

*Storey Park Community  
Development District*

*Agenda*

*October 22, 2020*

# AGENDA

# *Storey Park*

## *Community Development District*

---

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

October 15, 2020

**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, October 22, 2020 at 4:00 PM via Zoom: <https://zoom.us/j/99136727761>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 24, 2020 Meeting
4. Public Hearing
  - A. Consideration of Resolution 2021-01 Adopting Proposed Amendments to the District's Rules Chapter II: Parking and Towing Rules
5. Consideration of Resolution 2021-02 Approving the Parcel K – Phase 1 Plat
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Arbitrage Rebate Calculation Report
7. Supervisor's Requests
8. 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 September 24, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearing. Section A is the consideration of Resolution 2021-01 adopting proposed amendments to the District's Rules Chapter II: Parking and Towing Rules. A copy of the Resolution and proposed rules are enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-02 approving the Parcel K – Phase 1 plat. A copy of the Resolution 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 and Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the presentation of the arbitrage rebate calculation report for the Series 2015 bonds. A copy of the report is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a horizontal line extending to the right.

George S. Flint  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, September 24, 2020 at 4:00 p.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112, 20-114, 20-150 and 20-179) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Lane Register	Assistant Secretary
Ben Kraljev	Assistant Secretary
Susan Kane	Assistant Secretary

Also present were:

George Flint	District Manager
Tricia Adams	GMS
Kristen Trucco	District Counsel
Christina Baxter	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Supervisors were present with Ms. Morgan and Mr. Bonin being absent.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: I don't see any members of the public other than Board and staff on the Zoom call.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 27, 2020 Meeting**

Mr. Flint: Did the Board have any comments or corrections to the minutes?

Mr. Register: No changes, they looked good to me.

Mr. Kraljev: No comments from me.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Minutes of the August 27, 2020 Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2020**

Mr. Flint: The fiscal year ends this month on September 30<sup>th</sup>. The Board previously bid out auditing services per the statutory requirements. The Board selected Grau & Associates to perform the independent audit. Their fee is in accordance with their proposal and with the District’s budget. Are there any questions on the proposal? If not, we need a motion to approve the agreement.

On MOTION by Ms. Kane seconded by Mr. Register with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2020 in an amount not-to-exceed \$6,200 was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Aquatic Maintenance Agreement with Applied Aquatic Management**

Mr. Flint: This agreement is for retention ponds that the District is currently under contract for aquatic maintenance services. The fee is \$285 per month or \$3,420 per year. Alan, is there anything that you want to point out?

Mr. Scheerer: Yes. This agreement dates back to 2016. These are the original four ponds; two in Tract J, J-1 and J-2, which is on Innovation, the pond off of Dowden Road that leads to the campsite, which is Tract G and the Phase I, Tract H pond. These are the original ponds that we started off with and that Ben and I have been talking about bringing on board some more ponds. So, it may be beneficial in the next agreement to try to group those altogether, if the Board is in consensus with that and have one agreement with one map, identifying all of the ponds by phases and tracts. The price has not changed since 2016.

Mr. Flint: Are there any questions on the agreement?

Mr. Kraljev: Are you suggesting we defer today?

Mr. Scheerer: No sir, because we have a separate agreement for the ones that the Board approved earlier in the year. We have separate agreements for all the addendums for the other

ponds that we are still maintaining that you and I were talking about last week during our onsite meeting. I wouldn't defer. We need to continue maintenance of the ponds.

Mr. Kraljev: Okay, that's fine. Thank you.

Mr. Flint: When we renew these, we can roll them all together at the point where we have all of the ponds turned over. When we renew it, we can just put them all under one agreement with the same expiration so we don't have different agreements with different terms.

Mr. Kraljev: Correct, that's what I want to accomplish. Thank you.

Mr. Flint: We can do that after this. This agreement would go into effect on October 1<sup>st</sup>, so we don't want to defer action on this and have a lapse.

Mr. Scheerer: Yes sir.

Ms. Kane: When does the other agreement expire?

Mr. Scheerer: I believe the way we tried to manage the agreements going forward, is to try to bring them in line with the fiscal year for the District. So, I want to say September 30<sup>th</sup> of next year is when it expires.

Ms. Kane: Okay.

Mr. Flint: So, when we renew it in September of 2021, we will roll them all together.

Ms. Kane: Okay.

Mr. Scheerer: Like I said, the price on this agreement hasn't changed since 2016. They held their price from Day 1.

Ms. Kane: That's almost unheard of.

Mr. Scheerer: Yes, ma'am.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor the Aquatic Maintenance Agreement with Applied Aquatic Management in the amount of \$285 per month or \$3,420 per year was approved.

Mr. Flint: Those were the main items we needed the Board to approve. We wanted to make sure that we didn't have a break in the Pond Maintenance Agreement and were able to start the audit as soon as the fiscal year ended.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Kristen, do you have anything from the attorney?

Ms. Trucco: No, we are in good shape. We received some feedback from the attorney and one resident about the upcoming public hearing on Resolution 2020-08 to adopt the Parking and Towing Rules. Take a look at it and if you have any questions before the public hearing, reach out to George or myself. The maps are attached to Resolution 2020-09. Otherwise, we are working on some conveyance documents for an easement. That's it.

Mr. Flint: What is the status of the petition for expansion?

Ms. Trucco: We received a proposed Ordinance from the City of Orlando. That is sitting on our desk and we are going to review it. It's a little different than the other ones we have in Osceola County. They did not have any comments on our petition or Interlocal Agreement. They already proposed an Ordinance. So, we are going to review that.

Mr. Kraljev: Is that fairly quick that they got that back to us, because we just submitted it two weeks ago, Kristen?

Ms. Trucco: Yes, it's great. They don't have any comments on any of the exhibits to the Petition. They just drafted an Ordinance for us and sent it over. So, we are going to review that and then we will forward it to the Board for review and provide comments. Hopefully, we will get a hearing fairly quickly. It's interesting how much it varies between the County and City. The City of Orlando is apparently quick right now. So that's good news.

Mr. Flint: Yes.

Mr. Kraljev: Kristen, what is the next step?

Ms. Trucco: I believe they put it on the agenda for the Board of County Commissioners (BCC) to hold a hearing and vote on it.

Mr. Flint: They normally do two readings, Ben. So, they will need to get that scheduled.

Mr. Kraljev: Does the BCC meet monthly or twice a month? Do you know?

Mr. Flint: It's a City Commission. I don't know offhand what their meeting dates are, but normally you can get sequential dates. I think they meet at least twice a month.

Ms. Trucco: I'm happy to find that out. I can email you by the end of the week with the next available date and we can reach out to the City and see how quickly they can put it on the agenda, if we return it to them within the next week or so.

Mr. Kraljev: That would be great. Thank you.

Ms. Trucco: Okay. I will circle back with you then.

Mr. Kraljev: Is it appropriate to discuss now the issues we have relative to the plat and the transfer of the open space and park?

Mr. Flint: We might want to do that offline.

Ms. Trucco: I think that would be wise. I would like Jan to participate just to get the most out of everyone's time.

Mr. Kraljev: That's fine. I just want to make a note that they are in that process.

Ms. Trucco: We will follow up with you on that as well. We can schedule a conference call, George and Christy if you don't mind joining in on it. We will circulate a time for everyone. Thank you, Ben.

**B. Engineer**

Mr. Flint: Christy, do you have anything.

Ms. Baxter: I don't have any new items for the Board, but I wanted to ask Kristen what questions or comments there were on the parking. Is there anything that I need to be prepared for the next meeting. I believe an attorney sent a letter to Jan. We can get with you offline for that too. Otherwise, the resident that reached out to us initially is just asking to appear. So, we are anticipating some members of the public to be there. We just wanted the Board Members to be aware of it, so they are knowledgeable before they make that vote as to whether or not to adopt the amendment to the Parking and Towing Rules. We will get with you offline to discuss the letter we received from an attorney.

Ms. Kane: I just want to make sure that we are prepared.

Ms. Baxter: Absolutely.

Mr. Kraljev: Kristen, we have all of our Certificate of Completions on Parcel L, 2 through 4. I know that we put the L1 and #4 ponds into operation with the Water Management District. I trust we are moving forward with the transfer of the permits to the CDD on the Parcel L ponds.

Ms. Baxter: I will check on that for you and get some input back to you.

Mr. Kraljev: Okay. Thank you. We lack one Certificate of Completion on I5. Just be aware of that with the county. We want to make sure that all of those ponds are transferred.

Ms. Baxter: Okay.

Mr. Kraljev: Thank you.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint: You have the Check Register from August 20, 2020 through September 17, 2020 in the total amount of \$59,143.80. Are there any questions or comments on the Check Register?

Mr. Kraljev: No comments.

Mr. Flint: Then we need a motion to approve it.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor the August 20, 2020 through September 17, 2020 Check Register in the amount of \$59,143.80 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials through the end of August. No action is required by the Board. If the Board has any questions, we can discuss those.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Request**

Mr. Flint: Are there any other items that the Board wanted to discuss that wasn’t on the agenda?

Mr. Kraljev: One note for Kristy. Are we also preparing another Engineering Report? Nicole keeps asking about the status or timing of the requirement for the next Engineering Report for Storey Park.

Ms. Baxter: We have not added Parcel K to the Engineer’s Report. My understanding is that would need to be done ahead of preparing for the bond issuance on Parcel K.

Mr. Flint: Ben, depending on how quickly Lennar wants to move on issuing bonds, once the annexation is complete, you may want to get them engaged now in developing that report because we are going to have to hold an assessment hearing because that property is not currently in the District. It hasn’t been included in the prior assessment processes. So, we are going to need the Engineer’s Report. We will have to prepare a Master Assessment Methodology for Assessment Area 4 and go through a public hearing process before we can issue bonds. We can work on these items simultaneously. We don’t have to re-validate the bonds, but we will have to go through that 30-day assessment hearing process, once the District is created.

Mr. Kraljev: I take it we need to have the expansion completed prior to that. Is that right?

Mr. Flint: Yes. Depending on how confident we are that it is going to be approved and how quickly you want to move, you may want to have the Engineer working on that report now. So, once it is annexed, we can hold a Board meeting and set the hearing. The process is we need the Engineer's Report and Master Methodology and then the Board adopts a resolution declaring its intent to levy assessments and a resolution setting the public hearing. That public hearing has to be at least 30 days from when you set it because there is a mailed notice.

Mr. Kraljev: As long as we have that on everyone's radar, that's fine.

Mr. Flint: Yes.

Mr. Kraljev: Thank you, George.

Mr. Flint: Is there anything else?

Mr. Scheerer: We had a pre-meeting with OmegaScapes last week. The meeting went well. As you know, we are transitioning on October 1<sup>st</sup>. We followed up with a meeting with Down 2 Earth on Friday of last week. I have another meeting tomorrow with Down 2 Earth, to make sure that they get everything maintained for the CDD prior to transition. Then Wednesday of next week, the 30<sup>th</sup>, we will have another walk through with OmegaScapes staff, just to make sure that everybody is on the same page for October 1<sup>st</sup>. I just want the Board to be aware that we are handling that transition as well.

Mr. Flint: Sounds great.

Mr. Scheerer: That's all I have.

Mr. Flint: Thanks, Alan.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION VI

# SECTION A

**RESOLUTION 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED PARKING AND TOWING RULES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Storey Park Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the Orange County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt amendments to the rules & procedures to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended Parking and Towing Rules attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Amended Parking and Towing Rules are hereby adopted. These Amended Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted Parking and Towing Rules.

**SECTION 2.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of October, 2020.

ATTEST:

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

**Exhibit A:** Amended Chapter II: Parking and Towing Rules

# STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted October 24, 2019 by Resolution 2020-01  
Revised \_\_\_\_\_, 2020 by Resolution 2020-08

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Storey Park Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing map shown in Appendix 1.0 (the "Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes Parking Areas throughout the community on District property. No trailers shall be parked in any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 Revised On-Street Parking.
  - 1.3.1 On-street parking in the District is prohibited in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:
    - (a) Guests and visitors shall be permitted to park on the streets for no longer than six (6) continuous hours in any one day. While parking, guests and visitors shall follow all parking rules and regulations, including those of the

Orange County, the City of Orlando and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

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

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

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

(f) Overnight parking, defined as parking between the hours of 10:00pm and 8:00am, shall be prohibited in the areas as indicated on the District Parking and Towing Map attached as Appendix 1.0

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

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

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

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

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

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

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

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

## 1.5 Enforcement

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

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

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

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

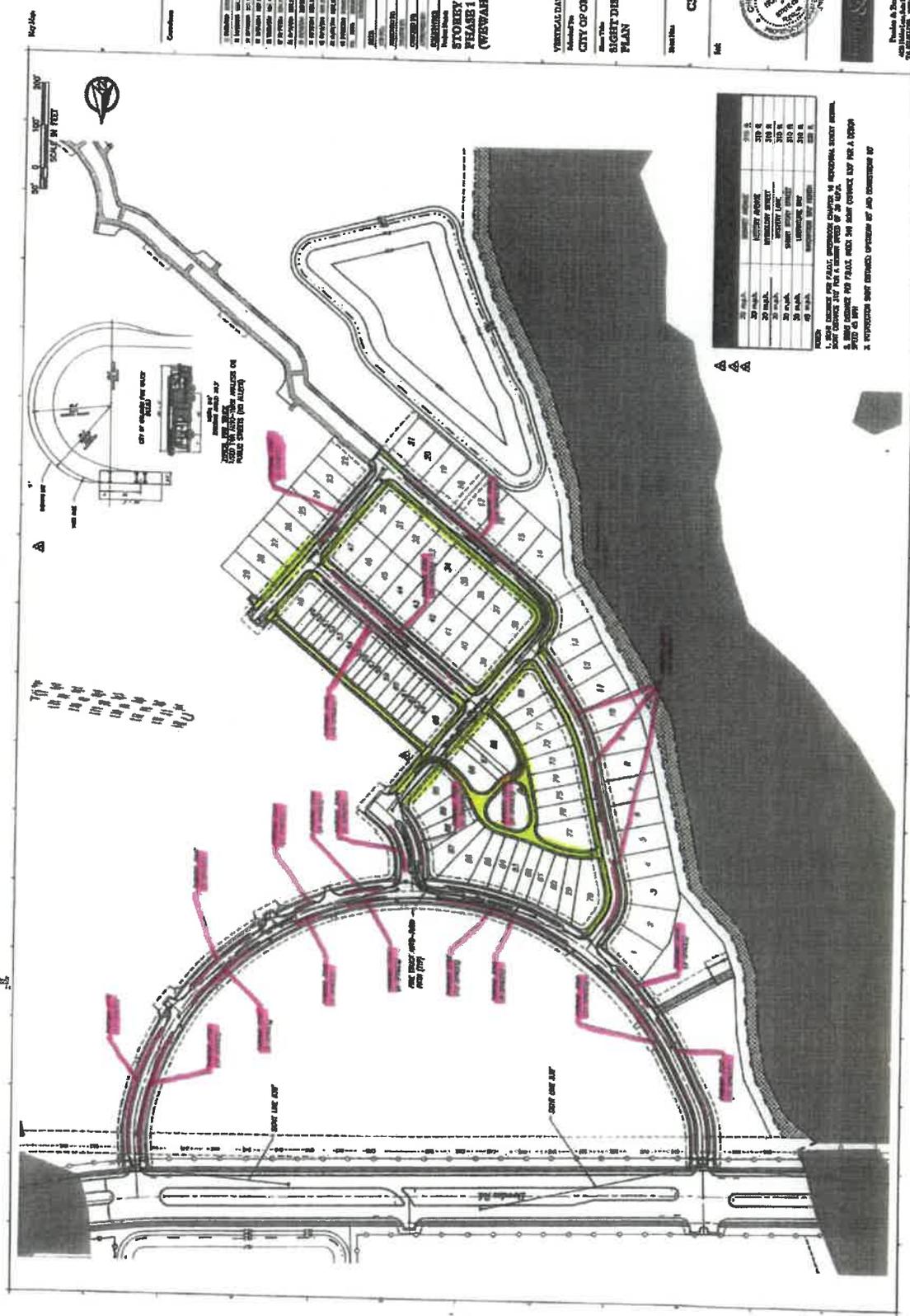
1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way,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

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

**Appendix 1.0**

**District Parking and Towing Map**

[ATTACHED BELOW]



Scale: 1" = 100'

North Arrow



SEE PLAN FOR DETAILS AND SPECIFICATIONS ON PUBLIC STRUCTURE (PER ALIEN)

TOP OF WOODS AND WATER

TOP OF WOODS AND SEWER

TOP OF WOODS AND GAS

SEE PLAN FOR DETAILS AND SPECIFICATIONS ON PUBLIC STRUCTURE (PER ALIEN)

SEE PLAN FOR DETAILS AND SPECIFICATIONS ON PUBLIC STRUCTURE (PER ALIEN)

SEE PLAN FOR DETAILS AND SPECIFICATIONS ON PUBLIC STRUCTURE (PER ALIEN)

SEE PLAN FOR DETAILS AND SPECIFICATIONS ON PUBLIC STRUCTURE (PER ALIEN)

SEE PLAN FOR DETAILS AND SPECIFICATIONS ON PUBLIC STRUCTURE (PER ALIEN)

SEE PLAN FOR DETAILS AND SPECIFICATIONS ON PUBLIC STRUCTURE (PER ALIEN)

SEE PLAN FOR DETAILS AND SPECIFICATIONS ON PUBLIC STRUCTURE (PER ALIEN)

