

*Storey Park Community
Development District*

Agenda

August 26, 2021

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

August 19, 2021

Board of Supervisors Storey Park Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of **Storey Park Community Development District** will be held **Thursday, August 26, 2021 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation of Andrew Ashby and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024
 - B. Administration of Oath of Office to Newly Appointment Supervisor
 - C. Consideration of Resolution 2021-26 Electing an Assistant Secretary
4. Approval of Minutes of the July 22, 2021 Meeting
5. Consideration of Resolutions Accepting the Conveyances of Real Property and Improvements
 - A. Resolution 2021-22 – Parcel L Phase 4 Plat
 - B. Resolution 2021-23 – Phase 5 Plat
6. Consideration of Resolution 2021-24 Declaring the Assessment Area Three Project (Series 2019 Bonds) Complete
7. Financing Matters
 - A. Consideration of Engineer's Report
 - B. Consideration of Master Assessment Methodology for Assessment Area Four
 - C. Public Comment and Testimony
 - D. Consideration of Resolution 2021-25 Levying Assessments
8. Discussion of Pending Real Property Conveyances
9. Discussion of Sign Proposal
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2022 Meeting Schedule
 - iv. Ratification of Funding Requests #3 - #5
11. Public Comment Period
12. Supervisor's Requests
13. Next Meeting Date – September 23, 2021 at 4:00 PM

14. 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 Organizational Matters. Section A is the acceptance of resignation of Andrew Ashby and appointment of individual to fulfill the Board vacancy with at term ending November 2024. A copy of the letter is enclosed for your review. Section B is the administration of the Oath of Office to the newly appointed Supervisor and Section C is the consideration of Resolution 2021-26 electing an Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the July 22, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolutions accepting conveyances of real property and improvements. Section A includes Resolution 2021-22 for Parcel L Phase 4 Plat with supporting exhibits and Section B includes Resolution 2021-23 for Phase 5 with supporting exhibits for your review.

The sixth order of business is the consideration of Resolution 2021-24 declaring the Assessment Area Three project (Series 2019 bonds) complete. A copy of the Resolution is enclosed for your review.

The seventh order of business is the Financing Matters. Section A is the approval of the Engineer's Report and Section B is the approval of the Master Assessment Methodology. Both reports are enclosed for your review. Section C is the public comment and testimony and Section D is the consideration of Resolution 2021-25 levying assessments. A copy of the Resolution is enclosed for your review.

The eighth order of business is the discussion of pending real property conveyances. There is no back-up material.

The ninth order of business is the discussion of sign proposal. A proposal from Fausnight Stripe and Line is enclosed for your review.

The tenth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval. Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the approval of the Fiscal Year 2022 meeting schedule. A Sample meeting notice is enclosed for your review. Section 4 is the ratification of Funding Requests #3 - #5. The funding requests and supporting documentation are 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 'JMS', with a long horizontal flourish extending to the right.

Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION A

Andrew Ashby
15408 Southern Martin St
Winter Garden FL 34787
E: andrewthomasashby@gmail.com
C: 443.454.4460

June 23, 2021

District Manager
Governmental Management Services
219 E Livingston Sreet
Orlando FL 32801

Dear Storey Park CDD,

Effective July 8, 2021, I am resigning from my position on the Board of Supervisors of the Storey Park CDD. This resignation date aligns with my resignation from employment with LENNAR corporation.

I wish all the best to the staff of GMS, the BOS, and the residents of Storey Park.

Sincerely,


Andrew Ashby

CC to Mark McDonald

SECTION C

RESOLUTION 2021-26

**A RESOLUTION OF THE STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Storey Park Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 26th day of August 2021.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

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, July 22, 2021 at 6:00 p.m. at the Rosen Plaza Hotel, 9700 International Drive, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin
Ben Kraljev
Susan Kane

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
George Flint
Jan Carpenter
Kristen Trucco
Alan Scheerer
Cliff Geismar

District Manager
District Manager
District Counsel
District Counsel
Field Manager
Attorney for Michael Cochran

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will note for purposes of the recording that we will also have a public comment section for the budget adoption. At this point, does anyone on the phone have any public comments to make at this time? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 24, 2021 Meeting

Mr. Showe: The minutes were included as part of your agenda package and we can take any corrections or changes at this time or a motion to approve.

Ms. Kane MOVED to approve the Minutes of the June 24, 2021 Meeting as presented and Mr. Kraljev seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor the Minutes of the June 24, 2021 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Showe stated at this time, we need a motion to open the public hearing.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor the public hearing to adopt the Fiscal Year 2022 budget was opened.

Mr. Showe: We have a presentation if the Board wants us to go through the budget. It might be easier since there is no audience here.

A. Consideration of Resolution 2021-19 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Showe: The resolution in front of you approves the Proposed Budget for the District for the upcoming year. We will note that it has an increase. Starting on Page 1 of your budget, we will note that this year's budget has no developer contributions, meaning that all of these investments will be levied on properties within the District. Since there are no developer contributions, this is essentially a build-out budget, as best as we can facilitate that. On the *Administrative* side, you will notice that Fiscal Year 2021 actuals are slightly above our Proposed Budget for Fiscal Year 2022. The large increases that you are going to see in this budget are on Page 2, which is the *Operations* side. For *Landscape Maintenance* and *Lake Maintenance*, we projected the full development including all of the Parcel K tracts. So, those are much higher. Those are based on some proposals we received. We believe those to be the full build-out amounts. At the bottom of the *Repairs & Maintenance* section, we added *Enhanced Traffic Enforcement*, based on comments from the Board. That amount is approximately \$40,000 and includes three days a week of four hour shifts from City of Orlando off-duty officers. We projected *Streetlights* at approximately \$240,000 and we have some *Capital Outlay Projects* totaling \$74,000. Those are really designed to do some new signage and roadway markers as well as boundary fencing on Satire Street to the pedestrian bridge. In terms of signage and

roadway markings, that is really intended for the “No Parking” in Parcel K. *Amenity Signage* is potentially for some one-way alley arrows, “No Fishing” signs and some radar speed detection signs. Pages 3 to 5 shows the assessments. On Page 5 towards the bottom, is a table of assessments. We are projecting a 25% in *Operations & Maintenance*. From Pages 6 through 12, you will see line-item descriptions of each of those account lines, which detail what those account lines are and how we get those dollar amounts. Then from Pages 13 through 24, is all of debt service for the District. We will note one change that you didn’t see in the previous version. Now that the Series 2021 bonds were issued, we added that to the tables. It is important to note, that doesn’t translate to anyone who already owns property. It’s exclusively for Phases 1 and 2 of Parcel K. For those on the phone, we have an agenda on the website as well as the budget, so you can refer to those items. If the Board is amenable at this point, we can open it up for any comments from folks on the phone. If you want to make a public comment about the budget, we ask that you keep your comments to three minutes and state your name and address for our recording. We will open it up, first come/first serve. Is there anyone on the phone who would like to comment on the budget?

Mr. Geismar: I am Mr. Cliff Geismar, an attorney for Mr. Michael Cochran. I had a question about the landscaping company. It is my understanding that you paid \$85,000 more than the prior company. I was wondering about that.

Mr. Showe: Is that in reference to the budget?

Mr. Geismar: Mr. Cochran is questioning the budget expenses.

Mr. Showe: The budget anticipates full development of the community, which includes some areas that are not currently under the contract of the landscaper. They provided us estimates for the new areas that we expect to come online at some point during the year. Those areas aren’t under contract as of yet, but we are putting them in the budget for purposes of assuring that we have enough assessments to cover those.

