ 24,600.00	\$ -
12/15/48	\$ 940,000	\$ -	\$ 18,800.00	\$ 333,400
6/15/49	\$ 940,000	\$ 300,000	\$ 18,800.00	\$ -
12/15/49	\$ 640,000	\$ -	\$ 12,800.00	\$ 331,600
6/15/50	\$ 640,000	\$ 315,000	\$ 12,800.00	\$ -
12/15/50	\$ 325,000	\$ -	\$ 6,500.00	\$ 334,300
6/15/51	\$ 325,000	\$ 325,000	\$ 6,500.00	\$ 331,500
Totals		\$6,030,000	\$ 4,030,748	\$ 10,060,748

SECTION B

RESOLUTION 2021-20

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

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

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the flowing schedule: 50% due no later than November 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in

accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2022 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

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

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

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

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

PASSED AND ADOPTED this 22nd day of July, 2021.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION V

RESOLUTION 2021-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LENNAR HOMES, LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Lennar, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

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

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from Lennar to the District, and approves and accepts the documents evidencing such conveyances in Exhibit "A."

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Park Community Development District, this 22nd day of July, 2021.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2021 by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, to **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

By: _____

Print: Brock Nicholas

Title: Vice President

(Signature)

(Print Name)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by Brock Nicholas, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Tract R-6, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract AT-27, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract AT-28, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract AT-29, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract AT-30, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract OS-10, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract OS-11, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract SW-4, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract SW-5, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract B-1, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract B-2, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Storey Park Community Development District – Parcel L Phase 3

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2021, by and between **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Print: _____

Printed Name

Title: _____

Witness

Printed Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____, as _____ of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Park Community Development District – Parcel L Phase 3

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Rob Bonin

Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Rob Bonin, as Chairman of the Board of Supervisors of the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT “A”

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements
3. Professional Fees – Surveys, Plats and Plans

The foregoing Improvements are located on the following real property tracts:

Tract R-6, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract AT-27, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract AT-28, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract AT-29, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract AT-30, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract OS-10, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract OS-11, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract SW-4, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract SW-5, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract B-1, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

Tract B-2, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Storey Park Community Development District – Parcel L Phase 3

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____ (“Affiant”) as _____ of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is _____ of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Park – Parcel L Phase 3, as recorded in Plat Book 99, Page 9, of the Official Records of Orange County, Florida (the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Storey Park Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2021**

Signed, sealed and delivered in our presence:

_____	LENNAR HOMES, LLC , a Florida limited liability company
(Signature)	
_____	By: _____
(Print Name)	
_____	Print: _____
(Signature)	
_____	Title: _____
(Print Name)	

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by _____, as _____ of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-6, according to the STOREY PARK – PARCEL L PHASE 3 plat, as recorded in Plat Book 99, Page 9, Public Records of Orange County, Florida.

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IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements
3. Professional Fees – Surveys, Plats and Plans

AGREEMENT REGARDING TAXES

Storey Park Community Development District – Parcel L Phase 3

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2021, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the “Developer”), and **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Park Community Development District – Parcel L Phase 3

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: _____

X _____

Title: _____

Print: _____

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**,
a Florida community development district

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Rob Bonin

Title: Chairman

EXHIBIT “A”

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IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements
3. Professional Fees – Surveys, Plats and Plans

CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Parcel L Phase 3

I, **Christina Baxter, P.E. of Poulos & Bennett, LLC**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 67547, with offices located at 2602 E. Livingston Street, Orlando, Florida 32803 (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Poulos, currently serve as District Engineer to the Storey Park Community Development District (the “District”).