SEE PLAN FOR DETAILS AND SPECIFICATIONS ON PUBLIC STRUCTURE (PER ALIEN)

Contributors

1. PREPARED BY: [Name]
2. CHECKED BY: [Name]
3. APPROVED BY: [Name]
4. DATE: [Date]
5. PROJECT NO.: [Number]
6. SHEET NO.: [Number]
7. TOTAL SHEETS: [Number]
8. CLIENT: [Name]
9. ADDRESS: [Address]
10. CITY: [City]
11. COUNTY: [County]
12. STATE: [State]
13. ZIP: [Zip]
14. PROJECT NAME: [Name]
15. SHEET TITLE: [Title]
16. SCALE: [Scale]
17. DRAWING NO.: [Number]
18. REVISIONS: [List]
19. NOTES: [List]
20. COMMENTS: [List]

VERTICAL DATUM: NAVD 83  
 CITY OF ORLANDO  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]  
 SHEET TITLE: [Title]



ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	150.00	15000.00
2	STEEL	50	TON	200.00	10000.00
3	WATER	1000	MGAL	1.00	1000.00
4	SEWER	1000	MGAL	1.00	1000.00
5	GAS	1000	MGAL	1.00	1000.00
6	PAVING	1000	SQ YD	10.00	10000.00
7	LANDSCAPING	1000	SQ YD	5.00	5000.00
8	UTILITIES	1000	LF	1.00	1000.00
9	CONCRETE	1000	YD	150.00	15000.00
10	STEEL	50	TON	200.00	10000.00
11	WATER	1000	MGAL	1.00	1000.00
12	SEWER	1000	MGAL	1.00	1000.00
13	GAS	1000	MGAL	1.00	1000.00
14	PAVING	1000	SQ YD	10.00	10000.00
15	LANDSCAPING	1000	SQ YD	5.00	5000.00
16	UTILITIES	1000	LF	1.00	1000.00
17	CONCRETE	1000	YD	150.00	15000.00
18	STEEL	50	TON	200.00	10000.00
19	WATER	1000	MGAL	1.00	1000.00
20	SEWER	1000	MGAL	1.00	1000.00
21	GAS	1000	MGAL	1.00	1000.00
22	PAVING	1000	SQ YD	10.00	10000.00
23	LANDSCAPING	1000	SQ YD	5.00	5000.00
24	UTILITIES	1000	LF	1.00	1000.00
25	CONCRETE	1000	YD	150.00	15000.00
26	STEEL	50	TON	200.00	10000.00
27	WATER	1000	MGAL	1.00	1000.00
28	SEWER	1000	MGAL	1.00	1000.00
29	GAS	1000	MGAL	1.00	1000.00
30	PAVING	1000	SQ YD	10.00	10000.00
31	LANDSCAPING	1000	SQ YD	5.00	5000.00
32	UTILITIES	1000	LF	1.00	1000.00
33	CONCRETE	1000	YD	150.00	15000.00
34	STEEL	50	TON	200.00	10000.00
35	WATER	1000	MGAL	1.00	1000.00
36	SEWER	1000	MGAL	1.00	1000.00
37	GAS	1000	MGAL	1.00	1000.00
38	PAVING	1000	SQ YD	10.00	10000.00
39	LANDSCAPING	1000	SQ YD	5.00	5000.00
40	UTILITIES	1000	LF	1.00	1000.00

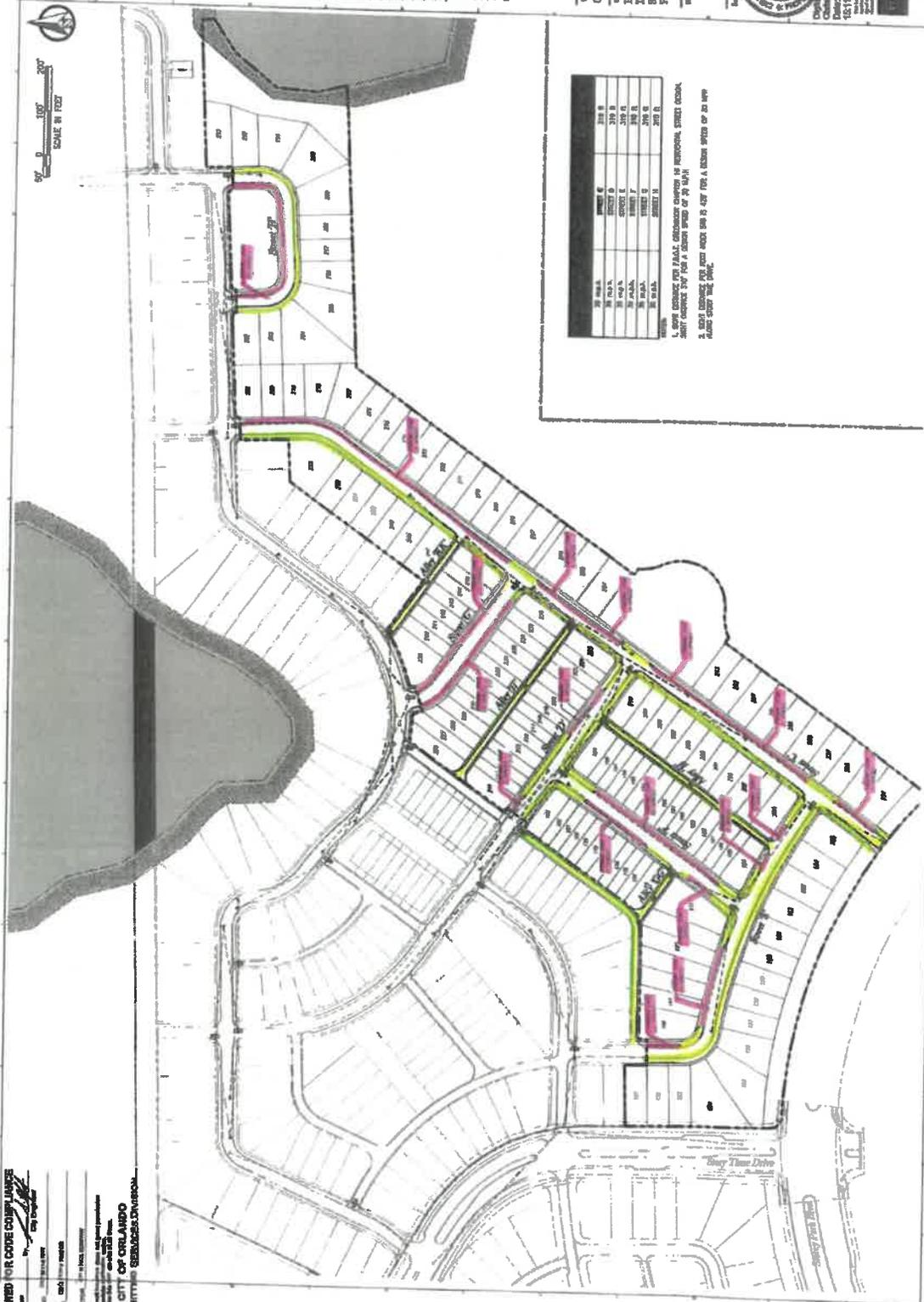
1. THIS PROJECT IS A PUBLIC IMPROVEMENT PROJECT IN A RESIDENTIAL SUBDIVISION.  
 2. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORLANDO SPECIFICATIONS FOR A 1500' SPEED 40 MPH.  
 3. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF ORLANDO SPECIFICATIONS FOR A 1500' SPEED 40 MPH.  
 4. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF ORLANDO SPECIFICATIONS FOR A 1500' SPEED 40 MPH.

Project & Planning, LLC  
 4000 W. US Highway 90  
 Suite 100  
 Orlando, FL 32837  
 Tel: 407.254.1234  
 Fax: 407.254.1235





**REVIEWED FOR CODE COMPLIANCE**  
 City of Orlando  
 Planning & Zoning Department  
 1500 N. Orange Avenue  
 Orlando, FL 32809  
 DATE: 08/14/2018  
 BY: [Signature]  
 TITLE: [Title]  
 PROJECT: [Project Name]  
 SHEET: [Sheet Number]  
 CITY OF ORLANDO  
 PERMITTING SERVICES DIVISION



**STONEY PARK -  
 PARCEL 1  
 PHASE 2  
 (WIRWAGOTER PD)**

PROJECT NO.: [Number]  
 SHEET NO.: [Number]  
 DATE: [Date]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

NO.	DESCRIPTION	AREA (SQ. FT.)
1	STONEY PARK - PHASE 2	200,000
2	STONEY PARK - PHASE 1	150,000
3	STONEY PARK - PHASE 3	100,000
4	STONEY PARK - PHASE 4	50,000
5	STONEY PARK - PHASE 5	25,000
6	STONEY PARK - PHASE 6	12,500
7	STONEY PARK - PHASE 7	6,250
8	STONEY PARK - PHASE 8	3,125
9	STONEY PARK - PHASE 9	1,562
10	STONEY PARK - PHASE 10	781
11	STONEY PARK - PHASE 11	390
12	STONEY PARK - PHASE 12	195
13	STONEY PARK - PHASE 13	97
14	STONEY PARK - PHASE 14	48
15	STONEY PARK - PHASE 15	24
16	STONEY PARK - PHASE 16	12
17	STONEY PARK - PHASE 17	6
18	STONEY PARK - PHASE 18	3
19	STONEY PARK - PHASE 19	1.5
20	STONEY PARK - PHASE 20	0.75

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF ORLANDO. THE CITY OF ORLANDO IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND IT TO BE IN CONFORMANCE WITH THE CITY OF ORLANDO ZONING ORDINANCE AND THE CITY OF ORLANDO SUBDIVISION MAP ACT.

3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND IT TO BE IN CONFORMANCE WITH THE CITY OF ORLANDO ZONING ORDINANCE AND THE CITY OF ORLANDO SUBDIVISION MAP ACT.

Submitted To:  
**CITY OF ORLANDO, FL**

Project No.:  
**PARKING DESIGNATION & HEIGHT/DISTANCE PLAN**

Sheet No.:  
**C3.10**

Scale:  
**AS SHOWN**

DATE: 08/14/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

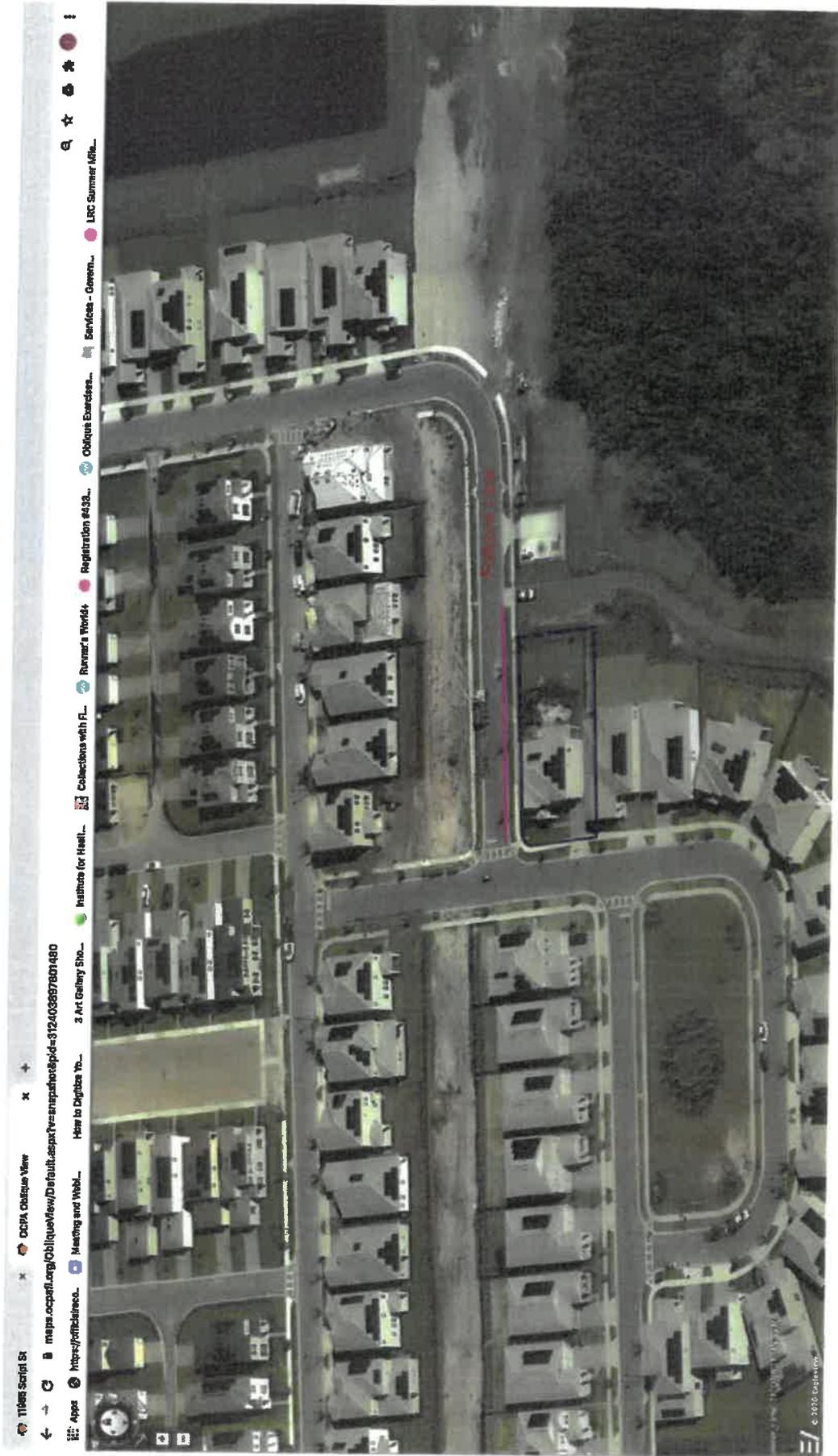
Professional Engineer  
 State of Florida  
 License No. [Number]  
 Exp. Date [Date]

Project: Stoney Park, LLC  
 1500 N. Orange Avenue  
 Orlando, FL 32809  
 Tel: (407) 241-1111  
 Fax: (407) 241-1112



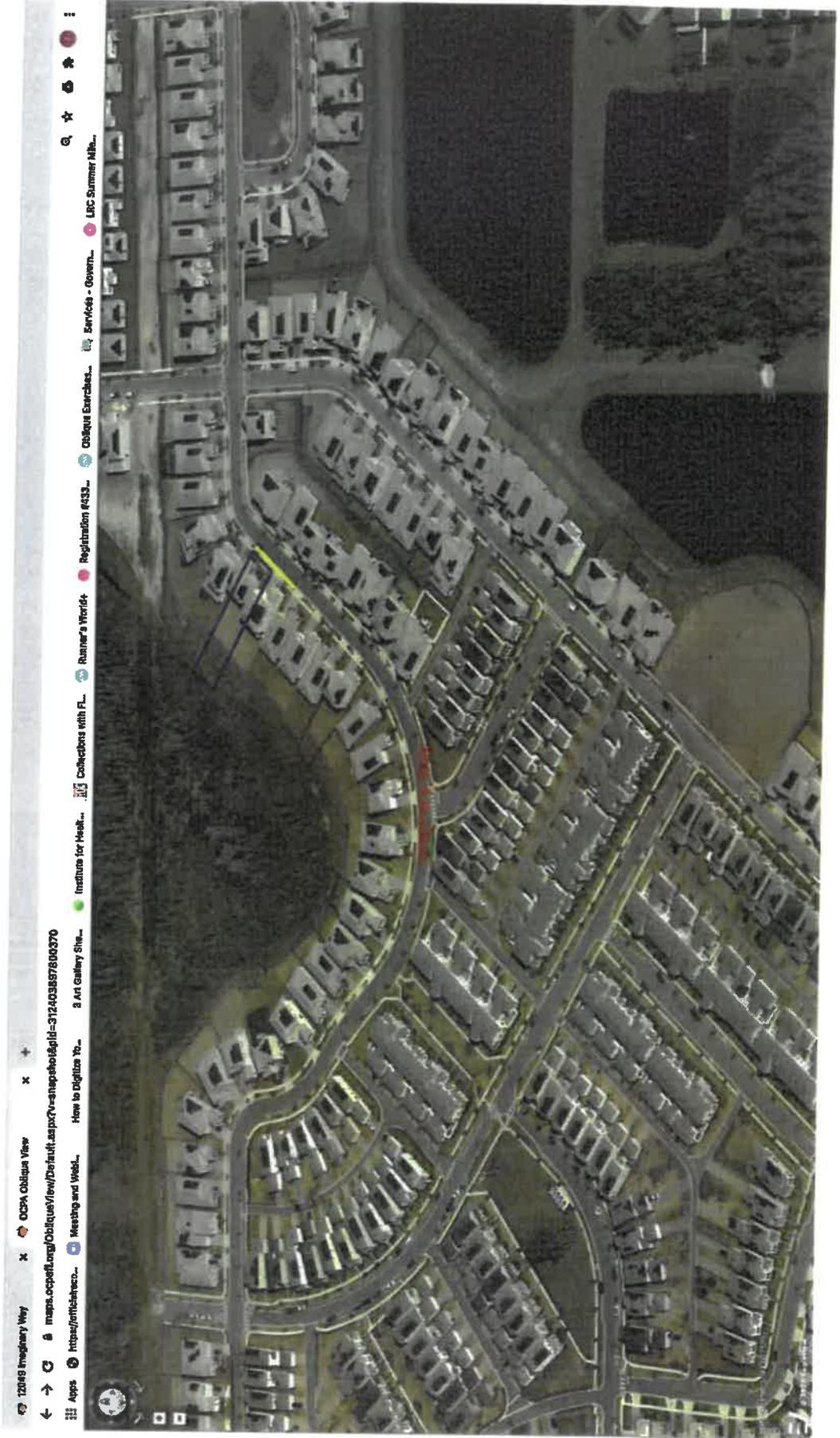


1766 Peony Dr  
OCRA Oblique View  
maps.ocrafl.com/ObliqueView/Default.aspx?z=map&lat=31.240489&lon=80.3500  
Intax/omslance... Meeting and Web... How to Digitize Yo...  
3 Art Gallery Sho...  
Inclus for Healt...  
Collectors with PL...  
Runner's World...  
Registration #432...  
Oblique Exercise...  
Service - Govern...  
LTC Summer ME...