Mr. Geismar: So, they haven’t been questioned. Do you anticipate giving the owners receipts for giving them a breakdown of all expenses?

Mr. Showe: The full budget is available on the website. We also have Check Registers and financials, which was included in the agenda package. Those are all on the website as well. Additionally, the District will be audited every year by an independent auditor as well.

Ms. Carpenter: The results get submitted to the State of Florida Governor’s Office.

Mr. Showe: Are there any other public comments?

Mr. Geismar: Do we need to restrict ourselves to the budget at this point?

Mr. Showe: This is the public hearing strictly for the budget at this point. So, yes public comments would be related to the budget. Are there any other public comments? Hearing none, we can return it to the Board to take any comments on the resolution or a motion to approve Resolution 2021-19.

On MOTION by Mr. Bonin seconded by Ms. Kraljev with all in favor, Resolution 2019-19 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2021-20 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: The second part of the budget process is Resolution 2021-20, which imposes the special assessments. Attached to this resolution is the budget that was just approved by the Board as well as the Assessment Roll, which I have with me if anybody wants to look at it. This outlines every property within the District and the expected assessments that go along with that, that were approved as part of the budget you just adopted. We can take public comment on this, but it would be strictly related to the imposition of special assessments. Are there any public comments? Hearing none, we can return it to the Board for any questions or a motion to approve.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor Resolution 2021-20 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Showe: We need a motion to close the public hearing.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor the public hearing to adopt the Fiscal Year 2022 budget was closed.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-21
Accepting the Conveyance of Real
Property and Improvements**

Mr. Showe: This is accepting the conveyance of real property and improvements to the CDD. I think District Counsel can present this one.

Ms. Trucco: I will start and Jan can add anything. Resolution 2021-21 is for the conveyance of real property tracts and related improvements for the Parcel L, Phase 3 Plat. This conveyance was contemplated by the original development plans for the District including the recorded plat. Attached to the resolution is a Special Warranty Deed and a Bill of Sale that will transfer the real property tracts and the related improvements from Lennar Homes, LLC. to the District. We also have an agreement regarding taxes and Owners Affidavit, which is a promise from the developer that there are no outstanding taxes on the real property, improvements or encumbrances on the real property improvements that would hinder the ability of the District to maintain those. Finally, there is a Certificate of the District Engineer that is attached to the resolution, which is required under the bond documents, including the Acquisition Agreement. The District Engineer certifies that the real property tax and improvements are up to the District's standards for acceptance. So, we also have that certificate attached to our resolution. We can answer any questions you may have. Otherwise, we are looking for a motion to approve.

Ms. Carpenter: This is the same process the Board has gone through for all of the plats for the requisitions. I think all of you have seen it many times before.

Ms. Kane MOVED to adopt Resolution 2021-21 Accepting the Conveyance of Real Property and Improvements and Mr. Kraljev seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor Resolution 2021-21 Accepting the Conveyance of Real Property and Improvements was adopted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We have nothing new to report to the Board, today. We are just working on some additional conveyances for a few other plats. So, we will be circling back with the Board for presentation of those conveyance. Jan, do you have anything else?

Ms. Carpenter: No.

B. Engineer

Mr. Showe: We checked with the District Engineer and they don't have any additional items this evening.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 678 through 688 totaling \$32,237.32. We also have June payroll for \$369.40 for a total of \$32,606.72. Staff can answer any questions about those invoices should the Board have any. Otherwise, we would look a motion to approve the Check Register.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor the June 17, 2021 through July 15, 2021 Check Register in the amount of \$32,606.72 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Finally, you have the Balance Sheet and Income Statement. There is no action required by the Board. I think the account lines are falling in line, just like in the budget, so there are no surprises there. We checked with accounting this morning and we are at 100% collected on our assessments. So, we are in great shape on assessment collections. If there are no questions, we will open it up again for any additional public comments. Hearing none,

SEVENTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Are there any additional public comments at this time? If so, please state your name and address and keep your comments to three minutes. Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor's Requests or other business? Hearing none,

NINTH ORDER OF BUSINESS

**Next Meeting Date – August 26, 2021 at
4:00 PM**

Mr. Showe: The next meeting is scheduled for August 26, 2021 at 4:00 P.M. at the GMS office. We are also still looking for locations that might be closer to the District at the same time, but maybe different days to accommodate staff. Schools are expected to reopen in September and October, so we will have more availability. We are hoping to have a meeting schedule for you at the next meeting.

Mr. Flint: We will have a public hearing on August 26th. It is advertised for our office downtown. We will have to have that meeting at the time you traditionally meet. However, as Jason indicated, we would expect when we present your annual meeting notice, that hopefully we will have some options that would be closer to Storey Park. We will work on that.

Ms. Carpenter: Libraries are still not open due to COVID and the schools have not been open. So, it is tough to find a place to hold meetings.

Ms. Kane: Is the August meeting the annual meeting?

Mr. Showe: CDDs really don't have an annual meeting like an HOA, but we are hoping to have the next meeting schedule. So, if we can get all of that completed, we may not need to have a September meeting, but we will see if we can find a good location for it. The August meeting will be at our office at our regular time at 4:00 p.m. If there are no other comments, we need a motion to adjourn.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2021-22

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

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

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

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

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

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

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

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

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

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

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Park Community Development District, this 26th day of August, 2021.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

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

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

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

By: _____

Print: _____

Title: _____

(Signature)

(Print Name)

STATE OF FLORIDA

COUNTY OF _____

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

(SEAL)

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

EXHIBIT "A"

Description of the Property

Tract R-7, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract OS-12, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract OS-13, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract SW-6, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract SW-7, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract SW-8, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract B-3, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract B-4, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Storey Park Community Development District – Parcel L Phase 4

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Print: _____

Printed Name

Title: _____

Witness

Printed Name

STATE OF FLORIDA
COUNTY OF _____

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

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Park Community Development District – Parcel L Phase 4

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Rob Bonin

Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

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

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

EXHIBIT “A”

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

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

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

Tract R-7, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract OS-12, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract OS-13, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract SW-6, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract SW-7, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract SW-8, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract B-3, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract B-4, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Storey Park Community Development District – Parcel L Phase 4

STATE OF FLORIDA

COUNTY OF _____

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

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

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Park – Parcel L Phase 4, as recorded in Plat Book 101, Page 114, of the Official Records of Orange County, Florida (the “Plat”).

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

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2021**

Signed, sealed and delivered in our presence:

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

(Signature)	

(Print Name)	

STATE OF FLORIDA

COUNTY OF _____

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

(SEAL)

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

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-7, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract OS-12, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract OS-13, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract SW-6, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract SW-7, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract SW-8, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract B-3, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract B-4, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

IMPROVEMENTS

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

AGREEMENT REGARDING TAXES

Storey Park Community Development District – Parcel L Phase 4

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

WITNESSETH

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

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Park Community Development District – Parcel L Phase 4

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: _____

X _____

Title: _____

Print: _____

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Rob Bonin

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-7, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

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Tract SW-8, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract B-3, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

Tract B-4, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

IMPROVEMENTS

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

CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Parcel L Phase 4

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

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

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

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

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

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

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

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Parcel L Phase 4

DATED: _____, 2021

Witness: _____

Print: _____

Christina Baxter, P.E.