2. That the District proposes to accept from **LENNAR HOMES, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Poulos are being held by Poulos as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Parcel L Phase 3

DATED: _____, 2021

Witness: _____
Print: _____

Christina Baxter, P.E.
State of Florida License No.: **67547**
on behalf of the company,
Poulos & Bennett, LLC

Witness: _____
Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021 by **CHRISTINA BAXTER** of Poulos & Bennett, LLC, a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

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IMPROVEMENTS

1. Roadway and Alley Construction and Improvements
2. Stormwater Improvements
3. Professional Fees – Surveys, Plats and Plans

SECTION VI

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

June 17, 2021 to July 15, 2021

Bank	Date	Check #	Amount
General Fund	6/22/21	678-681	\$ 22,089.24
	6/25/21	682	\$ 606.30
	6/29/21	683	\$ 2,000.00
	7/9/21	684-688	\$ 7,541.78
			<hr/> \$ 32,237.32
Payroll	<u>June 2021</u>		
	Andrew Ashby	50009	\$ 184.70
	Patrick Bonin Jr.	50010	\$ 184.70
			<hr/> \$ 369.40
			<hr/> \$ 32,606.72

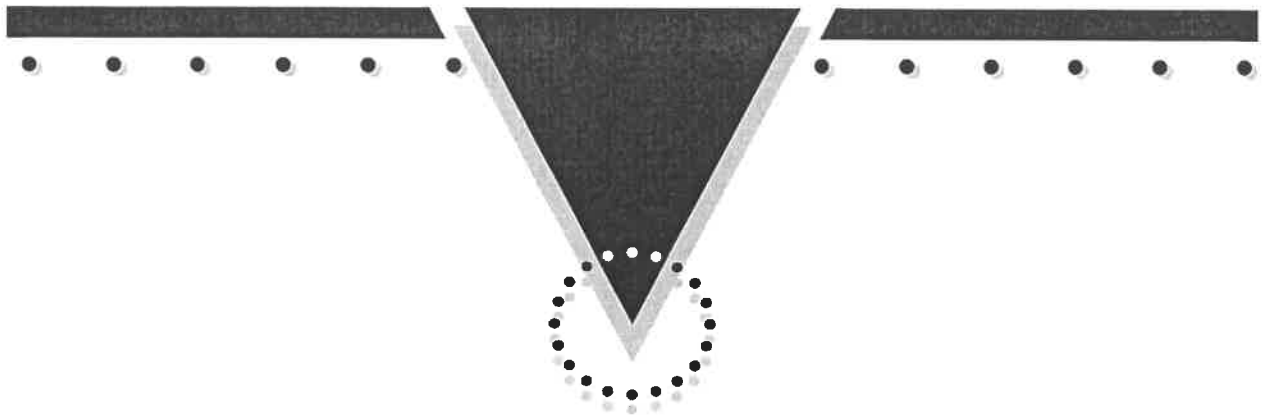
CHECK DATE	VEND#	INVOICE DATE	YMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
6/22/21	00005	6/21/21	98339	202105	310-51300-31500			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	436.25	436.25	000678
			FY20	AUDIT/BDGT/OPD	RSPND							
6/22/21	00015	6/22/21	06222021	202106	300-20700-10000			STOREY PARK CDD C/O REGIONS BANK	*	12,099.71	12,099.71	000679
			FY21	DEBT SERV	SER.2015							
6/22/21	00015	6/22/21	06222021	202106	300-20700-10100			STOREY PARK CDD C/O REGIONS BANK	*	4,867.51	4,867.51	000680
			FY21	DEBT SERV	SER.2018							
6/22/21	00015	6/22/21	06222021	202106	300-20700-10200			STOREY PARK CDD C/O REGIONS BANK	*	4,685.77	4,685.77	000681
			FY21	DEBT SERV	SER.2019							
6/25/21	00032	6/25/21	9072852	202106	310-51300-42000			US POSTAGE/HANDLE/DELIVER	*	606.30	606.30	000682
								TRIPLE HERITAGE LLC DBA				
6/29/21	00023	6/18/21	3066	202105	320-53800-47800			HERITAGE SERVICE SOLUTIONS LLC	*	2,000.00	2,000.00	000683
7/09/21	00012	6/30/21	195308	202106	320-53800-47000				*	285.00	285.00	
6/30/21	195309	6/30/21	195309	202106	320-53800-47000				*	295.00	295.00	
6/30/21	195310	6/30/21	195310	202106	320-53800-47000				*	300.00	300.00	
7/09/21	00032	6/25/21	9072852A	202106	310-51300-42500			APPLIED AQUATIC MANAGEMENT, INC.	*	95.00	95.00	000684
6/25/21	9072852A	6/25/21	9072852A	202106	310-51300-42500				*	288.86	288.86	
6/25/21	9072852A	6/25/21	9072852A	202106	310-51300-42500				*	31.11	31.11	
6/25/21	9072852A	6/25/21	9072852A	202106	310-51300-42500				*	42.77	42.77	
6/25/21	9072852A	6/25/21	9072852A	202106	310-51300-51000				*			
7/09/21	00002	7/01/21	165	202107	310-51300-34000			TRIPLE HERITAGE LLC DBA	*	3,004.17	3,004.17	
7/01/21	165	7/01/21	165	202107	310-51300-35100				*	100.00	100.00	