Times Scripps 11:58 AM  
OCIPA Online View  
maps.ocipa.org/ObliqueView/Default.aspx?res=snapshots&id=312403897801480  
Apps Home to Digitalize Yo...  
Meeting and Web...  
How to Digitalize Yo...  
Institute for Health...  
Collections with FL...  
Runner's World...  
Registration #432...  
Oblique Exercises...  
Services - Genera...  
LRC Summer ARS...

© 2016 EagleView



12048 Imaginary View x + OCDA Oblique View x  
maps.ocpsfl.org/ObliqueView/Default.aspx?rc=anapcho&id=372403857800370  
Apps https://m1cshhcc... Meeting and Web... How to Digitize Yo...  
Institute for Health... 2 Art Gallery Ste...  
Collectors with F...  
Regulation #433...  
Coliquid Extrac...  
Services - Govern...  
LBC Summer MB...







# SECTION V

**RESOLUTION 2021-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE STOREY PARK - PARCEL K PHASE I PLAT IN SUBSTANTIALLY FINAL FORM; APPROVING THE DEDICATIONS CONTAINED IN THE STOREY PARK - PARCEL K PHASE 1 PLAT; 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*, and the City of Orlando Ordinance Number 2015-7 for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, LENNAR HOMES, LLC, a Florida limited liability company, and MOSS PARK PROPERTIES, a Florida limited liability limited partnership (collectively, the “Developers”) are the primary landowners and developers of certain real property located in Orange County, Florida, (hereinafter referred to as the “STOREY PARK - PARCEL K PHASE 1”); and

**WHEREAS**, District plans to own and construct certain parcels and improvements within STOREY PARK – PARCEL K PHASE 1 located in Orange County, Florida, subject to the approval of an expansion Petition currently pending with the City of Orlando; and

**WHEREAS**, the recordation of a plat of the STOREY PARK – PARCEL K PHASE 1 (the “STOREY PARK – PARCEL K PHASE 1 Plat”), attached hereto and incorporated herein by this reference as **EXHIBIT “A”** requires the District to consent to the dedications contained within said Plat; and

**WHEREAS**, the District desires to approve the dedications in the STOREY PARK - PARCEL K PHASE 1 Plat, if necessary and so required by the City, to delegate authority to the Chairman and/or Vice Chairman to approve the final form and to execute all documents necessary for the recordation of the STOREY PARK – PARCEL K PHASE 1 Plat, and to approve all prior actions taken by the Board of Supervisors of the District and District staff regarding the STOREY PARK - PARCEL K PHASE 1 Plat;

**WHEREAS**, this Resolution is subject to and shall be effective as of the date of the City’s enactment for the District’s expansion by Ordinance.

**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. APPROVAL OF THE STOREY PARK - PARCEL K PHASE 1 PLAT IN SUBSTANTIALLY FINAL FORM.** The District hereby approves the STOREY PARK - PARCEL K PHASE 1 Plat in substantially final form, and to the extent necessary or otherwise required by the City, the District hereby approves the Chairman and Vice Chairman executing and transmitting a Letter of Consent or Joinder & Consent to the Dedications in the STOREY PARK - PARCEL K PHASE 1 Plat, evidencing the District's approval of the STOREY PARK - PARCEL K PHASE 1 Plat.

**SECTION 3. APPROVAL OF THE DEDICATIONS CONTAINED IN THE PROPOSED STOREY PARK - PARCEL K PHASE 1 PLAT.** The District hereby approves the dedications contained in the STOREY PARK - PARCEL K PHASE 1 Plat.

**SECTION 4. AUTHORIZATION AND DELEGATION.** The Chairman, Vice Chairman and District Staff, including, but not limited to, District Counsel, the District Engineer and the District Manager, are hereby authorized and delegated the authority to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein, including the execution and recording of the STOREY PARK - PARCEL K PHASE 1 Plat. The STOREY PARK - PARCEL K PHASE 1 Plat is hereby approved in substantially final form and the Chairman or the Vice Chairman of the District Board of Supervisors is hereby authorized and directed to execute the same, and such execution shall be conclusive evidence of such approval.

**SECTION 5. APPROVAL OF PRIOR ACTIONS.** All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Letter of Consent to dedications in the STOREY PARK - PARCEL K PHASE 1 Plat and in furtherance of the District's approval of the dedications contained in the STOREY PARK - PARCEL K PHASE 1 Plat, as contemplated herein, are hereby approved, confirmed and ratified.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the City's enactment for the District's expansion by Ordinance.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of October, 2020.

[SIGNATURES BELOW]

**SIGNATURE PAGE TO RESOLUTION 2021-02  
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

**STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT "A"**

**STOREY PARK - PARCEL K PHASE 1 PLAT**

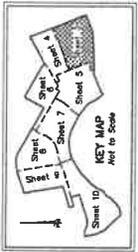
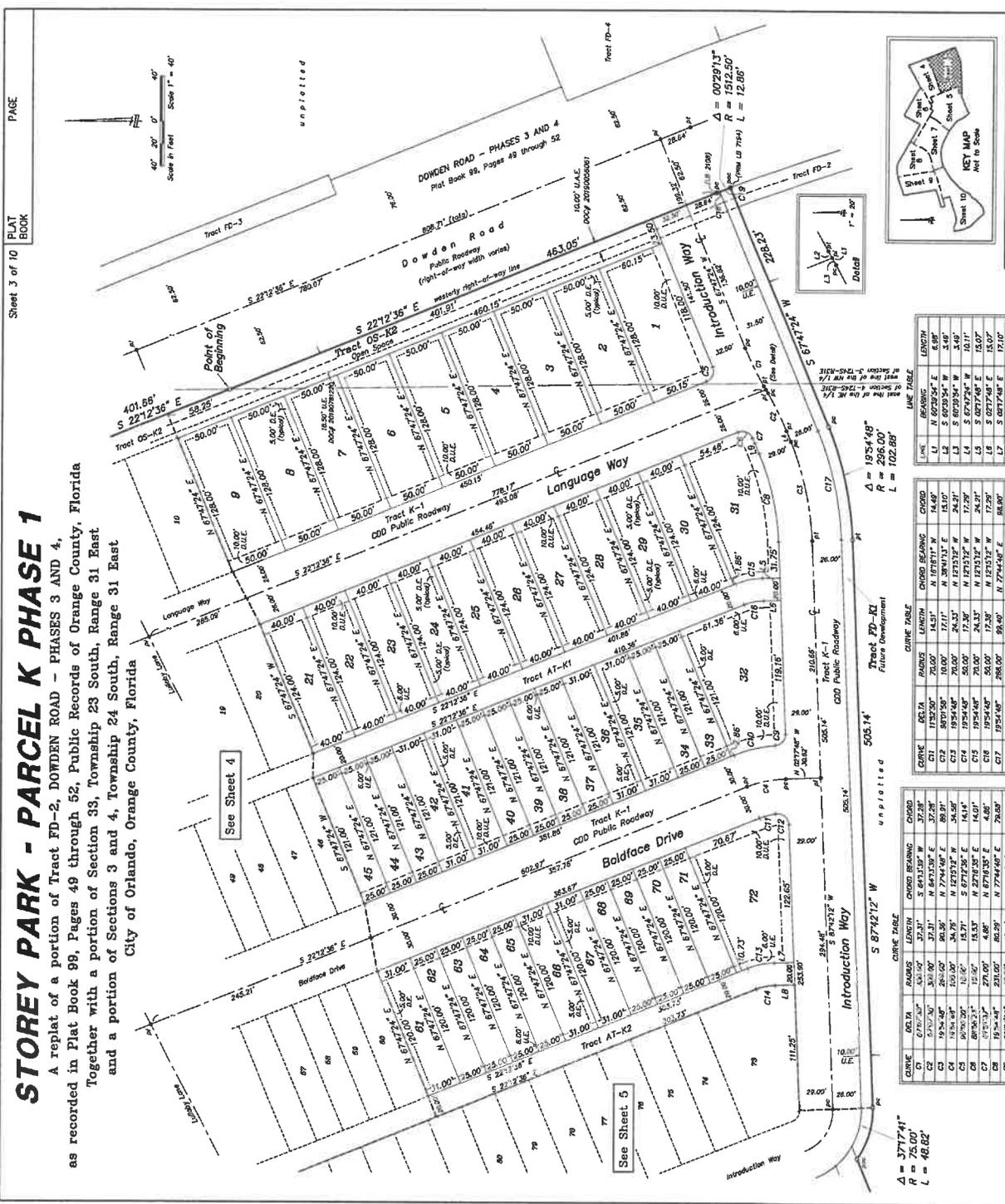
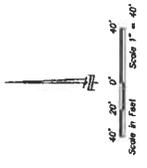
[SEE ATTACHED]





# STOREY PARK - PARCEL K PHASE 1

A replat of a portion of Tract FD-2, DOWDEN ROAD - PHASES 3 AND 4, as recorded in Plat Book 99, Pages 49 through 52, Public Records of Orange County, Florida Together with a portion of Section 33, Township 23 South, Range 31 East and a portion of Sections 3 and 4, Township 24 South, Range 31 East City of Orlando, Orange County, Florida



LINE TABLE

LINE	BEARING	LENGTH
L1	N 69°39'54" E	6.89'
L2	N 69°39'54" W	3.48'
L3	S 69°39'54" W	15.07'
L4	S 69°39'54" E	15.07'
L5	S 69°39'54" W	15.07'
L6	S 69°39'54" E	15.07'
L7	S 69°39'54" W	15.07'
L8	S 69°39'54" E	15.07'

Curve Table

CURVE	DELTA	CHORD BEARING	CHORD LENGTH	RADIUS
C1	171.88°	N 15°12'50" E	14.49'	14.49'
C2	171.88°	N 15°12'50" W	14.49'	14.49'
C3	171.88°	S 15°12'50" W	14.49'	14.49'
C4	171.88°	S 15°12'50" E	14.49'	14.49'
C5	171.88°	N 15°12'50" E	14.49'	14.49'
C6	171.88°	N 15°12'50" W	14.49'	14.49'
C7	171.88°	S 15°12'50" W	14.49'	14.49'
C8	171.88°	S 15°12'50" E	14.49'	14.49'
C9	171.88°	N 15°12'50" E	14.49'	14.49'
C10	171.88°	N 15°12'50" W	14.49'	14.49'

Curve Table

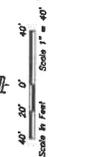
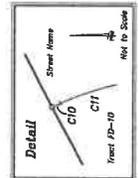
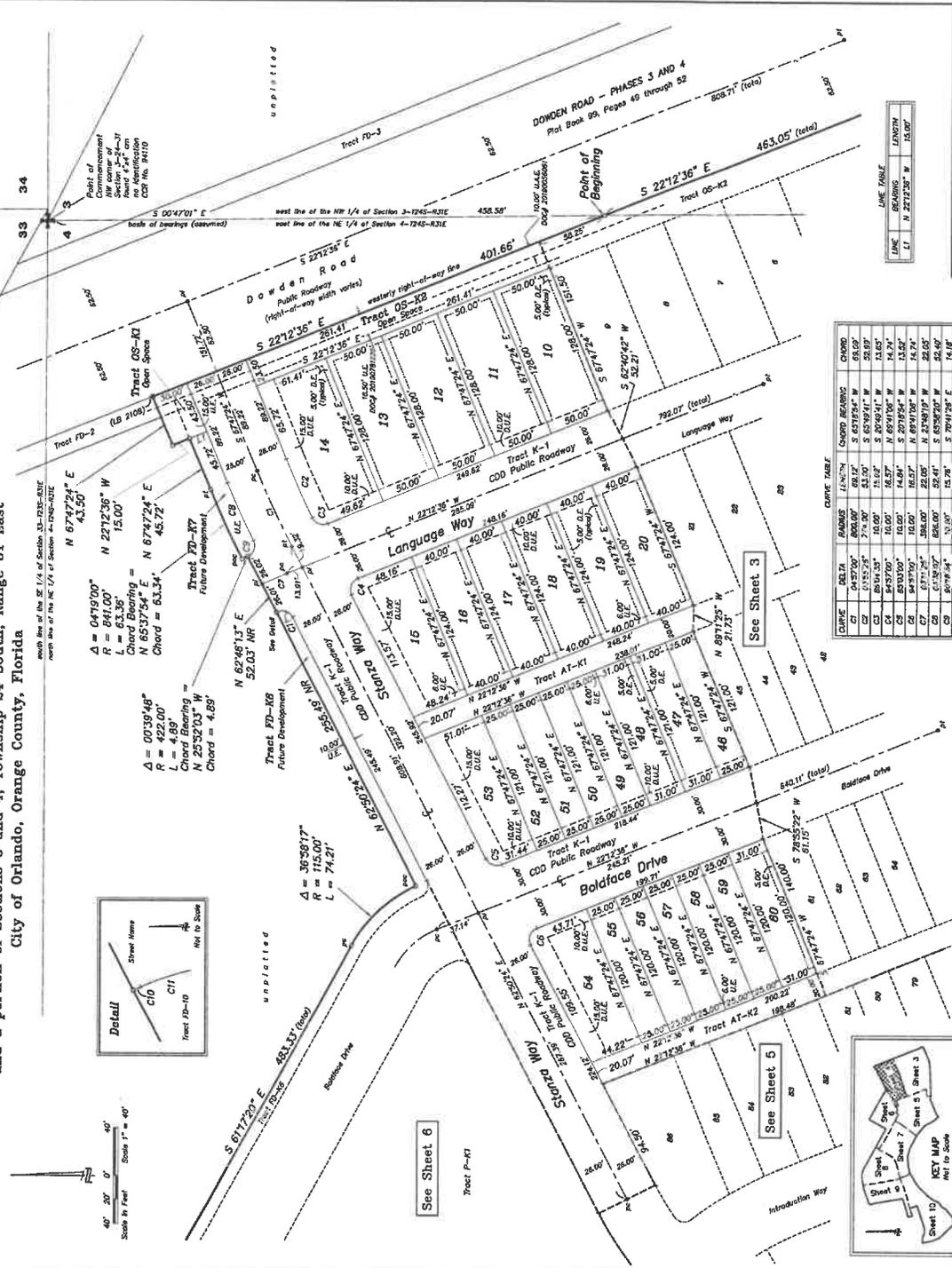
CURVE	DELTA	CHORD BEARING	CHORD LENGTH	RADIUS
C11	171.88°	N 15°12'50" E	14.49'	14.49'
C12	171.88°	N 15°12'50" W	14.49'	14.49'
C13	171.88°	S 15°12'50" W	14.49'	14.49'
C14	171.88°	S 15°12'50" E	14.49'	14.49'
C15	171.88°	N 15°12'50" E	14.49'	14.49'
C16	171.88°	N 15°12'50" W	14.49'	14.49'
C17	171.88°	S 15°12'50" W	14.49'	14.49'
C18	171.88°	S 15°12'50" E	14.49'	14.49'
C19	171.88°	N 15°12'50" E	14.49'	14.49'
C20	171.88°	N 15°12'50" W	14.49'	14.49'

Δ = 371°41'  
R = 75.00'  
L = 48.82'

GAMING - BELTON ASSOCIATES, INC.  
Professional surveyors and mappers  
1278 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

# STOREY PARK - PARCEL K PHASE 1

A replat of a portion of Tract FD-2, DOWDEN ROAD - PHASES 3 AND 4, as recorded in Plat Book 99, Pages 49 through 52, Public Records of Orange County, Florida Together with a portion of Section 33, Township 23 South, Range 31 East and a portion of Sections 3 and 4, Township 24 South, Range 31 East City of Orlando, Orange County, Florida