State of Florida License No.: **67547**

on behalf of the company,

Poulos & Bennett, LLC

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

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

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-7, according to the STOREY PARK – PARCEL L PHASE 4 plat, as recorded in Plat Book 101, Page 114, Public Records of Orange County, Florida.

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IMPROVEMENTS

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

SECTION B

RESOLUTION 2021-23

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

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

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

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

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

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

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

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

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

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

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Park Community Development District, this 26th day of August, 2021.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

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

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

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

By: _____

Print: _____

Title: _____

(Signature)

(Print Name)

STATE OF FLORIDA

COUNTY OF _____

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

(SEAL)

Notary Public; State of Florida

Print Name: _____

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

EXHIBIT "A"

Description of the Property

Tract R-2, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract AT-19, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract AT-20, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract AT-21, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract OS-7, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract OS-9, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract OS-10, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract OS-11, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract SW-1, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract SW-2, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract P-9, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Storey Park Community Development District – Phase 5

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Print: _____

Printed Name

Title: _____

Witness

Printed Name

STATE OF FLORIDA
COUNTY OF _____

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

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Storey Park Community Development District – Phase 5

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Rob Bonin

Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

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

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

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

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

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

Tract R-2, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract AT-19, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

Tract AT-20, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

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Tract P-9, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Storey Park Community Development District – Phase 5

STATE OF FLORIDA

COUNTY OF _____

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

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

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Park – Phase 5, as recorded in Plat Book 101, Page 96, of the Official Records of Orange County, Florida (the “Plat”).

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

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2021

Signed, sealed and delivered in our presence:

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

(Signature)	

(Print Name)	

STATE OF FLORIDA

COUNTY OF _____

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

(SEAL)

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

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract R-2, according to the STOREY PARK – PHASE 5 plat, as recorded in Plat Book 101, Page 96, Public Records of Orange County, Florida.

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IMPROVEMENTS

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

AGREEMENT REGARDING TAXES
Storey Park Community Development District – Phase 5

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

WITNESSETH

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

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Park Community Development District – Phase 5

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: _____

X _____

Title: _____

Print: _____

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Rob Bonin
Title: Chairman

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

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IMPROVEMENTS

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

CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Phase 5

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

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

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

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

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

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

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

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Phase 5

DATED: _____, 2021

Witness: _____

Print: _____

Christina Baxter, P.E.

State of Florida License No.: **67547**

on behalf of the company,

Poulos & Bennett, LLC

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

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

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

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IMPROVEMENTS

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

SECTION VI

RESOLUTION 2021-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA THREE PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA THREE PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on March 26, 2015 and March 28, 2019, the Board of Supervisors (“Board”) of the District adopted Resolution 2015-18 and 2019-02, respectively, authorizing, among other things, the issuance of not exceed \$51,000,000 aggregate principal amount of Special Assessment Bonds in order to finance the costs of the constructions, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District authorized and issued \$3,995,000 Storey Park Community Development District Special Assessment Bonds, Series 2019 (Assessment Area Three Project) (the “Series 2019 Bonds”), pursuant to the Master Trust Indenture between Storey Park Community Development District and Regions Bank, as Trustee, dated August 1, 2015 (“**Master Trust Indenture**”) and the Third Supplemental Trust Indenture between Storey Park Community Development District and Regions Bank, as Trustee, dated May 1, 2019 (“**Third Supplemental Trust Indenture**”), for the purpose of acquiring and constructing all or a portion of the District referred to as Assessment Area Three; and

WHEREAS, the District adopted the Storey Park Community Development District Engineer’s Report, dated May 10, 2019, attached to this Resolution as **Exhibit “A”** (the “Engineer’s Report”), which identifies and describes the components of the project financed with the Series 2019 Bonds (the “Assessment Area Three Project”); and

WHEREAS, the Assessment Area Three Project has been completed; and

WHEREAS, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered the Certificate of the Consulting Engineer, dated _____, attached hereto as **Exhibit “B.”** wherein the District Engineer certified the Assessment Area Three Project is complete; and

WHEREAS, Chapter 170, *Florida Statutes*, requires that upon completion of the Assessment Area Three Project, the District is to credit each of the assessments the difference, if any, between the amount assessed and the actual cost of the improvements.

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

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

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

Section 3. Acceptance and Certification of Completion of the Assessment Area Three Project. The Board of Supervisors hereby accepts the Certificate of the Consulting Engineer, dated _____, certifying the Assessment Area Three Project complete and upon reliance thereon, certifies that the Assessment Area Three Project is complete in accordance with the Master Trust Indenture and the Third Supplemental Trust Indenture.

Section 4. Final Assessments. The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2019-03, 2019-04 and 2019-05. The amount of special assessments levied pursuant to Resolution 2019-05, adopted by the Board on May 10, 2019, was later revised to \$3,995,000 by Resolution 2019-08, adopted by the Board on June 27, 2019 (the "2019 Special Assessments"). The Engineer's Certification indicates that the cost of the Assessment Area Three Project was in excess of \$3,995,000. The Assessment Area Three Project cost therefore does exceed the par amount of the 2019 Special Assessments, as required by Section 170.08, *Florida Statutes*.

Section 5. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 6. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 7. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 26th day of August, 2021.

[Signatures provided on following page.]

SIGNATURE PAGE TO RESOLUTION 2021-24

ATTEST:

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT

Secretary

By: _____
Its: _____

Exhibit “A”

Certificate of the Consulting Engineer

[See attached.]

CERTIFICATE OF THE CONSULTING ENGINEER

We, Poulos & Bennett, as the designated engineers ("**District Engineer**") for the Storey Park Community Development District in connection with the \$3,995,000 "Storey Park Community Development District Special Assessment Bonds, Series 2019 (Assessment Area Three Project)" (the "**Series 2019 Bonds**") hereby certify:

1. The District Engineer prepared the "Storey Park Community Development District Engineer's Report" dated May 10, 2019, as amended from time to time (the "**Engineer's Report**"), which identifies and describes the public infrastructure deemed necessary for Assessment Area Three, financed with the Series 2019 Bonds, referred to therein as the Capital Improvement Plan for Assessment Area Three ("**Assessment Area Three Project**"). Assessment Area Three is identified in the Engineer's Report as Area 5 and Area 6 in Exhibit 13 of the Engineer's Report and the total cost was anticipated to be \$6,107,650.

2. The Assessment Area Three Project has been substantially completed in accordance with the Engineer's Report with no substantial deviations.

3. Pursuant to Section 5.01(c) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the Assessment Area One Project, as described in the Engineer's Report, was in excess of \$3,995,000.