STOR -STOREY PARK- TVISCARRA

BANK A GENERAL FUND													
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		7/01/21	165	DISSEMINATION FEE JUL21	202107		310-51300-31300				*	1,041.67	
		7/01/21	165	OFFICE SUPPLIES	202107		310-51300-51000				*	.30	
		7/01/21	165	POSTAGE	202107		310-51300-42000				*	5.10	
		7/01/21	165	COPIES	202107		310-51300-42500				*	30.30	
		7/01/21	166	FIELD MANAGEMENT JUL21	202107		320-53800-12000				*	1,287.50	
GOVERNMENTAL MANAGEMENT SERVICES													
7/09/21	00028	7/02/21	5492	RPLC 450SQFT BAHIA/DUMP	202107		320-53800-46300				*	565.00	5,469.04 000686
OMEGASCAPES INC													
7/09/21	00006	6/30/21	15-060(7	SIGN REQ/CROSSWALK UPDATE	202105		310-51300-31100				*	170.00	565.00 000687
POULOS & BENNETT													
TOTAL FOR BANK A												32,237.32	
TOTAL FOR REGISTER												32,237.32	

STOR -STOREY PARK- TWISCARRA

SECTION 2



Storey Park Community Development District

**Unaudited Financial Reporting
June 30, 2021**



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5	<u>Debt Service Fund Series 2019</u>
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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<u>ASSETS:</u>				
CASH	\$114,705	---	---	\$114,705
DUE FROM DEVELOPER	\$56,502	---	---	\$56,502
SERIES 2015				
RESERVE	---	\$308,614	---	\$308,614
REVENUE	---	\$421,552	---	\$421,552
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$1	---	\$1
GENERAL REDEMPTION	---	\$3,247	---	\$3,247
SERIES 2018				
RESERVE	---	\$64,476	---	\$64,476
REVENUE	---	\$101,488	---	\$101,488
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$121,481	---	\$121,481
REVENUE	---	\$95,258	---	\$95,258
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$850	\$850
SERIES 2021				
RESERVE	---	\$167,150	---	\$167,150
REVENUE	---	---	---	\$0
CAPITALIZED INTEREST	---	\$104,450	---	\$104,450
CONSTRUCTION	---	---	\$5,566,882	\$5,566,882
TOTAL ASSETS	\$171,207	\$1,387,781	\$5,567,732	\$7,126,720
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$5,278	---	\$849	\$6,127
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$733,415	---	\$733,415
RESTRICTED FOR DEBT SERVICE 2018	---	\$166,027	---	\$166,027
RESTRICTED FOR DEBT SERVICE 2019	---	\$216,739	---	\$216,739
RESTRICTED FOR DEBT SERVICE 2021	---	\$271,600	---	\$271,600
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$1	\$1
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$5,566,882	\$5,566,882
UNASSIGNED	\$165,929	---	---	\$165,929
TOTAL LIABILITIES & FUND EQUITY	\$171,207	\$1,387,781	\$5,567,732	\$7,126,720