CHORD TABLE

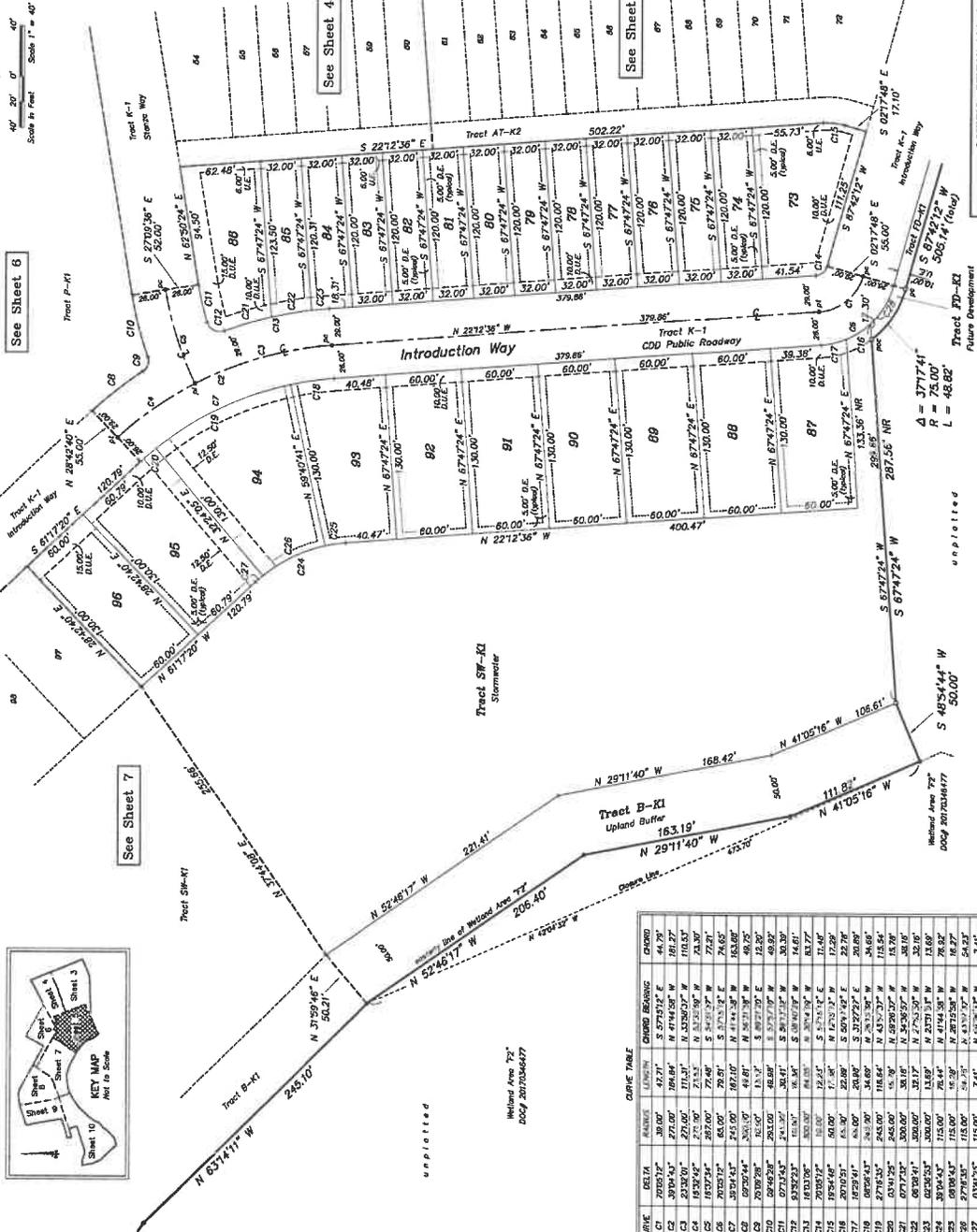
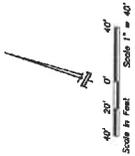
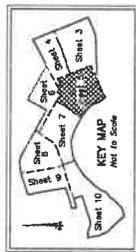
CHORD	BEARING	CHORD BEARING	CHORD	
C1	04°57'00"	045°03'00"	C10	04°57'00"
C2	07°52'24"	72°07'36"	C11	07°52'24"
C3	09°59'30"	80°00'30"	C12	09°59'30"
C4	11°07'00"	88°53'00"	C13	11°07'00"
C5	12°14'30"	97°45'30"	C14	12°14'30"
C6	13°21'00"	106°38'00"	C15	13°21'00"
C7	14°27'24"	115°30'24"	C16	14°27'24"
C8	15°33'48"	124°22'48"	C17	15°33'48"
C9	16°40'12"	133°15'12"	C18	16°40'12"
C10	17°46'36"	142°07'36"	C19	17°46'36"
C20	18°53'00"	151°00'00"	C20	18°53'00"



**GAINING - BELTON ASSOCIATES, INC.**  
 Professional Surveyors and Planners  
 1278 E. Robinson Street, Orlando, FL 32801 (407) 884-6656

# STOREY PARK - PARCEL K PHASE 1

A replat of a portion of Tract FD-2, DOWDEN ROAD - PHASES 3 AND 4, as recorded in Plat Book 99, Pages 49 through 52, Public Records of Orange County, Florida Together with a portion of Section 33, Township 23 South, Range 31 East and a portion of Sections 3 and 4, Township 24 South, Range 31 East City of Orlando, Orange County, Florida



**CURVE TABLE**

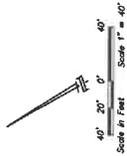
CURVE	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
C1	270.00°	39.00'	S 270.00° E	39.00'
C2	270.00°	39.00'	S 270.00° E	39.00'
C3	270.00°	39.00'	S 270.00° E	39.00'
C4	270.00°	39.00'	S 270.00° E	39.00'
C5	270.00°	39.00'	S 270.00° E	39.00'
C6	270.00°	39.00'	S 270.00° E	39.00'
C7	270.00°	39.00'	S 270.00° E	39.00'
C8	270.00°	39.00'	S 270.00° E	39.00'
C9	270.00°	39.00'	S 270.00° E	39.00'
C10	270.00°	39.00'	S 270.00° E	39.00'
C11	270.00°	39.00'	S 270.00° E	39.00'
C12	270.00°	39.00'	S 270.00° E	39.00'
C13	270.00°	39.00'	S 270.00° E	39.00'
C14	270.00°	39.00'	S 270.00° E	39.00'
C15	270.00°	39.00'	S 270.00° E	39.00'
C16	270.00°	39.00'	S 270.00° E	39.00'
C17	270.00°	39.00'	S 270.00° E	39.00'
C18	270.00°	39.00'	S 270.00° E	39.00'
C19	270.00°	39.00'	S 270.00° E	39.00'
C20	270.00°	39.00'	S 270.00° E	39.00'
C21	270.00°	39.00'	S 270.00° E	39.00'
C22	270.00°	39.00'	S 270.00° E	39.00'
C23	270.00°	39.00'	S 270.00° E	39.00'
C24	270.00°	39.00'	S 270.00° E	39.00'
C25	270.00°	39.00'	S 270.00° E	39.00'
C26	270.00°	39.00'	S 270.00° E	39.00'
C27	270.00°	39.00'	S 270.00° E	39.00'
C28	270.00°	39.00'	S 270.00° E	39.00'
C29	270.00°	39.00'	S 270.00° E	39.00'
C30	270.00°	39.00'	S 270.00° E	39.00'

**GANNING-BELTON ASSOCIATES, INC.**  
Professional surveyors and mappers  
1225 E. Robinson Street, Orlando, FL 32801 (407) 834-6656

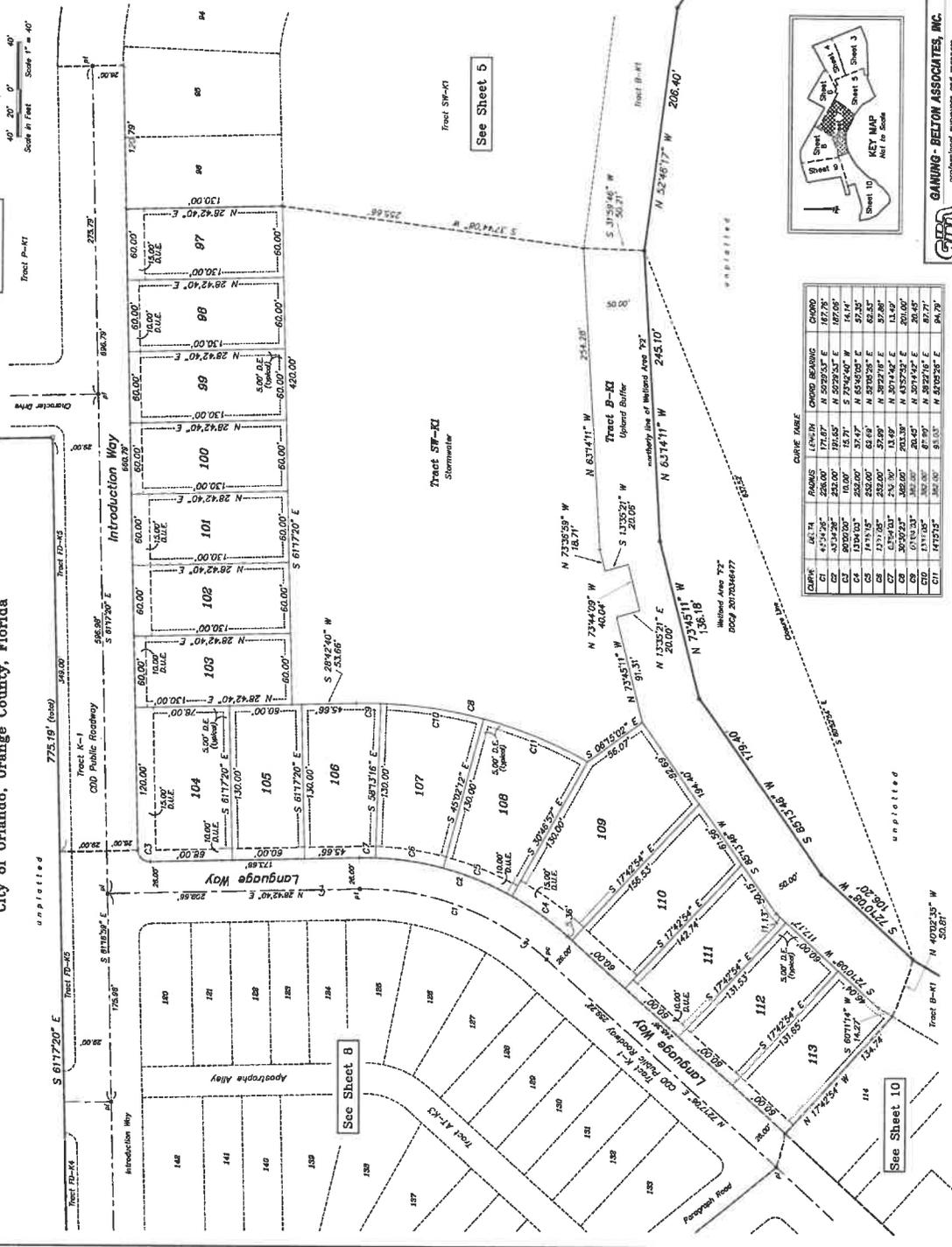


# STOREY PARK - PARCEL K PHASE 1

A replat of a portion of Tract FD-2, DOWDEN ROAD - PHASES 3 AND 4, as recorded in Plat Book 99, Pages 49 through 52, Public Records of Orange County, Florida Together with a portion of Section 33, Township 23 South, Range 31 East and a portion of Sections 3 and 4, Township 24 South, Range 31 East City of Orlando, Orange County, Florida



See Sheet 6



See Sheet 5

See Sheet 8

See Sheet 10



MARK	BEARING	LENGTH	CHORD BEARING	CHORD
C1	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C2	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C3	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C4	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C5	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C6	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C7	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C8	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C9	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C10	N 52°29'53" E	171.87	N 52°29'53" E	167.79
C11	N 52°29'53" E	171.87	N 52°29'53" E	167.79

**GAINING - BELTON ASSOCIATES, INC.**  
 professional surveyors and mappers  
 1272 E. Robinson Street, Orlando, FL 32801 (407) 894-6556

# STOREY PARK - PARCEL K PHASE 1

A replat of a portion of Tract FD-2, DOWDEN ROAD - PHASES 3 AND 4, as recorded in Plat Book 98, Pages 49 through 52, Public Records of Orange County, Florida Together with a portion of Section 33, Township 23 South, Range 31 East and a portion of Sections 3 and 4, Township 24 South, Range 31 East City of Orlando, Orange County, Florida

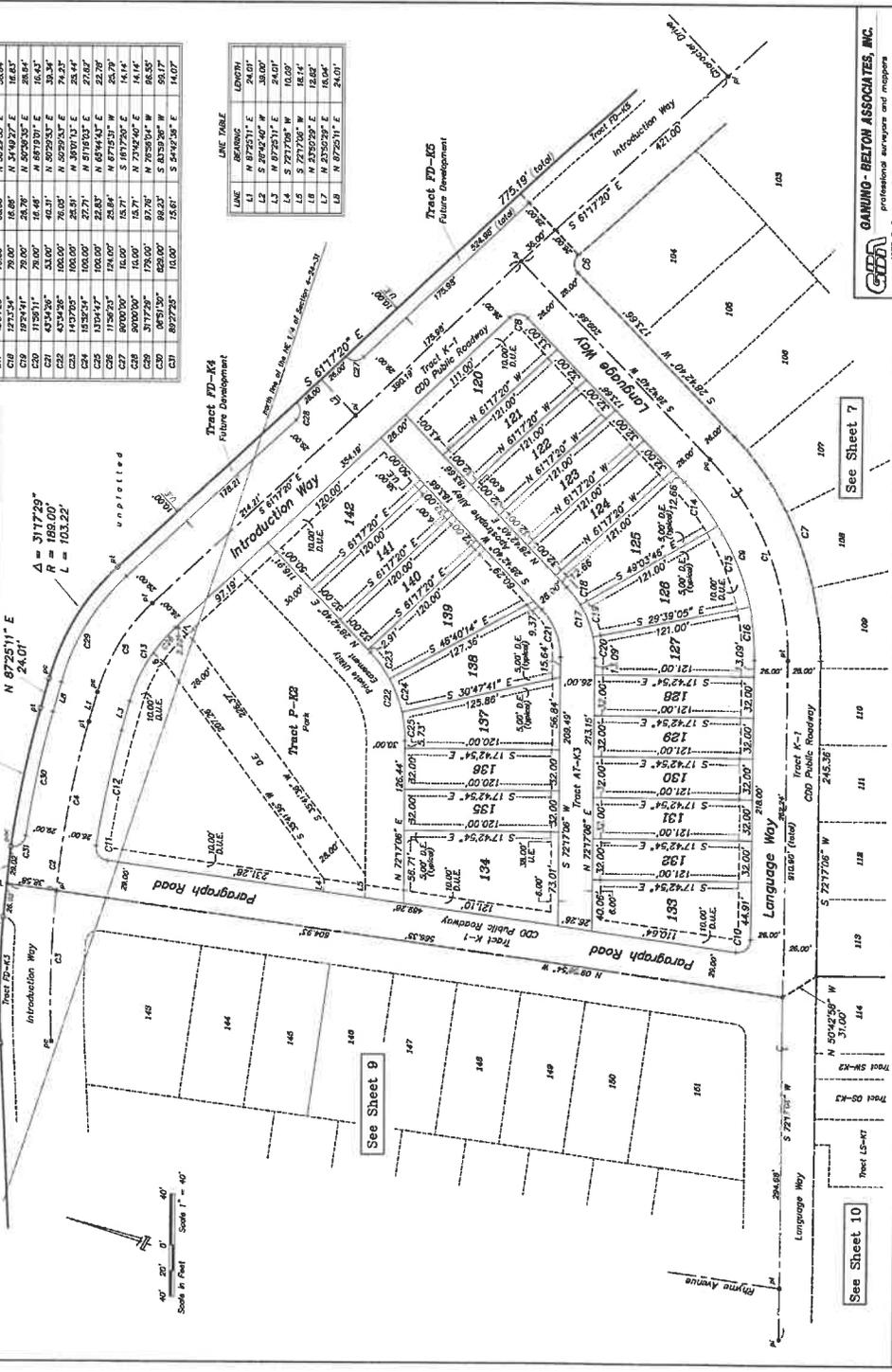
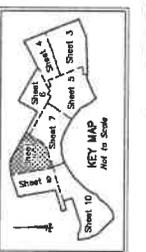
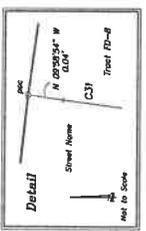
Sheet 8 of 10 PLAT BOOK PAGE

CURVE TABLE

CURVE	CHORD	BEARING	LENGTH	CHORD BEARING	CHORD
C1	4.134234	N 87°51'11" E	17.827	N 87°51'11" E	4.134234
C2	18.071505	S 89°42'40" W	251.567	S 89°42'40" W	18.071505
C3	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C4	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C5	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C6	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C7	4.134234	N 87°51'11" E	17.827	N 87°51'11" E	4.134234
C8	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C9	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C10	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C11	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C12	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C13	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C14	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C15	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C16	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C17	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C18	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C19	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C20	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C21	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C22	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C23	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C24	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C25	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C26	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C27	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C28	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C29	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C30	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C31	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C32	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C33	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C34	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C35	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C36	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C37	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C38	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C39	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C40	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C41	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C42	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C43	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C44	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C45	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C46	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C47	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C48	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C49	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C50	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C51	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C52	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C53	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C54	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C55	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C56	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C57	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C58	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C59	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C60	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C61	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C62	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C63	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C64	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C65	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C66	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C67	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C68	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C69	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C70	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C71	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C72	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C73	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C74	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C75	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C76	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C77	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C78	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C79	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C80	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C81	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C82	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C83	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C84	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C85	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C86	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C87	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C88	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C89	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C90	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C91	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C92	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C93	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C94	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C95	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C96	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C97	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C98	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C99	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133
C100	89.232133	S 73°52'32" W	117.181	S 73°52'32" W	89.232133