POULOS & BENNETT

By: _____

Name: _____

Title: _____

Dated: August __, 2021

SECTION VII

SECTION A

Storey Park Community Development District ENGINEER'S REPORT

Revision 7 – Parcel K Boundary Expansion

Prepared For
Storey Park Community Development District

Date
February 22, 2021

POULOS & BENNETT

2602 E. Livingston St. | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

TABLE OF CONTENTS

<i>Section 1</i>	<i>Introduction</i> 1.1 Location & General Description 1.2 District Purpose and Scope 1.3 Description of Land Use
<i>Section 2</i>	<i>Government Actions</i>
<i>Section 3</i>	<i>Infrastructure Benefit</i>
<i>Section 4</i>	<i>Capital Improvement Plan</i>
<i>Section 5</i>	<i>Description of Capital Improvement Plan</i> 5.1 Roadway Improvements 5.2 Stormwater Management 5.3 100-Year Floodplain 5.4 Potable Water, Reclaimed Water, & Wastewater Utilities 5.4.1 Potable Water Distribution System 5.4.2 Reclaimed Water Distribution System 5.4.3 Wastewater System 5.5 Landscape and Hardscape 5.6 Electrical Distribution and Street Lighting 5.7 Professional and Inspection Fees 5.8 Construction Schedule
<i>Section 6</i>	<i>Ownership & Maintenance</i>
<i>Section 7</i>	<i>Roadway Rights-of-Way, Stormwater Management Ponds & Other Open Spaces</i>
<i>Section 8</i>	<i>Estimate of Probable Capital Improvement Costs</i>
<i>Section 9</i>	<i>Conclusions and Summary Opinion</i>

Appendix

<i>Exhibit 1</i>	<i>Location Map</i>
<i>Exhibit 2</i>	<i>Vicinity Map</i>
<i>Exhibit 3</i>	<i>Sketch & Legal Description of CDD Boundary (Original)</i>
<i>Exhibit 4</i>	<i>Expansion Ordinance</i>
<i>Exhibit 5</i>	<i>Roadway Ownership Map</i>
<i>Exhibit 6A</i>	<i>Post-Development Basin Map</i>
<i>Exhibit 6B</i>	<i>Stormwater Management Map</i>
<i>Exhibit 6C</i>	<i>FEMA 100-Year Floodplain</i>
<i>Exhibit 7A</i>	<i>Potable Water Distribution System Map</i>
<i>Exhibit 7B</i>	<i>Regional Potable Water Infrastructure Improvements</i>
<i>Exhibit 8A</i>	<i>Reclaimed Water Distribution System Map</i>
<i>Exhibit 8B</i>	<i>Regional Reclaimed Water Infrastructure Improvements</i>
<i>Exhibit 9A</i>	<i>Wastewater System Map</i>
<i>Exhibit 9B</i>	<i>Regional Wastewater Infrastructure Improvements</i>
<i>Exhibit 10</i>	<i>Future Land Use Plan</i>
<i>Exhibit 11</i>	<i>Land Ownership Map</i>
<i>Exhibit 12</i>	<i>Future Public & Private Uses within CDD</i>
<i>Exhibit 13</i>	<i>Cost Opinion for Community Development District Capital Improvement Plan</i>
<i>Exhibit 14</i>	<i>Permit Status</i>
<i>Exhibit 15</i>	<i>City of Orlando Specific Parcel Master Plan Parcels I & J</i>
<i>Exhibit 16</i>	<i>City of Orlando Specific Parcel Master Plan Parcel L</i>
<i>Exhibit 17</i>	<i>City of Orlando Specific Parcel Master Plan Parcel K</i>

Section 1 Introduction

1.2. Location and General Description

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

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

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

1.3. District Purpose and Scope

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

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

Description of Land Use

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

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

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

Section 2 Government Actions

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

Permitting Agencies & Permits Required

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

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

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

Section 3 Infrastructure Benefit

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

- Project wide public benefits
- Incidental public benefits

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

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

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

Section 4 Capital Improvement Plan

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

Opinion for the District's capital improvement plan.

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

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

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

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

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

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

Section 5 Description of Capital Improvement Plan

5.1 Roadway Improvements

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

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

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

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

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

5.2 Stormwater Management

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

5.3 100-Year Floodplain

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

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

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

5.4 Potable Water, Reclaimed Water, & Wastewater Utilities

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

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

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

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

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

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

5.4.1 Potable Water Distribution System

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

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

5.4.2 Reclaimed Water Distribution System

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

5.4.3 Wastewater System

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

5.5 Landscape & Hardscape

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

5.6 Electrical Distribution and Street Lights

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

5.7 Professional and Inspection Fees

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

5.8 Construction Schedule

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

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

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

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

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

Section 6 Ownership and Maintenance

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

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

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

Section 8 Estimate of Probable Capital Improvement Costs

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

Section 9 Conclusions and Summary Opinion

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

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

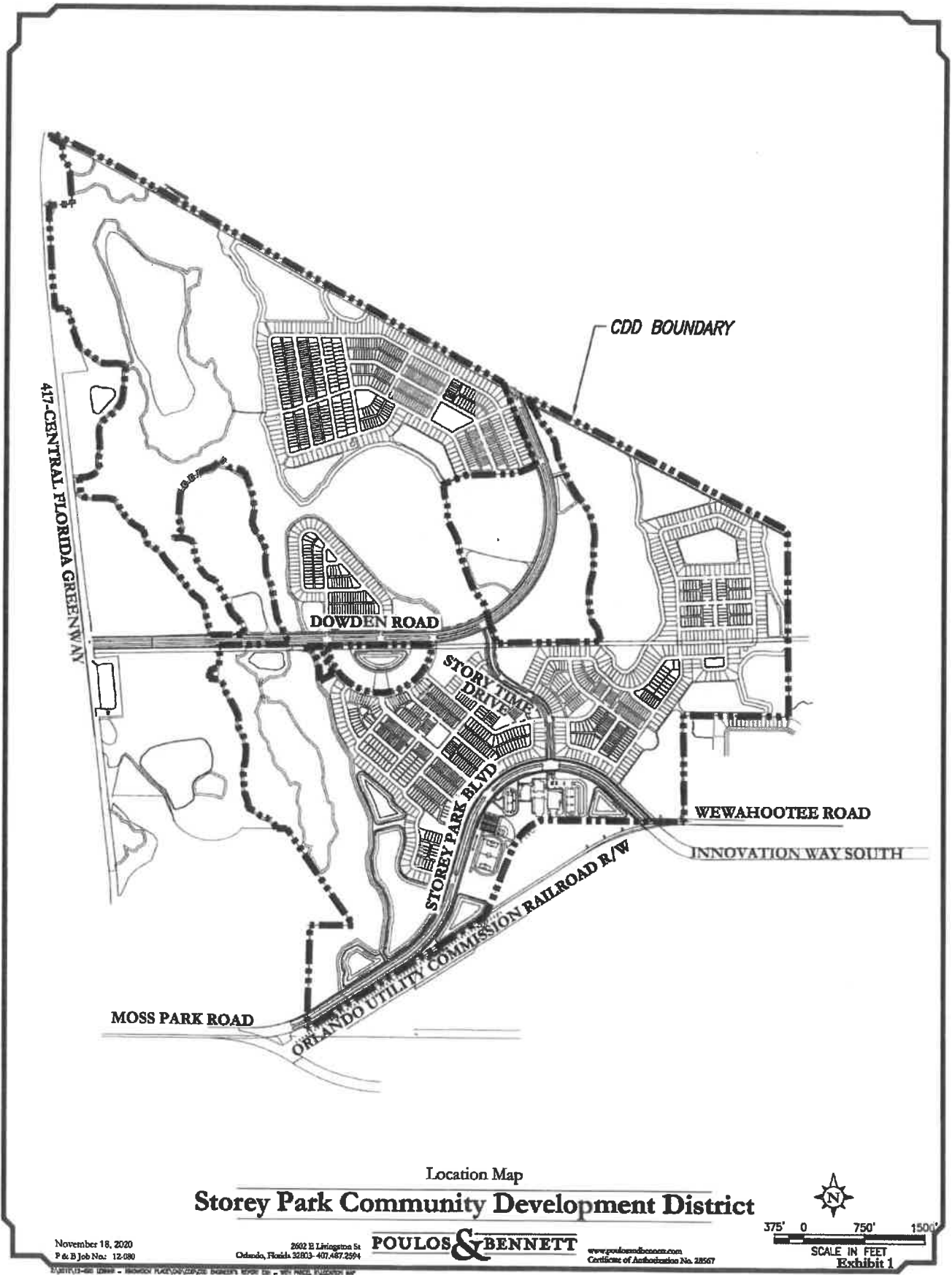
The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost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