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$593,470	\$593,470	\$591,917	(\$1,553)
DEVELOPER CONTRIBUTIONS	\$179,368	\$134,526	\$92,282	(\$42,244)
INTEREST	\$0	\$0	\$20	\$20
TOTAL REVENUES	\$772,838	\$727,996	\$684,218	(\$43,778)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$9,000	\$2,200	\$6,800
FICA EXPENSE	\$918	\$689	\$168	\$520
ENGINEERING	\$12,000	\$9,000	\$3,426	\$5,574
ATTORNEY	\$25,000	\$18,750	\$22,868	(\$4,118)
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$10,500	\$7,875	\$7,875	\$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	\$27,038	\$27,038	(\$1)
INFORMATION TECHNOLOGY	\$1,200	\$900	\$900	\$0
TELEPHONE	\$300	\$225	\$0	\$225
POSTAGE	\$500	\$375	\$2,097	(\$1,722)
INSURANCE	\$6,100	\$6,100	\$5,810	\$290
PRINTING & BINDING	\$1,000	\$750	\$680	\$70
LEGAL ADVERTISING	\$1,925	\$1,444	\$6,107	(\$4,663)
OTHER CURRENT CHARGES	\$500	\$375	\$8	\$367
PROPERTY APPRAISER	\$950	\$950	\$1,140	(\$190)
OFFICE SUPPLIES	\$400	\$300	\$46	\$254
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,450	\$11,588	\$11,588	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$335,000	\$251,250	\$245,704	\$5,546
LAKE MAINTENANCE	\$17,820	\$13,365	\$5,240	\$8,125
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$13,350	\$13,350	\$0
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$3,750	\$2,952	\$798
OPERATING SUPPLIES	\$5,000	\$3,750	\$0	\$3,750
LANDSCAPE CONTINGENCY	\$10,000	\$7,500	\$3,153	\$4,348
IRRIGATION REPAIRS	\$20,000	\$15,000	\$11,821	\$3,179
ROADWAYS & SIDEWALKS	\$10,000	\$7,500	\$8,625	(\$1,125)
TRAIL MAINTENANCE	\$2,500	\$1,875	\$117	\$1,758
DOG PARK MAINTENANCE	\$2,500	\$1,875	\$4,488	(\$2,613)
SIGNAGE	\$5,000	\$3,750	\$19,039	(\$15,289)
UTILITY				
ELECTRIC	\$3,000	\$2,250	\$707	\$1,543
STREETLIGHTS	\$160,000	\$120,000	\$141,272	(\$21,272)
WATER & SEWER	\$30,000	\$22,500	\$12,415	\$10,085
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$4,405	\$1,595
TOTAL EXPENDITURES	\$772,838	\$590,947	\$594,115	(\$3,168)
EXCESS REVENUES (EXPENDITURES)	\$0		\$90,104	
FUND BALANCE - Beginning	\$0		\$75,825	
FUND BALANCE - Ending	\$0		\$165,929	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$616,298	\$616,298	\$615,353	(\$945)
INTEREST	\$500	\$375	\$50	(\$325)
TRANSFER IN	\$0	\$0	\$3,247	\$3,247
TOTAL REVENUES	\$616,798	\$616,673	\$618,650	\$1,977

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		\$17,431	
FUND BALANCE - Beginning	\$401,268		\$715,984	
FUND BALANCE - Ending	\$416,848		\$733,415	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$248,827	\$247,546	(\$1,281)
INTEREST	\$250	\$188	\$16	(\$171)
TOTAL REVENUES	\$249,077	\$249,015	\$247,562	(\$1,452)

EXPENDITURES:

INTEREST - 12/15	\$90,072	\$90,072	\$90,072	\$0
PRINCIPAL - 6/15	\$65,000	\$65,000	\$65,000	\$0
INTEREST - 6/15	\$90,072	\$90,072	\$90,072	\$0
TOTAL EXPENDITURES	\$245,144	\$245,144	\$245,144	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,933		\$2,419	
FUND BALANCE - Beginning	\$98,730		\$163,608	
FUND BALANCE - Ending	\$102,663		\$166,027	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$238,964	\$238,964	\$238,303	(\$661)
INTEREST	\$500	\$375	\$20	(\$355)
TRANSFER IN	\$0	\$0	\$6,824	\$6,824
TOTAL REVENUES	\$239,464	\$239,339	\$245,148	\$5,809