LINE TABLE

LINE	BEARING	LENGTH
L1	N 87°51'11" E	24.01'
L2	S 89°42'40" W	38.00'
L3	N 87°51'11" E	24.01'
L4	S 73°52'32" W	10.00'
L5	N 87°51'11" E	10.00'
L6	S 73°52'32" W	10.00'
L7	N 87°51'11" E	10.00'
L8	S 73°52'32" W	10.00'
L9	N 87°51'11" E	24.01'

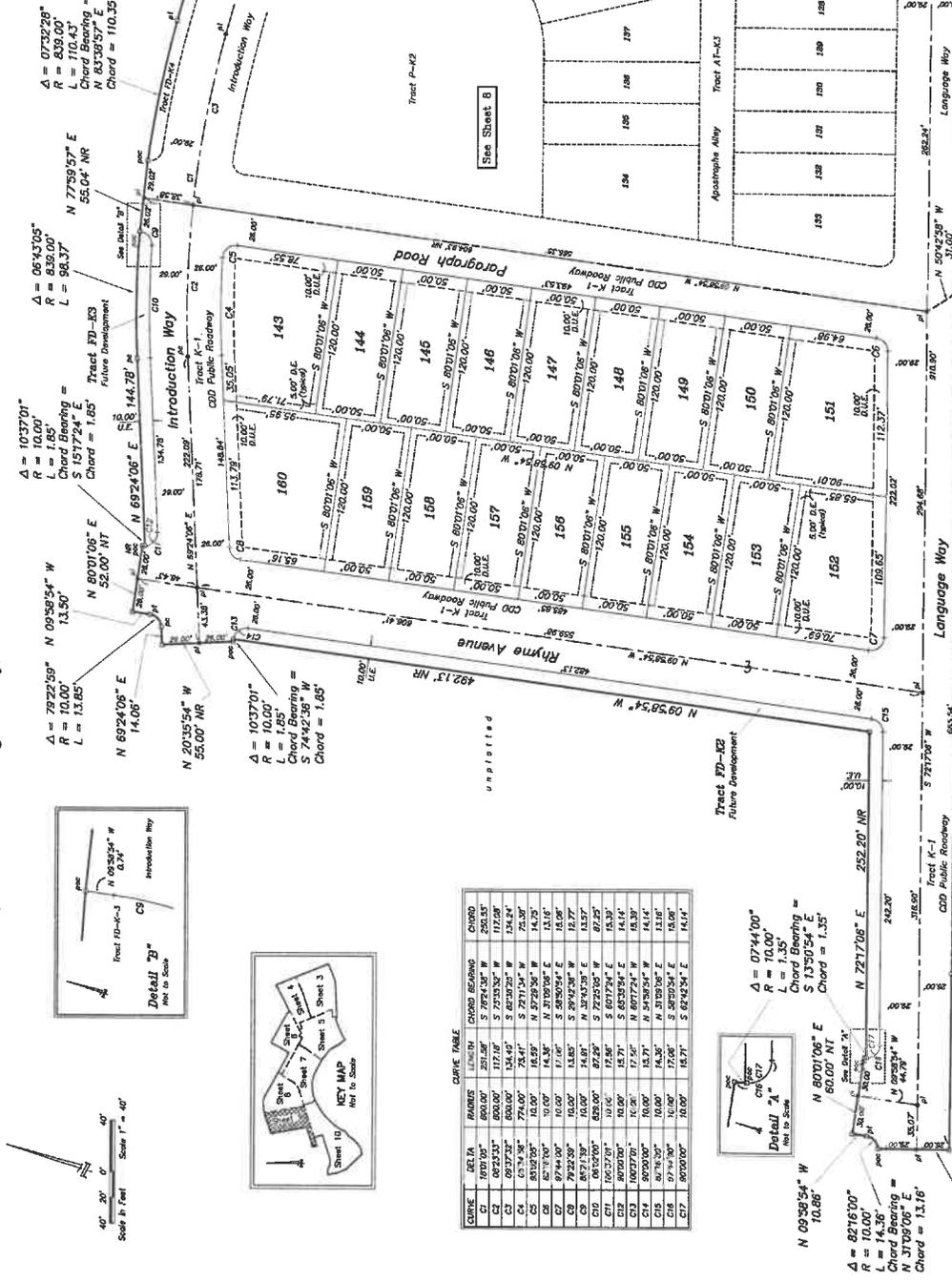


**GARINO - BELTON ASSOCIATES, INC.**  
Professional surveyors and mappers  
1275 E. Robinson Street Orlando, FL 32801 (407) 894-6656

# STOREY PARK - PARCEL K PHASE 1

A replat of a portion of Tract FD-2, DOWDEN ROAD - PHASES 3 AND 4, as recorded in Plat Book 98, Pages 49 through 52, Public Records of Orange County, Florida Together with a portion of Section 33, Township 23 South, Range 31 East and a portion of Sections 24 South, Range 31 East City of Orlando, Orange County, Florida

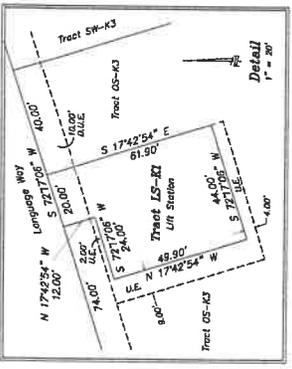
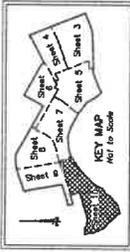
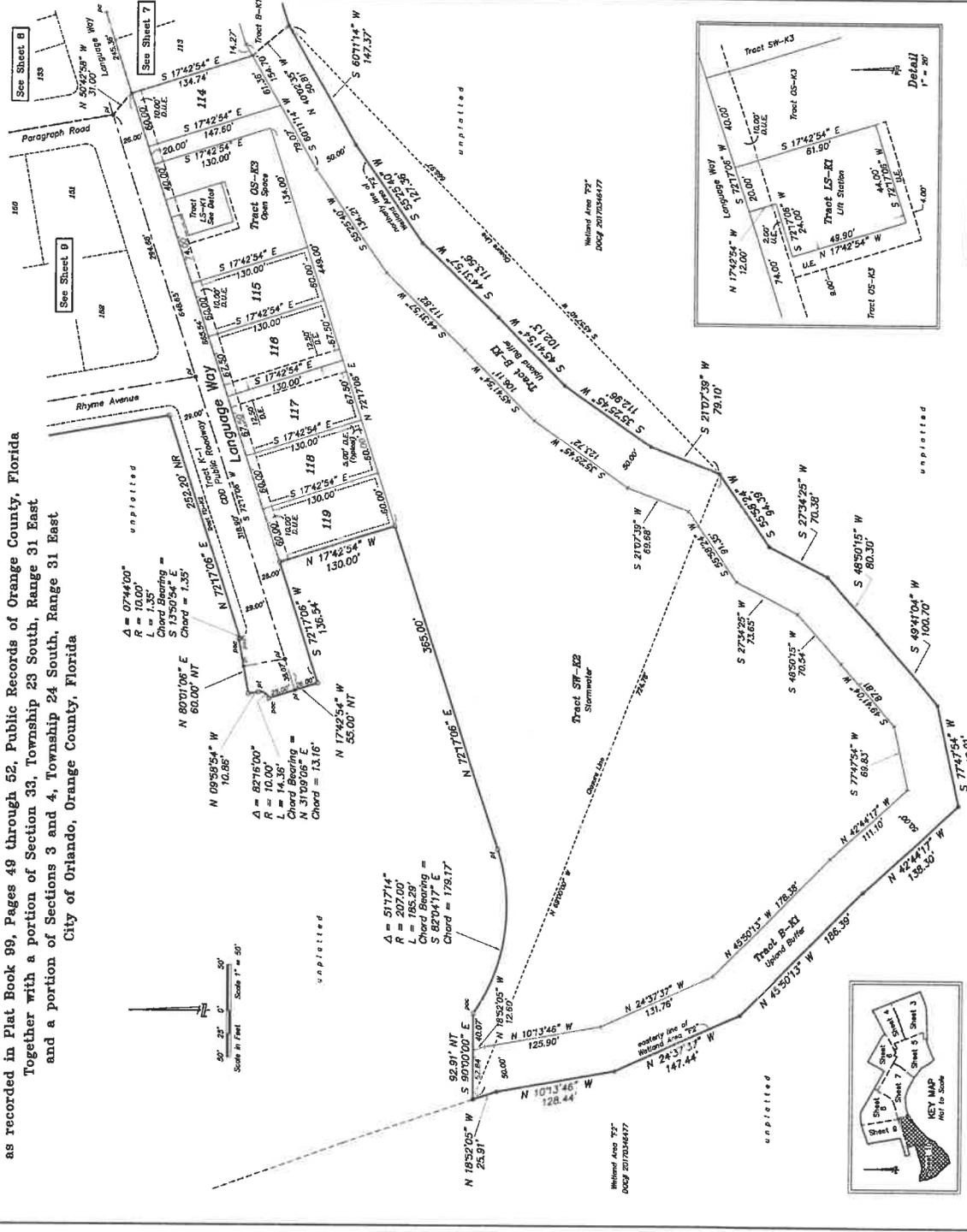
unplatted



unplatted

# STOREY PARK - PARCEL K PHASE 1

A replat of a portion of Tract FD-2, DOWDEN ROAD - PHASES 3 AND 4, as recorded in Plat Book 99, Pages 49 through 52, Public Records of Orange County, Florida Together with a portion of Section 33, Township 23 South, Range 31 East and a portion of Sections 3 and 4, Township 24 South, Range 31 East City of Orlando, Orange County, Florida



**GAINING - BELTON ASSOCIATES, INC.**  
 Professional surveyors and mappers  
 1578 E. Robinson Street, Orlando, FL 32807 (407) 884-6586

## SECTION VI

# SECTION C

# SECTION 1

# Storey Park Community Development District

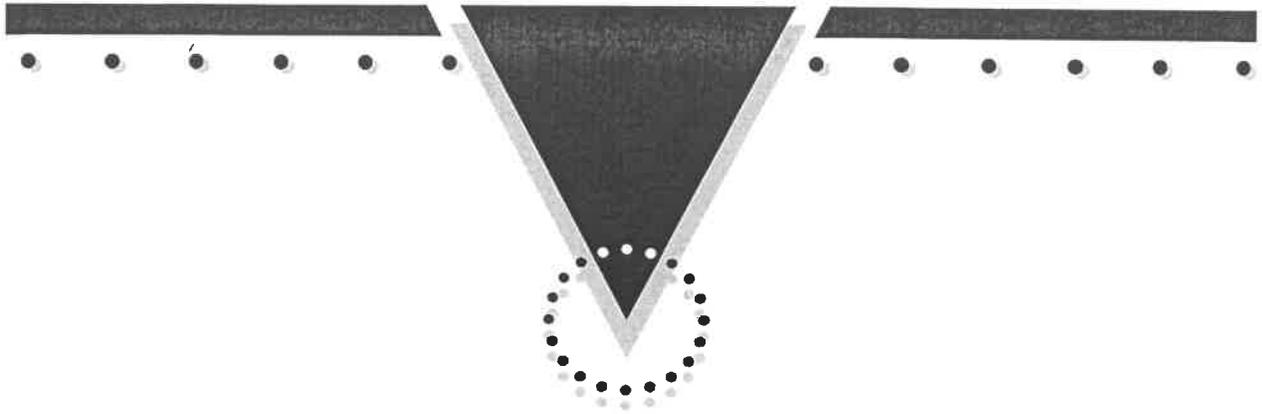
## Summary of Checks

September 21, 2020 to October 15, 2020

Bank	Date	Check #	Amount
General Fund	10/12/20	556-562	\$ 6,391.27
			<hr/>
			\$ 6,391.27
			<hr/>
			<b>\$ 6,391.27</b>

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
10/12/20	00012	8/31/20	188170	202008	320	53800	47000		AQUATIC PLANT MGMT AUG20	*	285.00	285.00
		9/30/20	188926	202009	320	53800	47000		AQUATIC PLANT MGMT SEP20	*	285.00	285.00
10/12/20	00002	9/15/20	135	202009	320	53800	46300		POND DEBRIS RMVL-09/15/20	*	250.00	570.00
		9/16/20	20177	202009	310	51300	31200		APPLIED AQUATIC MANAGEMENT, INC.	*	250.00	000556
10/12/20	00009	9/16/20	20177	202009	310	51300	31200		GOVERNMENTAL MANAGEMENT SERVICES	*	600.00	250.00
		10/08/20	2531	202009	320	53800	48000		ARBITRAGE REPORT SER2015	*	293.90	000557
10/12/20	00023	10/08/20	2531	202009	320	53800	48000		INSTALL 2 STREET SIGNS	*	293.90	600.00
		9/23/20	94044	202008	310	51300	31500		GRAU & ASSOCIATES	*	2,904.85	000558
10/12/20	00005	9/23/20	94044	202008	310	51300	31500		HERITAGE SERVICE SOLUTIONS LLC	*	2,904.85	293.90
		9/16/20	25550820	202009	310	51300	48000		BD MTG/PRK/OMEGASCAPE/TOW	*	560.01	000559
		9/27/20	25842505	202009	310	51300	48000		LATHAM, LUNA, EDEN & BEAUDINE	*	245.00	2,904.85
		9/27/20	25842505	202009	310	51300	48000		NOT OF MEETING 9-24-20	*	387.51	2,904.85
		9/27/20	25842505	202009	310	51300	48000		NOT OF RULE DEVELOPMENT	*	580.00	1,192.52
		9/28/20	15-060(6	202008	310	51300	31100		NOT-RULEMAKE/PROCEDURES	*	580.00	000561
									ORLANDO SENTINEL	*	580.00	580.00
									BRD MTG/PARKING MOD	*	580.00	580.00
									POULOS & BENNETT	*	580.00	580.00
									TOTAL FOR BANK A		6,391.27	6,391.27
									TOTAL FOR REGISTER		6,391.27	6,391.27

## SECTION 2



**Storey Park  
Community Development District**

**Unaudited Financial Reporting  
September 30, 2020**



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Series 2015</u>
4	<u>Debt Service Fund Series 2018</u>
5	<u>Debt Service Fund Series 2019</u>
6	<u>Capital Projects Series 2015</u>
7	<u>Capital Projects Series 2018</u>
8	<u>Capital Projects Series 2019</u>
9	<u>Month to Month</u>
10	<u>Long Term Debt Summary</u>
11	<u>FY20 Assessment Receipt Schedule</u>
12-14	<u>Construction Schedule Series 2015</u>
15-16	<u>Construction Schedule Series 2018</u>
17	<u>Construction Schedule Series 2019</u>

**Storey Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**September 30, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
<b>ASSETS:</b>				
CASH	\$62,410	---	---	\$62,410
DUE FROM DEVELOPER	\$46,494	---	---	\$46,494
PREPAID EXPENSES	\$9,876	---	---	\$9,876
SERIES 2015				
RESERVE	---	\$308,943	---	\$308,943
REVENUE	---	\$406,283	---	\$406,283
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$24	---	\$24
CONSTRUCTION	---	---	\$6,747	\$6,747
SERIES 2018				
RESERVE	---	\$64,471	---	\$64,471
REVENUE	---	\$98,698	---	\$98,698
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$121,472	---	\$121,472
REVENUE	---	\$89,489	---	\$89,489
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$13,735	\$13,735
COST OF ISSUANCE	---	---	\$6,824	\$6,824
<b>TOTAL ASSETS</b>	<b>\$118,781</b>	<b>\$1,089,444</b>	<b>\$27,305</b>	<b>\$1,235,529</b>
<b>LIABILITIES:</b>				
ACCOUNTS PAYABLE	\$39,793	---	---	\$39,793
<b>FUND EQUITY:</b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$715,251	---	\$715,251
RESTRICTED FOR DEBT SERVICE 2018	---	\$163,232	---	\$163,232
RESTRICTED FOR DEBT SERVICE 2019	---	\$210,961	---	\$210,961
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$6,747	\$6,747
RESTRICTED FOR CAPITAL PROJECTS 2018	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$20,559	\$20,559
UNASSIGNED	\$78,988	---	---	\$78,988
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$118,781</b>	<b>\$1,089,444</b>	<b>\$27,305</b>	<b>\$1,235,529</b>