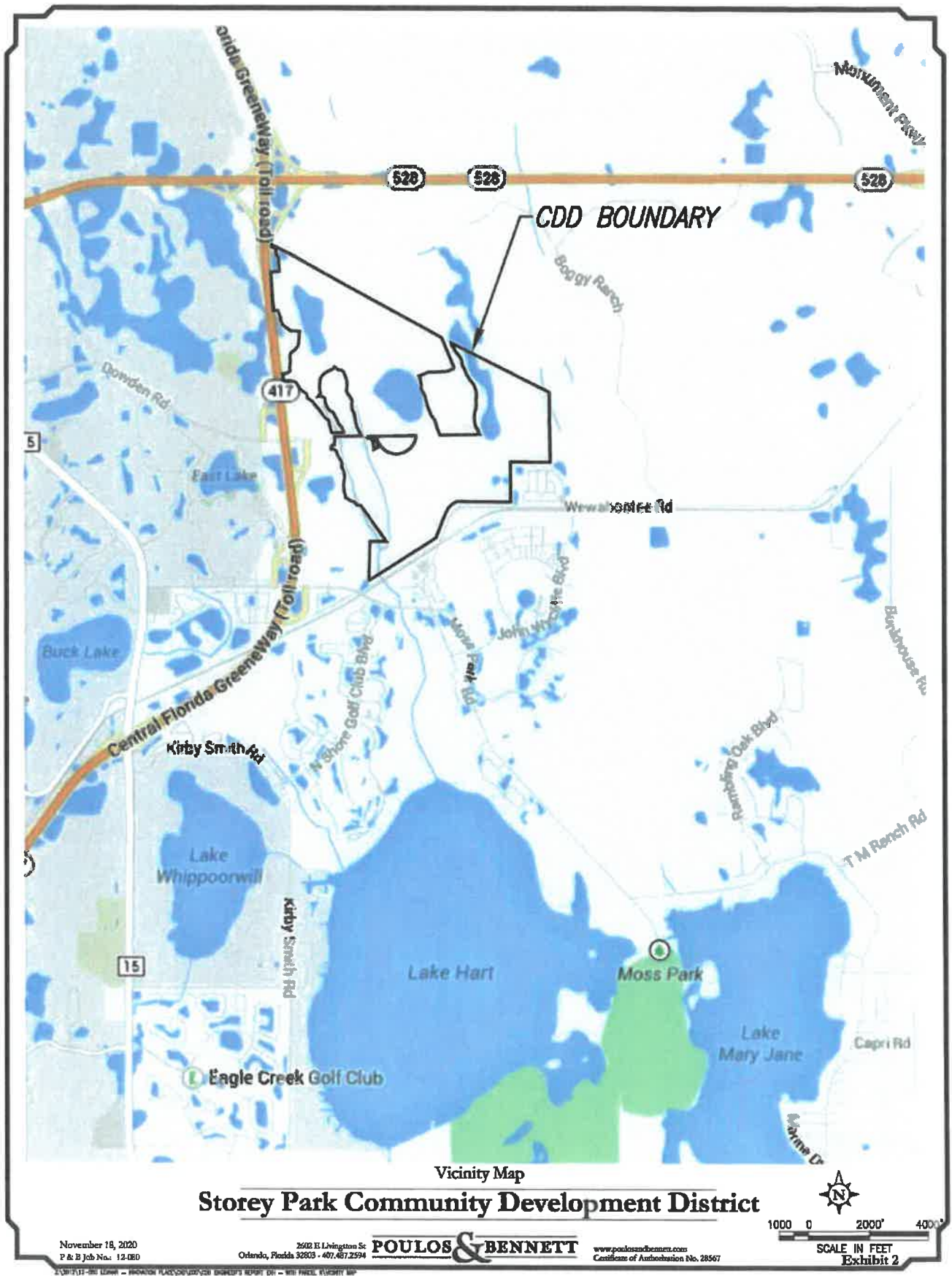
The District will pay no more for the public improvements than the lesser of the actual cost or the fair market value thereof. The benefit to the assessable lands within the District will equal or exceed the costs thereof.

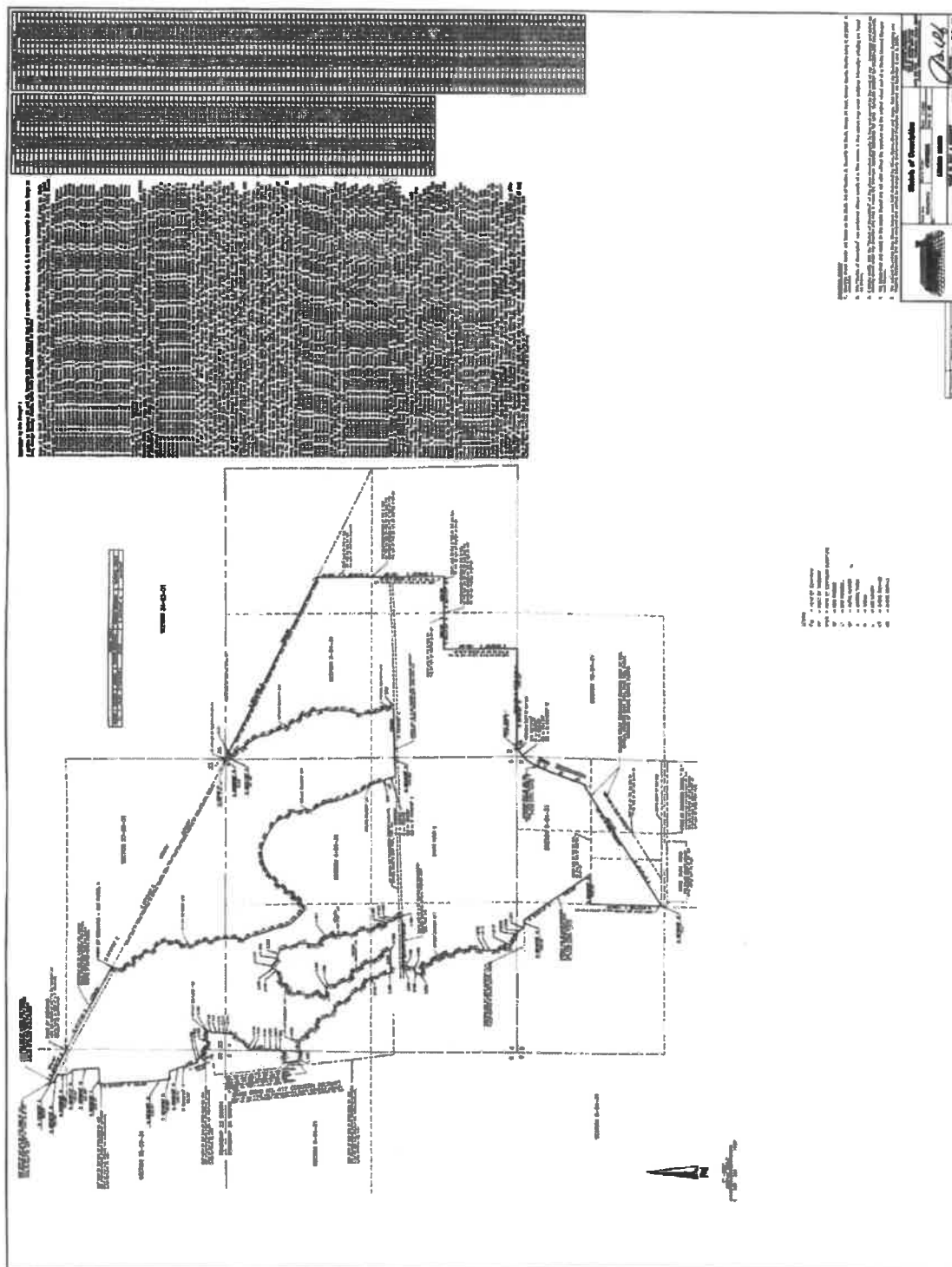
The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

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

Appendix







ORDINANCE NO. 2020-53

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

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

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

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

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

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

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

ORDINANCE NO. 2020-53

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

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

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

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

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

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

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

ORDINANCE NO. 2020-53

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

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

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

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

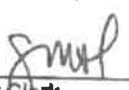
DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 19 day of OCTOBER, 2020.