EXPENDITURES:

INTEREST - 12/15	\$82,294	\$82,294	\$82,294	\$0
PRINCIPAL - 6/15	\$75,000	\$75,000	\$75,000	\$0
INTEREST - 6/15	\$82,294	\$82,294	\$82,294	\$0
TOTAL EXPENDITURES	\$239,588	\$239,588	\$239,588	\$0
EXCESS REVENUES (EXPENDITURES)	(\$124)		\$5,560	
FUND BALANCE - Beginning	\$98,623		\$211,179	
FUND BALANCE - Ending	\$98,499		\$216,739	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

REVENUES:

	PROPOSED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
BOND PROCEEDS	\$271,600	\$271,600	\$271,600	\$0
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$271,600	\$271,600	\$271,600	\$0

EXPENDITURES:

PRINCIPAL - 6/15	\$0	\$0	\$0	\$0
INTEREST - 6/15	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0

EXCESS REVENUES (EXPENDITURES)	\$271,600	\$271,600		
FUND BALANCE - Beginning	\$0	\$0		
FUND BALANCE - Ending	\$271,600	\$271,600		

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
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 June 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$13,735	(\$13,735)
TRANSFER OUT	\$0	\$0	\$6,824	(\$6,824)
TOTAL EXPENDITURES	\$0	\$0	\$20,559	(\$20,559)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$20,558)	
FUND BALANCE - Beginning	\$0		\$20,559	
FUND BALANCE - Ending	\$0		\$1	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
BOND PROCEEDS	\$0	\$0	\$5,758,400	\$5,758,400
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$5,758,400	\$5,758,400

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$120,600	(\$120,600)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$185,250	(\$185,250)
TOTAL EXPENDITURES	\$0	\$0	\$305,850	(\$305,850)

OTHER SOURCES/(USES)

PREMIUM	\$0	\$0	\$114,332	(\$114,332)
TOTAL EXPENDITURES	\$0	\$0	\$114,332	(\$114,332)
EXCESS REVENUES (EXPENDITURES)	\$0		\$5,566,882	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$5,566,882	

**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	\$38,695	\$13,297	\$39,130	\$4,724	\$11,639	\$0	\$0	\$0	\$591,917
DEVELOPER CONTRIBUTIONS	\$36,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,682	\$0	\$0	\$0	\$92,282
INTEREST	\$1	\$1	\$2	\$5	\$3	\$3	\$2	\$2	\$1	\$0	\$0	\$0	\$20
TOTAL REVENUES	\$36,601	\$24,370	\$159,819	\$305,251	\$38,699	\$13,300	\$39,132	\$4,726	\$67,322	\$0	\$0	\$0	\$684,218
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$200	\$0	\$0	\$0	\$800	\$400	\$400	\$0	\$400	\$0	\$0	\$0	\$2,200
FICA EXPENSE	\$15	\$0	\$0	\$0	\$61	\$31	\$31	\$0	\$31	\$0	\$0	\$0	\$168
ENGINEERING	\$100	\$0	\$260	\$521	\$641	\$970	\$765	\$170	\$0	\$0	\$0	\$0	\$3,426
ATTORNEY	\$3,884	\$3,346	\$150	\$1,698	\$3,788	\$6,596	\$2,960	\$436	\$0	\$0	\$0	\$0	\$22,868
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$7,875
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	\$3,004	\$0	\$0	\$0	\$27,038
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1,314	\$14	\$18	\$13	\$15	\$55	\$20	\$34	\$614	\$0	\$0	\$0	\$2,097
INSURANCE	\$5,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,810
PRINTING & BINDING	\$78	\$21	\$9	\$4	\$24	\$47	\$73	\$24	\$451	\$0	\$0	\$0	\$680
LEGAL ADVERTISING	\$1,354	\$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	\$8	\$0	\$0	\$0	\$8
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	\$43	\$0	\$0	\$0	\$46
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	\$1,288	\$0	\$0	\$0	\$11,588
LANDSCAPE MAINTENANCE	\$24,990	\$24,990	\$24,990	\$25,719	\$26,447	\$29,533	\$29,679	\$29,679	\$29,679	\$0	\$0	\$0	\$245,704
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$390	\$880	\$880	\$880	\$880	\$0	\$0	\$0	\$5,240
MITIGATION MONITORING & MAINTENANCE	\$7,500	\$0	\$0	\$0	\$0	\$2,900	\$2,000	\$950	\$0	\$0	\$0	\$0	\$13,350
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	\$1,517	\$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	\$1,000	\$0	\$0	\$0	\$0	\$4,488
SIGNAGE	\$174	\$100	\$90	\$50	\$3,895	\$110	\$8,845	\$1,776	\$0	\$0	\$0	\$0	\$19,039
UTILITY:													
ELECTRIC	\$64	\$60	\$81	\$84	\$85	\$78	\$87	\$85	\$89	\$0	\$0	\$0	\$707
STREETLIGHTS	\$13,127	\$18,245	\$14,726	\$14,694	\$15,183	\$17,451	\$15,946	\$13,954	\$17,945	\$0	\$0	\$0	\$141,272
WATER & SEWER	\$1,064	\$1,124	\$1,314	\$1,674	\$1,293	\$924	\$1,115	\$1,759	\$2,148	\$0	\$0	\$0	\$12,415
OTHER:													
PROPERTY INSURANCE	\$4,066	\$0	\$0	\$0	\$339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,065
TOTAL EXPENDITURES	\$87,041	\$61,632	\$53,714	\$50,596	\$65,103	\$66,922	\$82,768	\$70,800	\$57,548	\$0	\$0	\$0	\$594,115
EXCESS REVENUES (EXPENDITURES)	(\$50,441)	(\$37,252)	\$108,104	\$254,655	(\$31,404)	(\$53,622)	(\$43,636)	(\$66,075)	\$9,774	\$0	\$0	\$0	\$80,104