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$436,235	\$436,235	\$446,699	\$10,464
ASSESSMENTS - DIRECT BILLED	\$124,945	\$124,945	\$124,945	\$0
DEVELOPER CONTRIBUTIONS	\$170,972	\$170,972	\$31,665	(\$139,307)
INTEREST	\$0	\$0	\$52	\$52
<b>TOTAL REVENUES</b>	<b>\$732,152</b>	<b>\$732,152</b>	<b>\$603,361</b>	<b>(\$128,791)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
ENGINEERING	\$12,000	\$12,000	\$11,778	\$222
ATTORNEY	\$25,000	\$25,000	\$20,432	\$4,568
ARBITRAGE	\$600	\$600	\$600	\$0
DISSEMINATION AGENT	\$11,000	\$11,000	\$10,500	\$500
ANNUAL AUDIT	\$5,600	\$5,600	\$6,100	(\$500)
TRUSTEE FEES	\$10,500	\$10,500	\$3,500	\$7,000
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$35,000	\$35,000	(\$0)
INFORMATION TECHNOLOGY	\$2,400	\$2,400	\$3,575	(\$1,175)
TELEPHONE	\$300	\$300	\$11	\$289
POSTAGE	\$1,000	\$1,000	\$241	\$759
INSURANCE	\$6,000	\$6,000	\$5,533	\$467
PRINTING & BINDING	\$1,000	\$1,000	\$216	\$784
LEGAL ADVERTISING	\$1,925	\$1,925	\$6,816	(\$4,891)
OTHER CURRENT CHARGES	\$1,000	\$1,000	\$65	\$935
PROPERTY APPRAISER	\$700	\$700	\$924	(\$224)
OFFICE SUPPLIES	\$625	\$625	\$56	\$569
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b><u>OPERATION &amp; MAINTENANCE</u></b>				
<b><u>CONTRACT SERVICES</u></b>				
FIELD MANAGEMENT	\$15,000	\$15,000	\$15,000	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$372,707	\$372,707	\$281,186	\$91,521
LAKE MAINTENANCE	\$17,820	\$17,820	\$4,620	\$13,200
MITIGATION MONITORING & MAINTENANCE	\$10,300	\$10,300	\$12,075	(\$1,775)
<b><u>REPAIRS &amp; MAINTENANCE</u></b>				
REPAIRS - GENERAL	\$5,000	\$5,000	\$2,506	\$2,494
OPERATING SUPPLIES	\$5,000	\$5,000	\$0	\$5,000
LANDSCAPE CONTINGENCY	\$10,000	\$10,000	\$1,145	\$8,855
IRRIGATION REPAIRS	\$10,000	\$10,000	\$20,246	(\$10,246)
ROADWAYS & SIDEWALKS	\$10,000	\$10,000	\$0	\$10,000
TRAIL MAINTENANCE	\$2,500	\$2,500	\$0	\$2,500
SIGNAGE	\$5,000	\$5,000	\$15,946	(\$10,946)
<b><u>UTILITY</u></b>				
ELECTRIC	\$3,000	\$3,000	\$632	\$2,368
STREETLIGHTS	\$115,000	\$115,000	\$134,459	(\$19,459)
WATER & SEWER	\$25,000	\$25,000	\$15,150	\$9,850
<b><u>OTHER</u></b>				
PROPERTY INSURANCE	\$6,000	\$6,000	\$2,697	\$3,303
<b>TOTAL EXPENDITURES</b>	<b>\$732,152</b>	<b>\$732,152</b>	<b>\$616,184</b>	<b>\$115,968</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$12,824)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$91,811</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$78,988</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Series 2015

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$483,751	\$483,751	\$495,355	\$11,604
ASSESSMENTS - DIRECT BILLED	\$123,292	\$123,292	\$123,292	\$0
INTEREST	\$2,500	\$2,500	\$5,405	\$2,905
<b>TOTAL REVENUES</b>	<b>\$609,543</b>	<b>\$609,543</b>	<b>\$624,053</b>	<b>\$14,509</b>
<b>EXPENDITURES:</b>				
INTEREST - 11/1	\$218,259	\$218,259	\$218,259	(\$0)
PRINCIPAL - 11/1	\$170,000	\$170,000	\$170,000	\$0
INTEREST - 5/1	\$214,859	\$214,859	\$214,859	(\$0)
TRANSFER OUT	\$0	\$0	\$6,730	(\$6,730)
<b>TOTAL EXPENDITURES</b>	<b>\$603,118</b>	<b>\$603,118</b>	<b>\$609,849</b>	<b>(\$6,731)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$6,425</b>		<b>\$14,204</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$412,079</b>		<b>\$701,047</b>	
<b>FUND BALANCE - Ending</b>	<b>\$418,504</b>		<b>\$715,251</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Series 2018

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$248,827	\$248,827	\$254,187	\$5,360
INTEREST	\$500	\$500	\$1,379	\$879
TRANSFER IN	\$0	\$0	\$63	\$63
<b>TOTAL REVENUES</b>	<b>\$249,327</b>	<b>\$249,327</b>	<b>\$255,628</b>	<b>\$6,301</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$91,291	\$91,291	\$91,291	\$0
PRINCIPAL - 6/15	\$65,000	\$65,000	\$65,000	\$0
INTEREST - 6/15	\$91,291	\$91,291	\$91,291	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$247,582</b>	<b>\$247,582</b>	<b>\$247,581</b>	<b>\$1</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,745</b>		<b>\$8,047</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$96,820</b>		<b>\$155,185</b>	
<b>FUND BALANCE - Ending</b>	<b>\$98,565</b>		<b>\$163,232</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$144,240	\$144,240	\$147,586	\$3,346
ASSESSMENTS - DIRECT BILLED	\$95,151	\$94,724	\$94,724	\$0
ASSESSMENTS - DIRECT BILLED (FY19)	\$0	\$0	\$83,519	
INTEREST	\$500	\$500	\$1,803	\$1,303
<b>TOTAL REVENUES</b>	<b>\$239,891</b>	<b>\$239,464</b>	<b>\$327,631</b>	<b>\$4,649</b>
<b>EXPENDITURES:</b>				
INTEREST - 12/15	\$83,519	\$83,519	\$83,519	\$0
PRINCIPAL - 6/15	\$70,000	\$70,000	\$70,000	\$0
INTEREST - 6/15	\$83,519	\$83,519	\$83,519	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$237,038</b>	<b>\$237,038</b>	<b>\$237,038</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$2,853</b>		<b>\$90,594</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$83,539</b>		<b>\$120,367</b>	
<b>FUND BALANCE - Ending</b>	<b>\$86,392</b>		<b>\$210,961</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

Series 2015

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<b>REVENUES:</b>				
INTEREST	\$0	\$0	\$2	\$2
TRANSFER IN	\$0	\$0	\$6,730	\$6,730
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,731</b>	<b>\$6,731</b>
<b>EXPENDITURES:</b>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$6,731</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$15</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$6,747</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### Series 2018

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$5	\$5
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5</b>	<b>\$5</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$520	(\$520)
TRANSFER OUT	\$0	\$0	\$63	(\$63)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$583</b>	<b>(\$583)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$577)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$577</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$0</b>	

# Storey Park

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

Series 2019

### Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$28,713	\$28,713
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,713</b>	<b>\$28,713</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$3,628,789	(\$3,628,789)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,628,789</b>	<b>(\$3,628,789)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$3,600,077)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$3,620,635</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$20,559</b>	

**Storey Park  
Community Development District**

REVENUES:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$11,974	\$171,351	\$196,568	\$15,126	\$25,326	\$6,351	\$3,664	\$8,006	\$4,181	\$2,938	\$1,113	\$446,689
ASSESSMENTS - DIRECT BILLED	\$0	\$62,473	\$0	\$31,236	\$0	\$0	\$31,236	\$0	\$0	\$0	\$0	\$0	\$124,945
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,665
INTEREST	\$1	\$2	\$6	\$13	\$7	\$6	\$5	\$6	\$2	\$2	\$1	\$1	\$52
<b>TOTAL REVENUES</b>	<b>\$1</b>	<b>\$74,448</b>	<b>\$171,357</b>	<b>\$227,818</b>	<b>\$15,133</b>	<b>\$25,332</b>	<b>\$37,593</b>	<b>\$3,670</b>	<b>\$8,008</b>	<b>\$4,183</b>	<b>\$2,940</b>	<b>\$32,778</b>	<b>\$603,361</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
ENGINEERING	\$2,909	\$0	\$0	\$260	\$360	\$80	\$50	\$100	\$0	\$7,340	\$580	\$0	\$11,778
ATTORNEY	\$2,845	\$4,204	\$950	\$2,215	\$3,421	\$832	\$1,362	\$1,482	\$1,414	\$785	\$2,905	\$0	\$20,432
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$600
DISSEMINATION AGENT	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$10,500
ANNUAL AUDIT	\$500	\$0	\$0	\$0	\$2,000	\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$6,100
TRUSTEE FEES	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,000
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$2,475	\$100	\$100	\$100	\$100	\$3,575
TELEPHONE	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
POSTAGE	\$4	\$32	\$20	\$14	\$17	\$13	\$9	\$15	\$18	\$17	\$4	\$4	\$241
INSURANCE	\$5,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,533
PRINTING & BINDING	\$0	\$41	\$0	\$0	\$47	\$49	\$1	\$7	\$22	\$0	\$3	\$15	\$216
LEGAL ADVERTISING	\$0	\$0	\$0	\$241	\$0	\$0	\$0	\$556	\$500	\$710	\$9,616	\$1,133	\$6,816
OTHER CURRENT CHARGES	\$0	\$17	\$0	\$0	\$0	\$0	\$49	\$0	\$0	\$0	\$0	\$0	\$65
PROPERTY APPRAISER	\$924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$924
OFFICE SUPPLIES	\$0	\$5	\$0	\$0	\$5	\$5	\$5	\$5	\$0	\$0	\$31	\$0	\$56
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>OPERATION &amp; MAINTENANCE:</b>													
CONTRACT SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$15,000
FIELD MANAGEMENT	\$21,109	\$20,484	\$20,484	\$20,484	\$20,484	\$25,437	\$25,437	\$25,437	\$25,437	\$25,437	\$25,437	\$25,437	\$281,186
LANDSCAPE MAINTENANCE	\$285	\$285	\$285	\$285	\$1,485	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$4,620
LAKE MAINTENANCE	\$1,500	\$700	\$700	\$0	\$0	\$6,975	\$0	\$0	\$0	\$0	\$0	\$0	\$12,075
MITIGATION MONITORING & MAINTENANCE													
REPAIRS & MAINTENANCE	\$0	\$1,494	\$424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$588	\$2,506
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$894	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$250	\$1,145
IRRIGATION REPAIRS	\$0	\$0	\$643	\$3,127	\$3,281	\$133	\$179	\$1,325	\$1,959	\$2,326	\$1,599	\$4,779	\$20,246
ROADWAYS & SIDEWALKS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$700	\$0	\$14,030	\$0	\$0	\$500	\$0	\$0	\$716	\$0	\$0	\$15,946
UTILITY	\$28	\$27	\$33	\$32	\$43	\$41	\$48	\$26	\$54	\$43	\$142	\$121	\$632
ELECTRIC	\$6,164	\$9,250	\$10,502	\$10,546	\$9,212	\$10,552	\$10,567	\$10,869	\$14,254	\$13,126	\$16,187	\$13,127	\$134,459
STREETLIGHTS	\$530	\$646	\$671	\$1,320	\$1,427	\$2,176	\$1,744	\$1,487	\$1,604	\$1,079	\$1,252	\$1,214	\$15,150
WATER & SEWER													
OTHER	\$2,154	\$0	\$0	\$0	\$414	\$0	\$129	\$0	\$0	\$0	\$0	\$0	\$2,697
PROPERTY INSURANCE													
<b>TOTAL EXPENDITURES</b>	<b>\$59,319</b>	<b>\$41,025</b>	<b>\$42,153</b>	<b>\$58,243</b>	<b>\$47,338</b>	<b>\$55,320</b>	<b>\$45,521</b>	<b>\$49,205</b>	<b>\$50,699</b>	<b>\$57,006</b>	<b>\$57,532</b>	<b>\$52,823</b>	<b>\$616,184</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$59,317)</b>	<b>\$33,423</b>	<b>\$129,204</b>	<b>\$169,575</b>	<b>(\$32,205)</b>	<b>(\$29,988)</b>	<b>(\$7,928)</b>	<b>(\$45,535)</b>	<b>(\$42,591)</b>	<b>(\$52,823)</b>	<b>(\$54,593)</b>	<b>(\$20,044)</b>	<b>(\$12,820)</b>

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

<b>SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)</b>	
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	\$308,943
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$8,635,000</b>

<b>SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)</b>	
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	\$64,471
BONDS OUTSTANDING - 5/22/18	\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20	(\$65,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,735,000</b>

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)</b>	
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	\$121,472
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,925,000</b>

**STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2020**

**TAX COLLECTOR**

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015			2018			2019			
							GENERAL FUND	DEBT SERVICE	TOTAL	GENERAL FUND	DEBT SERVICE	TOTAL	GENERAL FUND	DEBT SERVICE	TOTAL	
							33.24%	36.86%	18.91%	33.24%	36.86%	18.91%	33.24%	36.86%	18.91%	
11/7/19	1	\$ 1,086.88	\$ 49.08	\$ -	\$ -	\$ 1,037.80	\$ 344.94	\$ 382.52	\$ 196.28	\$ 514,629	\$ 264,077	\$ 153,447	\$ 344.94	\$ 382.52	\$ 196.28	\$ 1,037.80
11/14/19	2	\$ 12,400.96	\$ 496.03	\$ -	\$ -	\$ 11,904.93	\$ 3,956.96	\$ 4,387.97	\$ 2,251.64	\$ 483,751	\$ 248,232	\$ 144,240	\$ 3,956.96	\$ 4,387.97	\$ 2,251.64	\$ 11,904.93
11/21/19	3	\$ 24,044.83	\$ 961.79	\$ -	\$ -	\$ 23,083.04	\$ 7,672.34	\$ 8,508.04	\$ 4,365.82	\$ 483,751	\$ 248,232	\$ 144,240	\$ 7,672.34	\$ 8,508.04	\$ 4,365.82	\$ 23,083.04
12/5/19	4	\$ 149,346.02	\$ 5,973.72	\$ -	\$ -	\$ 143,372.30	\$ 47,654.08	\$ 52,844.73	\$ 27,116.77	\$ 483,751	\$ 248,232	\$ 144,240	\$ 47,654.08	\$ 52,844.73	\$ 27,116.77	\$ 143,372.30
12/12/19	5	\$ 314,973.87	\$ 12,598.91	\$ -	\$ 277.09	\$ 302,652.05	\$ 100,595.47	\$ 111,552.69	\$ 57,242.21	\$ 514,629	\$ 264,077	\$ 153,447	\$ 100,595.47	\$ 111,552.69	\$ 57,242.21	\$ 302,652.05
12/19/19	6	\$ 72,398.65	\$ 2,895.95	\$ -	\$ -	\$ 69,502.70	\$ 23,101.30	\$ 25,617.58	\$ 13,145.42	\$ 483,751	\$ 248,232	\$ 144,240	\$ 23,101.30	\$ 25,617.58	\$ 13,145.42	\$ 69,502.70
1/9/20	7	\$ 616,037.71	\$ 24,641.11	\$ -	\$ -	\$ 591,396.60	\$ 196,568.37	\$ 217,979.30	\$ 111,854.01	\$ 514,629	\$ 264,077	\$ 153,447	\$ 196,568.37	\$ 217,979.30	\$ 111,854.01	\$ 591,396.60
2/13/20	8	\$ 47,404.70	\$ 1,896.16	\$ -	\$ -	\$ 45,508.54	\$ 15,126.13	\$ 16,773.72	\$ 8,607.27	\$ 483,751	\$ 248,232	\$ 144,240	\$ 15,126.13	\$ 16,773.72	\$ 8,607.27	\$ 45,508.54
3/12/20	9	\$ 14,980.13	\$ 599.20	\$ 685.33	\$ 2,007.71	\$ 15,703.31	\$ 5,219.47	\$ 5,787.99	\$ 2,970.05	\$ 483,751	\$ 248,232	\$ 144,240	\$ 5,219.47	\$ 5,787.99	\$ 2,970.05	\$ 15,703.31
3/19/20	10	\$ 62,563.70	\$ 2,070.70	\$ -	\$ -	\$ 60,493.00	\$ 20,106.66	\$ 22,296.75	\$ 11,441.37	\$ 483,751	\$ 248,232	\$ 144,240	\$ 20,106.66	\$ 22,296.75	\$ 11,441.37	\$ 60,493.00
4/9/20	11	\$ 19,569.37	\$ 460.40	\$ -	\$ -	\$ 19,108.97	\$ 6,351.44	\$ 7,043.26	\$ 3,614.18	\$ 483,751	\$ 248,232	\$ 144,240	\$ 6,351.44	\$ 7,043.26	\$ 3,614.18	\$ 19,108.97
5/14/20	12	\$ 11,149.98	\$ 126.65	\$ -	\$ -	\$ 11,023.33	\$ 3,663.93	\$ 4,063.02	\$ 2,084.90	\$ 483,751	\$ 248,232	\$ 144,240	\$ 3,663.93	\$ 4,063.02	\$ 2,084.90	\$ 11,023.33
6/11/20	13	\$ 24,087.81	\$ -	\$ -	\$ 299.91	\$ 24,387.72	\$ 8,105.99	\$ 8,988.92	\$ 4,612.58	\$ 483,751	\$ 248,232	\$ 144,240	\$ 8,105.99	\$ 8,988.92	\$ 4,612.58	\$ 24,387.72
7/9/20	14	\$ 12,578.30	\$ -	\$ -	\$ -	\$ 12,578.30	\$ 4,180.77	\$ 4,636.16	\$ 2,379.00	\$ 483,751	\$ 248,232	\$ 144,240	\$ 4,180.77	\$ 4,636.16	\$ 2,379.00	\$ 12,578.30
8/13/20	15	\$ 8,840.19	\$ -	\$ -	\$ -	\$ 8,840.19	\$ 2,938.30	\$ 3,258.35	\$ 1,671.99	\$ 483,751	\$ 248,232	\$ 144,240	\$ 2,938.30	\$ 3,258.35	\$ 1,671.99	\$ 8,840.19
9/10/20	16	\$ 3,300.56	\$ -	\$ -	\$ 47.44	\$ 3,348.00	\$ 1,112.81	\$ 1,234.02	\$ 633.23	\$ 483,751	\$ 248,232	\$ 144,240	\$ 1,112.81	\$ 1,234.02	\$ 633.23	\$ 3,348.00
<b>TOTALS</b>		\$ 1,394,763.66	\$ 52,769.70	\$ 685.33	\$ 2,632.15	\$ 1,343,940.78	\$ 446,698.95	\$ 495,355.01	\$ 254,186.74	\$ 147,700.07	\$ 147,700.07	\$ 1,343,940.78	\$ 446,698.95	\$ 495,355.01	\$ 254,186.74	\$ 1,343,940.78