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

BY THE MAYOR OF THE CITY OF
ORLANDO, FLORIDA:


Mayor

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


City Clerk

Stephanie Herdovia
Print Name

City Council Meeting: 11-9-2020

Item: 12-3 Documentary: 2011091203

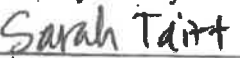
Page 3 of 4

Storey Park CDD Boundary Amendment Draft (1)

ORDINANCE NO. 2020-53

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


Assistant City Attorney


Print Name

[Remainder of page intentionally left blank.]

EXHIBIT

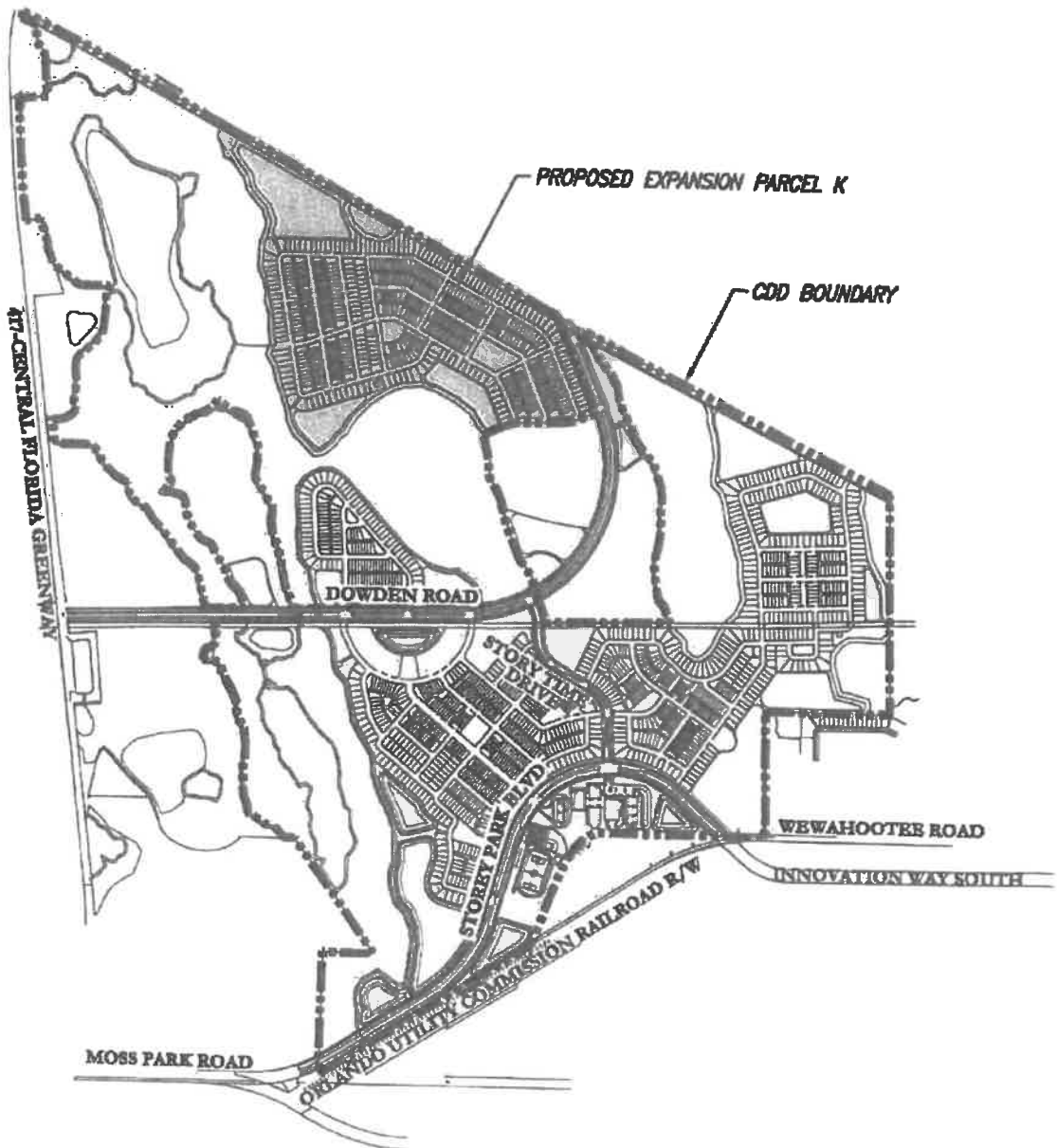
A

EXHIBIT 1

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

Location Map

[ATTACHED]



Location Map and Proposed Expansion
Storey Park Community Development District

June 05, 2020
 P&E Job No. 13-000

2022 B.L. Anderson Jr.
 Orlando, Florida 32803-407/673334

POULOS & BENNETT

www.poulos-bennett.com
 Certificate of Registration No. 38367



COMPOSITE EXHIBIT 2

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

[ATTACHED]