Storey Park
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	General Fund Portion (21)	Over and (short) Balance Due
1	10/28/20	1/13/21	\$ 36,600.13	\$ 36,600.13	\$ -	\$ 36,600.13	\$ -
2	11/23/20	1/13/21	\$ 7,248.75	\$ 7,248.75	\$ 7,248.75	\$ -	\$ -
3	6/24/21		\$ 55,681.60	\$ 55,681.60	\$ -	\$ 55,681.60	\$ 55,681.60
Due from Developer				\$ 99,530.48	\$ 7,248.75	\$ 92,281.73	\$ 55,681.60
Total Developer Contributions FY21				<u>\$ 92,281.73</u>			

**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	\$308,614	
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	\$64,476	
BONDS OUTSTANDING - 5/22/18		\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$65,000)
CURRENT BONDS OUTSTANDING		\$3,670,000

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	\$121,481	
BONDS OUTSTANDING - 5/31/19		\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$75,000)
CURRENT BONDS OUTSTANDING		\$3,850,000

SERIES 2021, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FOUR PROJECT)		
INTEREST RATES:	2.375%, 2.875%, 3.300%, 4.400%	
MATURITY DATE:	6/15/2051	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$167,150	
RESERVE FUND BALANCE	\$167,150	
BONDS OUTSTANDING - 6/15/21		\$6,030,000
CURRENT BONDS OUTSTANDING		\$6,030,000

COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

[illegible]

**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
6/1/21		Interest		\$ 0.06
TOTAL				\$ 0.84
Acquisition/Construction Fund at 9/30/20				\$ 13,734.73
Interest Earned thru 6/30/21				\$ 0.84
Requisitions Paid thru 6/30/21				\$ (12,886.00)
Remaining Acquisition/Construction Fund				\$ 849.57

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2021
(Assessment Area Four Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
			TOTAL	\$ -
Fiscal Year 2021				
			TOTAL	\$ -
			Acquisition/Construction Fund at 6/15/21	\$ 5,566,882.40
			Interest Earned thru 6/30/21	\$ -
			Requisitions Paid thru 6/30/21	\$ -
			Remaining Acquisition/Construction Fund	\$ 5,566,882.40