**DIRECT BILLED ASSESSMENTS**

LENNAR HOMES LLC		\$342,961.11		\$124,945.03		\$123,292.28		\$94,723.80	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015	SERIES 2018	SERIES 2019	
11/25/19	11/1/19	1338022	\$ 171,480.55	\$ 171,480.55	\$ 62,472.51	\$ 61,646.14	\$ 47,361.90	\$ 47,361.90	
2/1/20	2/1/20	1372449	\$ 85,740.28	\$ 85,740.28	\$ 31,236.26	\$ 30,823.07	\$ 23,680.95	\$ 23,680.95	
4/30/20	4/1/20	1421150	\$ 85,740.28	\$ 85,740.28	\$ 31,236.26	\$ 30,823.07	\$ 23,680.95	\$ 23,680.95	
<b>TOTALS</b>			\$ 342,961.11	\$ 342,961.11	\$ 124,945.03	\$ 123,292.28	\$ 94,723.80	\$ 94,723.80	

**Storey Park  
Community Development District**

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

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

**Storey Park  
Community Development District**

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

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

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

**Storey Park  
Community Development District  
Special Assessment Bonds, Series 2015  
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2019</b>				
3/7/19	6	Governmental Management Services-CF	Invoice #88 - Construction Accounting	\$ 3,500.00
5/24/19	7	Lennar Corporation	Phase 3 Construction Costs	\$ 2,643.84
<b>TOTAL</b>				<b>\$ 6,143.84</b>
<b>Fiscal Year 2019</b>				
10/1/18		Interest		\$ 9.36
11/1/18		Interest		\$ 10.50
12/1/18		Interest		\$ 10.47
1/2/19		Interest		\$ 11.26
2/1/19		Interest		\$ 11.83
3/1/19		Interest		\$ 10.75
4/1/19		Interest		\$ 6.25
5/1/19		Interest		\$ 5.02
6/3/19		Interest		\$ 3.67
7/1/19		Interest		\$ 0.03
8/1/19		Interest		\$ 0.03
9/1/19		Interest		\$ 0.03
<b>TOTAL</b>				<b>\$ 79.20</b>
<b>Acquisition/Construction Fund at 9/30/18</b>				<b>\$ 6,079.67</b>
<b>Interest Earned thru 9/30/19</b>				<b>\$ 79.20</b>
<b>Requisitions Paid thru 9/30/19</b>				<b>\$ (6,143.84)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 15.03</b>

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2020</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2020</b>				
10/1/19		Interest		\$ 0.02
11/1/19		Interest		\$ 0.02
12/1/19		Interest		\$ 0.02
1/2/20		Interest		\$ 0.02
2/3/20		Interest		\$ 0.02
3/2/20		Interest		\$ 0.02
4/1/20		Interest		\$ 0.01
4/30/20		Transfer from Reserve		\$ 6,729.83
5/1/20		Interest		\$ 0.03
6/1/20		Interest		\$ 0.64
7/1/20		Interest		\$ 0.41
8/3/20		Interest		\$ 0.32
9/1/20		Interest		\$ 0.12
<b>TOTAL</b>				<b>\$ 6,731.48</b>
<b>Acquisition/Construction Fund at 9/30/19</b>				<b>\$ 15.03</b>
<b>Interest Earned thru 9/30/20</b>				<b>\$ 6,731.48</b>
<b>Requisitions Paid thru 9/30/20</b>				<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 6,746.51</b>

**Storey Park  
Community Development District**

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

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2019</b>				
10/3/18	1	Lennar Homes, LLC	Construction Cost PH1&2, Parcel L	\$ 3,445,499.01
3/7/19	2	Governmental Management Services-CF	Invoice #89 - Construction Accounting	\$ 3,500.00
5/23/19	3	Lennar Homes, LLC	Construction Cost PH1&2, Parcel L	\$ 109,419.03
<b>TOTAL</b>				<b>\$ 3,558,418.04</b>
<b>Fiscal Year 2019</b>				
10/1/18		Interest		\$ 5,466.72
11/1/18		Interest		\$ 568.44
12/1/18		Interest		\$ 192.33
1/2/19		Interest		\$ 207.02
2/1/19		Interest		\$ 217.46
3/1/19		Interest		\$ 197.49
4/1/19		Interest		\$ 214.51
5/1/19		Interest		\$ 207.86
6/3/19		Interest		\$ 151.79
7/1/19		Interest		\$ 1.04
8/1/19		Interest		\$ 1.09
9/1/19		Interest		\$ 1.00
<b>TOTAL</b>				<b>\$ 7,426.75</b>
Acquisition/Construction Fund at 9/30/18				\$ 3,551,568.58
Interest Earned thru 9/30/19				\$ 7,426.75
Requisitions Paid thru 9/30/19				\$ (3,558,418.04)
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 577.29</b>

**Storey Park  
Community Development District**

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

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2020</b>				
5/8/20	4	Poulos & Bennett, LLC	Inv# 15-060(60) & 151-060(57)	\$ 520.00
<b>TOTAL</b>				<b>\$ 520.00</b>
<b>Fiscal Year 2020</b>				
10/1/19		Interest		\$ 0.95
11/1/19		Interest		\$ 0.88
12/1/19		Interest		\$ 0.74
1/2/20		Interest		\$ 0.74
2/3/20		Interest		\$ 0.73
3/2/20		Interest		\$ 0.68
4/1/20		Interest		\$ 0.40
5/1/20		Interest		\$ 0.10
5/11/20		Transfer to General Redemption		\$ (62.51)
6/1/20		Interest		\$ 0.01
6/1/20		Transfer to Revenue		\$ (0.01)
<b>TOTAL</b>				<b>\$ (57.29)</b>
<b>Acquisition/Construction Fund at 9/30/19</b>				<b>\$ 577.29</b>
<b>Interest Earned thru 6/30/20</b>				<b>\$ (57.29)</b>
<b>Requisitions Paid thru 6/30/20</b>				<b>\$ (520.00)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 0.00</b>

**Storey Park  
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2019</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2019</b>				
6/3/19		Interest		\$ 225.85
7/1/19		Interest		\$ 6,663.52
8/1/19		Interest		\$ 6,810.72
9/1/19		Interest		\$ 6,243.68
<b>TOTAL</b>				<b>\$ 19,943.77</b>
Acquisition/Construction Fund at 5/31/19				\$ 3,593,938.38
Interest Earned thru 9/30/19				\$ 19,943.77
Requisitions Paid thru 9/30/19				\$ -
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 3,613,882.15</b>

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2020</b>				
2/24/20	1	Lennar Homes LLC	Mass Grading PH3 & 4, Parcel L Infrastructure	\$ 3,625,289.41
2/13/20		GMS-CF, LLC	FY2020 Construction Accounting	\$ 3,500.00
<b>TOTAL</b>				<b>\$ 3,628,789.41</b>
<b>Fiscal Year 2020</b>				
10/1/19		Interest		\$ 5,923.09
11/1/19		Interest		\$ 5,484.17
12/1/19		Interest		\$ 4,658.57
1/2/20		Interest		\$ 4,641.62
2/3/20		Interest		\$ 4,551.24
3/2/20		Interest		\$ 3,368.85
4/1/20		Interest		\$ 9.13
5/1/20		Interest		\$ 2.29
6/1/20		Interest		\$ 1.30
7/1/20		Interest		\$ 0.83
8/3/20		Interest		\$ 0.65
9/1/20		Interest		\$ 0.25
<b>TOTAL</b>				<b>\$ 28,641.99</b>
Acquisition/Construction Fund at 9/30/19				\$ 3,613,882.15
Interest Earned thru 9/30/20				\$ 28,641.99
Requisitions Paid thru 9/30/20				\$ (3,628,789.41)
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 13,734.73</b>

# SECTION 3

**STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT  
\$9,210,000  
SPECIAL ASSESSMENT BONDS  
SERIES 2015  
ARBITRAGE REBATE REQUIREMENT  
AUGUST 31, 2020**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

September 11, 2020

Storey Park Community Development District  
City of Orlando, Florida

Re: \$9,210,000 Storey Park Community Development District  
(City of Orlando, Florida),  
Special Assessment Bonds, Series 2015 (the "Bonds")

Storey Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended August 31, 2020 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$382,294) for August 31, 2020. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

*Grau & Associates*

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (August 31, 2020).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Storey Park CDD  
Special Assessment Bonds, Series 2015  
Summary of Rebate Calculations  
\$ 9,210,000.00

Dated: 08/28/2015  
Delivered: 08/28/2015

---

<i>Anniversary Date</i> .....	05/01/2016
<i>Future-Value Date</i> .....	08/31/2020
<i>Arbitrage Yield Limit</i> .....	5.1188657
<i>Total of Purpose Expenditures</i> .....	\$8,813,336.00
<i>Internal Rate of Return</i> .....	0.4189235
<i>90% of rebate liability</i> .....	-\$344,064.36
<i>Full rebate liability</i> .....	-\$382,293.74

---

**Storey Park CDD**  
**Special Assessment Bonds, Series 2015**  
**Purpose Expenditures Future Value Report**  
**\$ 9,210,000.00**

*Dated:* 08/28/2015  
*Delivered:* 08/28/2015  
*Future Valued To:* 08/31/2020

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
9/17/2005	2016	COI	Vendor payment	29.9111111	1,250.00	100.0000000	2.1295738	2,661.97
8/28/2015	-1	COI	Beg. Arbitrage Gross Proceeds	10.0166667	-9,100,563.60	100.0000000	1.2880687	-11,722,151.25
9/10/2015	2016	COI	Vendor payment	9.9500000	25,000.00	100.0000000	1.2859004	32,147.51
9/10/2015	2016	COI	Vendor payment	9.9500000	27,500.00	100.0000000	1.2859004	35,362.26
9/10/2015	2016	COI	Vendor payment	9.9500000	5,000.00	100.0000000	1.2859004	6,429.50
9/10/2015	2016	COI	Trustee reimbursement	9.9500000	-27,500.00	100.0000000	1.2859004	-35,362.26
9/10/2015	2016	COI	Vendor payment	9.9500000	27,500.00	100.0000000	1.2859004	35,362.26
9/10/2015	2016	COI	Vendor payment	9.9500000	36,500.00	100.0000000	1.2859004	46,935.36
9/10/2015	2016	COI	Vendor payment	9.9500000	37,500.00	100.0000000	1.2859004	48,221.26
9/10/2015	2016	COI	Vendor payment	9.9500000	5,077.00	100.0000000	1.2859004	6,528.52
9/10/2015	2016	COI	Vendor payment	9.9500000	1,551.00	100.0000000	1.2859004	1,994.43
9/10/2015	2016	COI	Vendor payment	9.9500000	12,500.00	100.0000000	1.2859004	16,073.75
9/10/2015	2016		Underwriter's Discount	9.9500000	197,278.00	100.0000000	1.2859004	253,679.85
9/10/2015	2016	COI	Vendor payment	9.9500000	2,608.00	100.0000000	1.2859004	3,353.63
9/10/2015	2016	COI	Vendor payment	9.9500000	51,000.00	100.0000000	1.2859004	65,580.92
9/10/2015	2016	COI	Vendor payment	9.9500000	2,093.00	100.0000000	1.2859004	2,691.39
9/10/2015	2016	COI	Vendor payment	9.9500000	1,954.00	100.0000000	1.2859004	2,512.65
9/25/2015	2016	CONSTRUCT	Req payment	9.8666667	4,929,563.00	100.0000000	1.2831951	6,325,591.05
1/7/2016	2016	CONSTRUCT	Req payment	9.3000000	1,371.00	100.0000000	1.2649495	1,734.25
3/18/2016	2016	RESERVE	Transf	8.9055556	114.00	100.0000000	1.2524025	142.77
4/5/2016	2016	COI	Transf to close acct	8.8111111	8,223.00	100.0000000	1.2494167	10,273.95
4/13/2016	2016	CONSTRUCT	Req payment	8.7666667	1,253,955.00	100.0000000	1.2480142	1,564,953.62
8/8/2016	2016	CONSTRUCT	Req payment	8.1277778	1,464.00	100.0000000	1.2280253	1,797.83
6/30/2017	2017	CONSTRUCT	Req payment	6.3388889	2,205,691.00	100.0000000	1.1737434	2,588,915.33
3/7/2019	2019	CONSTRUCT	Disbursement	2.9666667	3,500.00	100.0000000	1.0778566	3,772.50
5/24/2019	2019	CONSTRUCT	Disbursement	2.5388889	2,644.00	100.0000000	1.0662667	2,819.21
8/31/2020	-1		Unspent Proceeds as of 08/31/2020	0.0000000	315,684.00	100.0000000	1.0000000	315,684.00
								<b>28,456.40</b>
								<b>-382,293.74</b>
<i>Arbitrage Yield Limit (AYL) .....</i>					<b>5.1188657</b>			
<i>Internal Rate of Return (IRR) .....</i>					<b>0.4189235</b>			
<i>Future Valued To .....</i>					<b>8/31/2020</b>			

**Storey Park CDD**  
**Special Assessment Bonds, Series 2015**  
**A.Y.L. Verification Report**  
 9,210,000.00

*Dated:* 08/28/2015  
*Delivered:* 08/28/2015  
*FMS Bonds*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	05/01/2016			305,585.16	-	305,585.16	0.9664579	295,335.18
3	11/01/2016	90,000.00	4.000	226,359.36	-	316,359.36	0.9423393	298,117.87
4	05/01/2017			224,559.36	-	224,559.36	0.9188227	206,330.23
5	11/01/2017	155,000.00	4.000	224,559.36	-	379,559.36	0.8958929	340,044.54
6	05/01/2018			221,459.36	-	221,459.36	0.8735353	193,452.58
7	11/01/2018	160,000.00	4.000	221,459.36	-	381,459.36	0.8517357	324,902.57
8	05/01/2019			218,259.36	-	218,259.36	0.8304802	181,260.07
9	11/01/2019	170,000.00	4.000	218,259.36	-	388,259.36	0.8097550	314,394.97
10	05/01/2020			214,859.36	-	214,859.36	0.7895471	169,641.58
11	11/01/2020	175,000.00	4.000	214,859.36	-	389,859.36	0.7698435	300,130.68
12	05/01/2021			211,359.36	-	211,359.36	0.7506316	158,653.01
13	11/01/2021	180,000.00	4.500	211,359.36	-	391,359.36	0.7318991	286,435.56
14	05/01/2022			207,309.36	-	207,309.36	0.7136341	147,943.03
15	11/01/2022	190,000.00	4.500	207,309.36	-	397,309.36	0.6958249	276,457.76
16	05/01/2023			203,034.36	-	203,034.36	0.6784602	137,750.73
17	11/01/2023	200,000.00	4.500	203,034.36	-	403,034.36	0.6615288	266,618.84
18	05/01/2024			198,534.36	-	198,534.36	0.6450200	128,058.63
19	11/01/2024	205,000.00	4.500	198,534.36	-	403,534.36	0.6289231	253,792.08
20	05/01/2025			193,921.86	-	193,921.86	0.6132279	118,918.30
21	11/01/2025	215,000.00	4.500	193,921.86	-	408,921.86	0.5979245	244,504.39
22	05/01/2026			189,084.36	-	189,084.36	0.5830029	110,236.73
23	11/01/2026	225,000.00	4.500	189,084.36	-	414,084.36	0.5684537	235,387.79
24	05/01/2027			184,021.86	-	184,021.86	0.5542676	101,997.36
25	11/01/2027	235,000.00	5.000	184,021.86	-	419,021.86	0.5404355	226,454.30
26	05/01/2028			178,146.86	-	178,146.86	0.5269486	93,874.24
27	11/01/2028	250,000.00	5.000	178,146.86	-	428,146.86	0.5137983	219,981.13
28	05/01/2029			171,896.86	-	171,896.86	0.5009762	86,116.23
29	11/01/2029	260,000.00	5.000	171,896.86	-	431,896.86	0.4884740	210,970.38
30	05/01/2030			165,396.86	-	165,396.86	0.4762838	78,775.85
31	11/01/2030	275,000.00	5.000	165,396.86	-	440,396.86	0.4643979	204,519.37
32	05/01/2031			158,521.86	-	158,521.86	0.4528085	71,780.05
33	11/01/2031	290,000.00	5.000	158,521.86	-	448,521.86	0.4415084	198,026.18
34	05/01/2032			151,271.86	-	151,271.86	0.4304903	65,121.07
35	11/01/2032	300,000.00	5.000	151,271.86	-	451,271.86	0.4197472	189,420.09
36	05/01/2033			143,771.86	-	143,771.86	0.4092721	58,841.82
37	11/01/2033	315,000.00	5.000	143,771.86	-	458,771.86	0.3990585	183,076.81
38	05/01/2034			135,896.86	-	135,896.86	0.3890997	52,877.43
39	11/01/2034	335,000.00	5.000	135,896.86	-	470,896.86	0.3793895	178,653.34
40	05/01/2035			127,521.86	-	127,521.86	0.3699216	47,173.09
41	11/01/2035	350,000.00	5.000	127,521.86	-	477,521.86	0.3606900	172,237.37
42	05/01/2036			118,771.86	-	118,771.86	0.3516888	41,770.73