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

Begin at the West 1/4 corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence S 61°17'20" E along the North line of lands described in Official Records Book 3717, Page 250, Public Records of Orange County, Florida a distance of 1720.59 feet to a point on the wetland boundary line reviewed and verified by the Orange County Environmental Protection Department on November 6 and 7, 2007; thence along said wetlands boundary line the following fifty eight (58) courses and distances : S 14°22'29" W a distance of 154.31 feet; thence S 28°19'04" E a distance of 68.91 feet; thence S 16°32'43" E a distance of 158.95 feet; thence S 64°22'09" E a distance of 90.23 feet; thence S 37°30'02" E a distance of 84.14 feet; thence S 37°46'04" E a distance of 122.39 feet; thence S 13°46'22" E a distance of 138.15 feet; thence S 35°36'32" E a distance of 105.89 feet; thence S 41°58'09" E a distance of 146.44 feet; thence S 18°47'13" E a distance of 145.20 feet; thence S 12°32'22" W a distance of 111.23 feet; thence S 22°31'47" E a distance of 102.70 feet; thence S 03°16'49" W a distance of 130.72 feet; thence S 04°19'33" W a distance of 152.59 feet; thence S 24°30'16" E a distance of 144.90 feet; thence S 13°57'50" E a distance of 124.65 feet; thence S 07°06'25" W a distance of 89.96 feet; thence S 16°44'41" E a distance of 152.03 feet; thence S 00°19'09" E a distance of 150.81 feet; thence S 05°47'23" E a distance of 162.38 feet; thence S 21°09'32" W a distance of 112.59 feet; thence S 27°20'16" E a distance of 159.90 feet; thence S 13°03'16" E a distance of 149.20 feet; thence S 20°07'53" E a distance of 146.55 feet; thence S 18°52'05" E a distance of 173.66 feet; thence S 10°13'46" E a distance of 128.44 feet; thence S 24°37'37" E a distance of 147.44 feet; thence S 45°50'13" E a distance of 186.39 feet; thence S 42°44'17" E a distance of 138.30 feet; thence N 77°47'54" E a distance of 110.91 feet; thence N 49°41'04" E a distance of 100.70 feet; thence N 48°50'15" E a distance of 80.30 feet; thence N 27°34'25" E a distance of 70.38 feet; thence N 55°58'24" E a distance of 94.39 feet; thence N 21°07'39" E a distance of 79.10 feet; thence N 35°25'45" E a distance of 112.86 feet; thence N 45°41'54" E a distance of 102.13 feet; thence N 44°31'57" E a distance of 113.56 feet; thence N 55°25'40" E a distance of 127.36 feet; thence N 60°11'14" E a distance of 147.37 feet; thence N 72°10'08" E a distance of 106.20 feet; thence N 85°13'46" E a distance of 179.40 feet; thence S 73°45'11" E a distance of 136.18 feet; thence S 63°14'11" E a distance of 245.10 feet; thence S 52°46'17" E a distance of 206.40 feet; thence S 29°11'40" E a distance of 163.19 feet; thence S 41°05'16" E a distance of 129.65 feet; thence S 02°12'46" E a distance of 68.89 feet; thence S 14°10'22" E a distance of 194.24 feet; thence S 02°07'05" W a distance of 150.17 feet; thence S 29°27'10" E a distance of 190.58 feet; thence S 23°56'51" E a distance of 112.12 feet; thence S 08°11'15" E a distance of 117.34 feet; thence S 17°08'38" E a distance of 176.27 feet; thence S 21°20'26" E a distance of 153.77 feet; thence S 21°28'16" E a distance of 190.04 feet; thence S 36°49'08" E a distance of 209.10 feet; thence S 17°35'33" E a distance of 118.51 feet; thence leaving said wetland boundary line S 14°57'07" E a distance of 161.57 feet; thence S 28°30'29" E a distance of 34.45 feet to the point of curvature of a curve concave Westerly, having a central angle of 26°09'20" and a radius of 450.00

feet; thence Southeasterly a distance of 205.43 feet along the arc of said curve to a point on the North line of a 50.00' wide Florida Gas Transmission Company Easement per Official Records Book 1682, Page 340, Public Records of Orange County, Florida (chord bearing and distance between said points being S 15°25'49" E 203.65 feet); thence along the North line of said Florida Gas Transmission Company easement the following two (2) courses and distances : N 88°03'05" E a distance of 577.90 feet; thence N 88°58'56" E a distance of 753.81 feet to a point on said wetland boundary line; thence along said wetland boundary line the following twenty six (26) courses and distances : N 36°36'39" W a distance of 37.19 feet; thence N 15°25'32" W a distance of 130.04 feet; thence N 37°25'51" E a distance of 121.96 feet; thence N 10°10'16" W a distance of 166.55 feet; thence N 05°00'16" W a distance of 140.66 feet; thence N 04°58'21" E a distance of 156.33 feet; thence N 16°01'27" E a distance of 140.67 feet; thence N 04°37'40" E a distance of 158.16 feet; thence N 05°22'02" W a distance of 119.20 feet; thence N 06°25'24" E a distance of 183.60 feet; thence N 06°03'50" W a distance of 127.13 feet; thence N 18°43'17" W a distance of 114.53 feet; thence N 19°54'05" W a distance of 89.34 feet; thence N 30°53'30" W a distance of 103.56 feet; thence N 41°21'54" W a distance of 114.09 feet; thence N 32°24'51" W a distance of 139.77 feet; thence N 27°30'54" W a distance of 115.98 feet; thence N 22°01'28" W a distance of 148.91 feet; thence N 28°31'40" W a distance of 158.13 feet; thence N 08°06'30" W a distance of 178.38 feet; thence N 30°19'07" W a distance of 152.95 feet; thence N 40°09'20" W a distance of 157.58 feet; thence N 32°01'37" W a distance of 101.96 feet; thence N 26°42'45" W a distance of 97.33 feet; thence N 47°08'51" W a distance of 62.27 feet; thence N 12°33'22" W a distance of 100.34 feet; thence S 63°21'29" E along the North line of said lands a distance of 3,842.56 feet to a point on the East line of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°26'28" E along the East line of said W 1/2 of the SW 1/4 of the NE 1/4 a distance of 989.78 feet to the Southeast corner of said W 1/2 of the NW 1/4 of the SE 1/4 of said Section 3; thence S 00°46'30" E along the East line of said W 1/2 of the NW 1/4 of the SE 1/4 a distance of 1331.29 feet to a point on the South line of said W 1/2 of the NW 1/4 of the SE 1/4; thence N 89°57'27" W along said South line a distance of 663.79 feet to the Southwest corner of said W 1/2 of the NW 1/4 of the SE 1/4, said point being the Southeast corner of the N 1/2 of the SW 1/4 of said Section 3; thence N 89°45'40" W along the South line of said N 1/2 of the SW 1/4 a distance of 660.35 feet to a point on the East line of the W 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence S 00°35'37" E along the East line of said W 1/2 of the SE 1/4 of the SW 1/4 a distance of 1331.09 feet to a point on the South line of said Section 3; thence N 89°39'25" W along the South line of said Section 3 a distance of 1791.62 feet to a point on the Northerly right of way line of Wewahootae Road as described in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida, said point being on a non-tangent curve, concave Southeasterly, having a radius of 653.41 feet, a central angle of 44°11'05" and a chord bearing of S 45°14'21" W, a radius of 653.41 feet; thence from a tangent bearing of S 67°19'54" W, Southwesterly along the arc of said curve and along said Northerly right of way line a distance of 503.89 feet to the point of tangency of said curve; thence continue along