**Storey Park CDD**  
**Special Assessment Bonds, Series 2015**  
**A.Y.L. Verification Report**  
**9,210,000.00**

*Dated:* 08/28/2015  
*Delivered:* 08/28/2015  
*FMS Bonds*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	11/01/2036	365,000.00	5.125	118,771.86	-	483,771.86	0.3429122	165,891.26
44	05/01/2037			109,418.74	-	109,418.74	0.3343546	36,584.66
45	11/01/2037	385,000.00	5.125	109,418.74	-	494,418.74	0.3260106	161,185.73
46	05/01/2038			99,553.12	-	99,553.12	0.3178748	31,645.43
47	11/01/2038	405,000.00	5.125	99,553.12	-	504,553.12	0.3099420	156,382.21
48	05/01/2039			89,175.00	-	89,175.00	0.3022072	26,949.33
49	11/01/2039	425,000.00	5.125	89,175.00	-	514,175.00	0.2946655	151,509.61
50	05/01/2040			78,284.38	-	78,284.38	0.2873119	22,492.03
51	11/01/2040	450,000.00	5.125	78,284.38	-	528,284.38	0.2801419	147,994.57
52	05/01/2041			66,753.13	-	66,753.13	0.2731508	18,233.67
53	11/01/2041	470,000.00	5.125	66,753.13	-	536,753.13	0.2663341	142,955.67
54	05/01/2042			54,709.38	-	54,709.38	0.2596876	14,207.35
55	11/01/2042	495,000.00	5.125	54,709.38	-	549,709.38	0.2532069	139,190.22
56	05/01/2043			42,025.00	-	42,025.00	0.2468880	10,375.47
57	11/01/2043	520,000.00	5.125	42,025.00	-	562,025.00	0.2407267	135,294.45
58	05/01/2044			28,700.00	-	28,700.00	0.2347193	6,736.44
59	11/01/2044	545,000.00	5.125	28,700.00	-	573,700.00	0.2288617	131,297.96
60	05/01/2045			14,734.38	-	14,734.38	0.2231503	3,287.98
61	11/01/2045	575,000.00	5.125	14,734.38	-	589,734.38	0.2175815	128,315.27
		<b>9,210,000.00</b>		<b>8,933,850.18</b>	<b>0.00</b>	<b>18,143,850.18</b>		<b>9,100,563.26</b>

<i>True Interest Cost (TIC)</i> . . . . .	<b>5.3098694</b>
<i>Net Interest Cost (NIC)</i> . . . . .	<b>5.2136843</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>5.1188657</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .	<b>5.1784599</b>

<i>Face value of bond Issue</i> . . . . .	<b>\$9,210,000.00</b>
<i>Accrued interest (-)</i> . . . . .	
<i>Original issue premium/discount (+)</i> . . . . .	<b>(\$109,436.40)</b>
<i>Bond surety fee (-)</i> . . . . .	<b>\$0.00</b>
<i>Lump-sum credit enhancements (-)</i> . . . . .	<b>\$0.00</b>
<i>Other AYL costs (-)</i> . . . . .	
<i>= AYL Target</i> . . . . .	<b>\$9,100,563.60</b>

Storey Park CDD  
Special Assessment Bonds, Series 2015  
T.I.C. Verification Report (Regular)  
9,210,000.00

1  
MSRB 30/360 SEMI 4/3  
FMS Bonds  
Dated: 8/28/2015  
Delivered: 8/28/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
2	5/1/2016			305,585.16	-	305,585.16	0.9652443	294,964.33
3	11/1/2016	90,000.00	4.000	226,359.36	-	316,359.36	0.9402804	297,466.52
4	5/1/2017			224,559.36	-	224,559.36	0.9159622	205,687.89
5	11/1/2017	155,000.00	4.000	224,559.36	-	379,559.36	0.8922730	338,670.56
6	5/1/2018			221,459.36	-	221,459.36	0.8691964	192,491.67
7	11/1/2018	160,000.00	4.000	221,459.36	-	381,459.36	0.8467166	322,987.97
8	5/1/2019			218,259.36	-	218,259.36	0.8248182	180,024.30
9	11/1/2019	170,000.00	4.000	218,259.36	-	388,259.36	0.8034862	311,961.03
10	5/1/2020			214,859.36	-	214,859.36	0.7827059	168,171.68
11	11/1/2020	175,000.00	4.000	214,859.36	-	389,859.36	0.7624630	297,253.32
12	5/1/2021			211,359.36	-	211,359.36	0.7427436	156,985.81
13	11/1/2021	180,000.00	4.500	211,359.36	-	391,359.36	0.7235342	283,161.90
14	5/1/2022			207,309.36	-	207,309.36	0.7048217	146,116.13
15	11/1/2022	190,000.00	4.500	207,309.36	-	397,309.36	0.6865931	272,789.86
16	5/1/2023			203,034.36	-	203,034.36	0.6688359	135,796.67
17	11/1/2023	200,000.00	4.500	203,034.36	-	403,034.36	0.6515380	262,592.21
18	5/1/2024			198,534.36	-	198,534.36	0.6346875	126,007.27
19	11/1/2024	205,000.00	4.500	198,534.36	-	403,534.36	0.6182727	249,494.30
20	5/1/2025			193,921.86	-	193,921.86	0.6022825	116,795.75
21	11/1/2025	215,000.00	4.500	193,921.86	-	408,921.86	0.5867059	239,916.86
22	5/1/2026			189,084.36	-	189,084.36	0.5715321	108,067.78
23	11/1/2026	225,000.00	4.500	189,084.36	-	414,084.36	0.5567507	230,541.76
24	5/1/2027			184,021.86	-	184,021.86	0.5423516	99,804.56
25	11/1/2027	235,000.00	5.000	184,021.86	-	419,021.86	0.5283249	221,379.70
26	5/1/2028			178,146.86	-	178,146.86	0.5146610	91,685.25
27	11/1/2028	250,000.00	5.000	178,146.86	-	428,146.86	0.5013505	214,651.64
28	5/1/2029			171,896.86	-	171,896.86	0.4883842	83,951.71
29	11/1/2029	260,000.00	5.000	171,896.86	-	431,896.86	0.4757533	205,476.35
30	5/1/2030			165,396.86	-	165,396.86	0.4634490	76,653.01
31	11/1/2030	275,000.00	5.000	165,396.86	-	440,396.86	0.4514630	198,822.87
32	5/1/2031			158,521.86	-	158,521.86	0.4397869	69,715.84
33	11/1/2031	290,000.00	5.000	158,521.86	-	448,521.86	0.4284128	192,152.52
34	5/1/2032			151,271.86	-	151,271.86	0.4173329	63,130.73
35	11/1/2032	300,000.00	5.000	151,271.86	-	451,271.86	0.4065396	183,459.86
36	5/1/2033			143,771.86	-	143,771.86	0.3960253	56,937.30
37	11/1/2033	315,000.00	5.000	143,771.86	-	458,771.86	0.3857831	176,986.41
38	5/1/2034			135,896.86	-	135,896.86	0.3758057	51,070.81
39	11/1/2034	335,000.00	5.000	135,896.86	-	470,896.86	0.3660863	172,388.89
40	5/1/2035			127,521.86	-	127,521.86	0.3566183	45,476.63
41	11/1/2035	350,000.00	5.000	127,521.86	-	477,521.86	0.3473952	165,888.80
42	5/1/2036			118,771.86	-	118,771.86	0.3384106	40,193.66

Storey Park CDD  
Special Assessment Bonds, Series 2015  
T.I.C. Verification Report (Regular)  
9,210,000.00

2  
MSRB 30/360 SEMI 4/3  
FMS Bonds  
Dated: 8/28/2015  
Delivered: 8/28/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
43	11/1/2036	365,000.00	5.125	118,771.86	-	483,771.86	0.3296584	159,479.46
44	5/1/2037			109,418.74	-	109,418.74	0.3211325	35,137.92
45	11/1/2037	385,000.00	5.125	109,418.74	-	494,418.74	0.3128272	154,667.63
46	5/1/2038			99,553.12	-	99,553.12	0.3047366	30,337.48
47	11/1/2038	405,000.00	5.125	99,553.12	-	504,553.12	0.2968553	149,779.28
48	5/1/2039			89,175.00	-	89,175.00	0.2891778	25,787.43
49	11/1/2039	425,000.00	5.125	89,175.00	-	514,175.00	0.2816989	144,842.54
50	5/1/2040			78,284.38	-	78,284.38	0.2744134	21,482.28
51	11/1/2040	450,000.00	5.125	78,284.38	-	528,284.38	0.2673163	141,219.05
52	5/1/2041			66,753.13	-	66,753.13	0.2604028	17,382.70
53	11/1/2041	470,000.00	5.125	66,753.13	-	536,753.13	0.2536681	136,157.14
54	5/1/2042			54,709.38	-	54,709.38	0.2471076	13,519.10
55	11/1/2042	495,000.00	5.125	54,709.38	-	549,709.38	0.2407167	132,324.22
56	5/1/2043			42,025.00	-	42,025.00	0.2344911	9,854.49
57	11/1/2043	520,000.00	5.125	42,025.00	-	562,025.00	0.2284265	128,381.42
58	5/1/2044			28,700.00	-	28,700.00	0.2225188	6,386.29
59	11/1/2044	545,000.00	5.125	28,700.00	-	573,700.00	0.2167639	124,357.42
60	5/1/2045			14,734.38	-	14,734.38	0.2111578	3,111.28
61	11/1/2045	575,000.00	5.125	14,734.38	-	589,734.38	0.2056966	121,306.38
		<b>9,210,000.00</b>		<b>8,933,850.18</b>	<b>0.00</b>	<b>18,143,850.18</b>		<b>8,903,285.61</b>

True Interest Cost (TIC) .....	<b>5.3098694</b>
Net Interest Cost (NIC) .....	<b>5.2136843</b>
Arbitrage Yield Limit (AYL) .....	<b>5.1188657</b>
Arbitrage Net Interest Cost (ANIC) .....	<b>5.1784599</b>

Face value of bond Issue .....	<b>\$9,210,000.00</b>
Accrued interest (-) .....	
Original issue premium/discount (-) .....	<b>(\$109,436.40)</b>
Underwriter discount (-) .....	<b>(\$197,278.00)</b>
Lump-sum credit enhancements (-) .....	<b>\$0.00</b>
Other TIC costs (-) .....	
Bond surety fee (-) .....	<b>N/A</b>
= TIC Target .....	<b>\$8,903,285.60</b>

**Storey Park CDD**  
**Special Assessment Bonds, Series 2015**  
**Unspent Proceeds Report**  
**\$ 9,210,000.00**

*Dated:* 08/28/2015  
*Delivered:* 08/28/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
09/17/2005	2016	Y	COI	Vendor payment	1,250.00	100.0000000		1,250.00	-1,250.00
08/28/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			9,099,313.60
09/10/2015	2016	Y	COI	Vendor payment	25,000.00	100.0000000		25,000.00	9,074,313.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	9,046,813.60
09/10/2015	2016	Y	COI	Vendor payment	5,000.00	100.0000000		5,000.00	9,041,813.60
09/10/2015	2016	Y	COI	Vendor payment	36,500.00	100.0000000		36,500.00	9,005,313.60
09/10/2015	2016	Y		Underwriter's Discount	197,278.00	100.0000000		197,278.00	8,808,035.60
09/10/2015	2016	Y	COI	Trustee reimbursement	-27,500.00	100.0000000		-27,500.00	8,835,535.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	8,808,035.60
09/10/2015	2016	Y	COI	Vendor payment	1,551.00	100.0000000		1,551.00	8,806,484.60
09/10/2015	2016	Y	COI	Vendor payment	2,093.00	100.0000000		2,093.00	8,804,391.60
09/10/2015	2016	Y	COI	Vendor payment	12,500.00	100.0000000		12,500.00	8,791,891.60
09/10/2015	2016	Y	COI	Vendor payment	5,077.00	100.0000000		5,077.00	8,786,814.60
09/10/2015	2016	Y	COI	Vendor payment	51,000.00	100.0000000		51,000.00	8,735,814.60
09/10/2015	2016	Y	COI	Vendor payment	37,500.00	100.0000000		37,500.00	8,698,314.60
09/10/2015	2016	Y	COI	Vendor payment	1,954.00	100.0000000		1,954.00	8,696,360.60
09/10/2015	2016	Y	COI	Vendor payment	2,608.00	100.0000000		2,608.00	8,693,752.60
09/25/2015	2016	Y	CONSTRUCTI	Req payment	4,929,563.00	100.0000000		4,929,563.00	3,764,189.60
01/07/2016	2016	Y	CONSTRUCTI	Req payment	1,371.00	100.0000000		1,371.00	3,762,818.60
03/18/2016	2016	Y	RESERVE	Transf	114.00	100.0000000		114.00	3,762,704.60
04/05/2016	2016	Y	COI	Transf to close acct	8,223.00	100.0000000		8,223.00	3,754,481.60
04/13/2016	2016	Y	CONSTRUCT	Req payment	1,253,955.00	100.0000000		1,253,955.00	2,500,526.60
08/08/2016	2016	Y	CONSTRUCT	Req payment	1,464.00	100.0000000		1,464.00	2,499,062.60
06/30/2017	2017	Y	CONSTRUCT	Req payment	2,205,691.00	100.0000000		2,205,691.00	293,371.60
03/07/2019	2019	Y	CONSTRUCT	Disbursement	3,500.00	100.0000000		3,500.00	289,871.60
05/24/2019	2019	Y	CONSTRUCT	Disbursement	2,644.00	100.0000000		2,644.00	287,227.60
					<b>8,813,336.00</b>		<b>0.00</b>	<b>8,813,336.00</b>	

<i>First Investment Date</i> . . . . .	<b>9/17/2005</b>
<i>Calculation Date</i> . . . . .	<b>8/31/2020</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>5.1188657</b>
<i>Internal Rate of Return (IRR)</i> . . . . .	<b>0.4189235</b>

**Storey Park CDD**  
**Special Assessment Bonds, Series 2015**  
**I.R.R. Report Via Purpose Expenditures**  
**\$ 9,210,000.00**

*Dated:* 08/28/2015  
*Delivered:* 08/28/2015

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	08/28/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(9,100,563.60)	100.000	1.0000000	(9,100,563.60)
2016	09/17/2005	COI	Vendor payment	-19.8944444	1,250.00	100.000	1.0425063	1,250.00
	09/10/2015	COI	Vendor payment	0.0666667	12,500.00	100.000	0.9998605	12,498.26
	09/10/2015		Underwriter's Discount	0.0666667	197,278.00	100.000	0.9998605	197,250.48
	09/10/2015	COI	Vendor payment	0.0666667	5,077.00	100.000	0.9998605	5,076.29
	09/10/2015	COI	Vendor payment	0.0666667	1,551.00	100.000	0.9998605	1,550.78
	09/10/2015	COI	Vendor payment	0.0666667	2,093.00	100.000	0.9998605	2,092.71
	09/10/2015	COI	Vendor payment	0.0666667	1,954.00	100.000	0.9998605	1,953.73
	09/10/2015	COI	Vendor payment	0.0666667	2,608.00	100.000	0.9998605	2,607.64
	09/10/2015	COI	Vendor payment	0.0666667	51,000.00	100.000	0.9998605	50,992.89
	09/10/2015	COI	Vendor payment	0.0666667	37,500.00	100.000	0.9998605	37,494.77
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9998605	27,496.16
	09/10/2015	COI	Vendor payment	0.0666667	5,000.00	100.000	0.9998605	4,999.30
	09/10/2015	COI	Vendor payment	0.0666667	36,500.00	100.000	0.9998605	36,494.91
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9998605	27,496.16
	09/10/2015	COI	Trustee reimbursement	0.0666667	(27,500.00)	100.000	0.9998605	(27,496.16)
	09/10/2015	COI	Vendor payment	0.0666667	25,000.00	100.000	0.9998605	24,996.51
	09/25/2015	CONSTRUCTI	Req payment	0.1500000	4,929,563.00	100.000	0.9996862	4,928,016.03
	01/07/2016	CONSTRUCTI	Req payment	0.7166667	1,371.00	100.000	0.9985016	1,368.95
	03/18/2016	RESERVE	Tranf	1.1111111	114.00	100.000	0.9976778	113.74
	04/05/2016	COI	Transf to close acct	1.2055556	8,223.00	100.000	0.9974806	8,202.28
	04/13/2016	CONSTRUCT	Req payment	1.2500000	1,253,955.00	100.000	0.9973879	1,250,679.52
	08/08/2016	CONSTRUCT	Req payment	1.8888889	1,464.00	100.000	0.9960554	1,458.23
2017	06/30/2017	CONSTRUCT	Req payment	3.6777778	2,205,691.00	100.000	0.9923341	2,188,782.29
2019	03/07/2019	CONSTRUCT	Disbursement	7.0500000	3,500.00	100.000	0.9853567	3,448.75
	05/24/2019	CONSTRUCT	Disbursement	7.4777778	2,644.00	100.000	0.9844751	2,602.95
99999	08/31/2020		Unspent Proceeds as of 08/31/2020	10.0166667	315,684.00	100.000	0.9792590	309,136.39
					<b>28,456.40</b>			<b>(0.05)</b>

<i>Arbitrage Yield Limit</i> . . . . .	<b>5.1188657</b>
<i>Internal Rate of Return</i> . . . . .	<b>0.4189235</b>
<i>Calculation Standard</i> . . . . .	<b>MSRB 30/360 SEMI 4/3</b>