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

N 41°54'57" W a distance of 98.57 feet; thence N 22°54'17" W a distance of 114.18 feet; thence N 10°16'02" E a distance of 155.07 feet; thence N 02°12'43" W a distance of 165.04 feet; thence N 18°37'47" W a distance of 210.17 feet; thence N 21°48'22" W a distance of 133.79 feet; thence N 67°21'17" W a distance of 100.62 feet; thence S 88°28'04" W a distance of 75.92 feet; thence N 44°39'17" W a distance of 106.77 feet; thence N 59°06'47" W a distance of 71.69 feet; thence S 29°41'03" W a distance of 73.64 feet; thence S 56°50'40" W a distance of 75.20 feet; thence S 69°07'52" W a distance of 128.82 feet; thence S 57°09'13" W a distance of 148.22 feet; thence S 47°23'17" W a distance of 106.41 feet; thence S 31°07'13" W a distance of 124.28 feet; thence S 04°29'22" W a distance of 203.13 feet; thence S 02°47'15" W a distance of 128.92 feet; thence S 15°40'35" E a distance of 140.08 feet; thence S 37°35'12" W a distance of 143.86 feet; N 83°51'29" E a distance of 85.52 feet; thence S 77°28'56" E a distance of 101.32 feet; thence S 51°44'15" E a distance of 62.38 feet; thence S 05°41'57" E a distance of 159.31 feet; S 23°48'00" E a distance of 186.82 feet; thence S 40°56'32" E a distance of 129.01 feet; thence S 68°58'38" E a distance of 106.73 feet; thence S 29°26'38" E a distance of 125.11 feet; thence S 28°35'25" E a distance of 200.96 feet; thence S 21°26'11" E a distance of 129.67 feet; thence S 43°54'49" E a distance of 146.20 feet; thence S 24°01'28" E a distance of 157.69 feet; thence S 17°43'25" W a distance of 10.56 feet; thence leaving said wetland boundary line Southerly, having a radius of 11,076.00 feet; thence Westerly a distance of 78.90 feet along the arc of said curve through a central angle of 00°24'29" to a point on said wetland boundary line (chord bearing and distance between said points being S 88°35'36" W 78.90 feet); thence along said wetland boundary line the following nineteen (19) courses and distances : N 12°04'23" W a distance of 44.52 feet; thence N 13°46'21" W a distance of 185.45 feet; thence N 11°45'12" W a distance of 166.96 feet; thence N 45°28'13" W a distance of 79.26 feet; thence N 55°07'33" W a distance of 95.56 feet; thence N 39°03'39" W a distance of 87.00 feet; thence N 26°03'38" W a distance of 242.68 feet; thence N 42°01'50" W a distance of 215.53 feet; thence N 32°46'52" W a distance of 120.95 feet; thence N 57°59'46" W a distance of 201.90 feet; thence N 15°22'51" W a distance of 167.32 feet; thence N 60°31'48" W a distance of 144.54 feet; thence N 48°18'25" W a distance of 114.13 feet; thence N 37°12'00" W a distance of 116.29 feet; thence N 28°23'29" W a distance of 148.18 feet; thence N 77°03'17" W a distance of 100.88 feet; thence S 89°53'27" W a distance of 189.13 feet; thence N 85°35'38" W a distance of 91.64 feet; thence N 62°30'11" W a distance of 49.45 feet to a point on a line that is 71.43 feet East of and parallel with the East right of way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 76301-6445-457, dated October 15, 1991; thence N 06°24'07" W a distance of 223.16 feet along said parallel line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty five (25) courses and distances : N 84°05'50" E a distance of 113.57 feet; thence N 62°04'12" E a distance of 93.87 feet; thence N 43°02'26" E a distance of 81.48 feet; thence N 17°31'22" W a distance of 93.56 feet; thence N 11°50'22" E a distance of 114.39 feet; thence N 04°52'21" E a distance of 107.02 feet; thence N 08°31'31" W a distance of 107.26 feet; thence N 03°22'01" E a distance of 113.06 feet; thence

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

LESS AND EXCEPT:

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

Begin at the Northeast corner of Tract "D", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, said point being on the Easterly right of way line of Literature Way as shown on said plat; thence along the Easterly, Southerly and Westerly right of way line of said Literature Way the following six (6) courses and distances : South 04°29'50" East, a distance of 23.14 feet to a point of curvature of a curve concave Westerly, having a radius of 270.00 feet and a central angle of 16°56'23"; thence Southerly, a distance of 79.83 feet along the arc of said curve to a point of compound curvature of a curve concave Northerly, having a radius of 644.67 feet and a central angle of 141°20'15"; thence Westerly, a distance of 1590.28 feet along the arc of said curve to the point of tangency of said curve; thence North 26° 13' 13" West, a distance of 116.22 feet to a point of curvature of a curve concave Easterly, having a radius of 170.00 feet and a central angle of 24°47'35"; thence Northerly, a distance of 73.56 feet along the arc of said curve to the point of tangency of said curve; thence North 01°25 '37" West, a distance of 50.04 feet to a point on the North

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

Containing 13.68 acres, more or less.

AND

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

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

Containing 1.26 acres, more or less.

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

TOGETHER WITH:

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

COMMENCE at the Southeast Corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence North $61^{\circ}17'20''$ West, a distance of 279.85 feet along the North line of lands described in Official Records Book 3717, pages 250 through 253, of the Public Records of Orange County, Florida to the POINT OF BEGINNING; thence departing said North line South $22^{\circ}12'36''$ East, a distance of 1,103.32 feet to a point of curvature of a curve concave Westerly, having a radius of 1512.50 feet and a central angle of $00^{\circ}06'30''$; thence Southeasterly along the arc of said curve a distance of 2.86 feet to a point; thence South $67^{\circ}47'24''$ West, a distance of 228.29 feet to a point of curvature of a curve concave Northerly, having a radius of 286.00 feet and a central angle of $19^{\circ}54'48''$; thence Westerly along the arc of said curve a distance of 99.40 feet to a point of tangency; thence South $87^{\circ}42'12''$ West, a distance of 505.14 feet to a point of curvature of a curve concave Northerly, having a radius of 65.00 feet and a central angle of $31^{\circ}24'40''$; thence Westerly along the arc of said curve a distance of 35.63 feet; thence South $87^{\circ}47'24''$ West, a distance of 299.83 feet; thence South $48^{\circ}54'44''$ West, a distance of 50.00 feet thence North $41^{\circ}05'16''$ West, a distance of 111.87 feet; thence North $29^{\circ}11'40''$ West, a distance of 163.19 feet; thence North $52^{\circ}46'17''$ West, a distance of 206.40 feet; thence North $63^{\circ}14'11''$ West, a distance of 245.10 feet; thence North $73^{\circ}45'11''$ West, a distance of 136.18 feet; thence South $85^{\circ}13'46''$ West, a distance of 179.40 feet; thence South $72^{\circ}10'08''$ West, a distance of 106.20 feet; thence South $60^{\circ}11'14''$ West, a distance of 147.37 feet; thence South $55^{\circ}25'40''$ West, a distance of 127.36 feet; thence South $44^{\circ}31'57''$ West, a distance of 113.56 feet; thence South $45^{\circ}41'54''$ West, a distance of 102.13 feet; thence South $35^{\circ}25'45''$ West, a distance of 112.96 feet; thence South $21^{\circ}07'39''$ West, a distance of 79.10 feet; thence South $55^{\circ}58'24''$ West, a distance of 94.39 feet; thence South $27^{\circ}34'25''$ West, a distance of 70.38 feet; thence South $48^{\circ}50'15''$ West, a distance of 80.30 feet; thence South $49^{\circ}41'04''$ West, a distance of 100.70 feet; thence South $77^{\circ}47'54''$ West, a distance of 110.91 feet; thence North $42^{\circ}44'17''$ West, a distance of 136.30 feet; thence North $45^{\circ}50'13''$ West, a distance of 186.39 feet; thence North $24^{\circ}37'37''$ West, a distance of 147.44 feet; thence North $10^{\circ}13'46''$ West, a distance of 128.44 feet; thence North $18^{\circ}52'05''$ West, a distance of 173.66 feet; thence North $20^{\circ}07'53''$ West, a distance of 146.55 feet; thence North $13^{\circ}03'16''$ West, a distance of 149.20 feet; thence North $27^{\circ}20'15''$ West, a distance of 159.90 feet; thence North $21^{\circ}09'32''$ East, a distance of 112.59 feet; thence North $05^{\circ}47'23''$ West, a distance of 162.38 feet; thence North $00^{\circ}19'09''$ West, a distance of 150.81 feet; thence North $16^{\circ}44'41''$ West, a distance of 152.03 feet; thence North $07^{\circ}06'25''$ East, a distance of 89.96 feet; thence North $13^{\circ}57'50''$ West, a distance of 124.65 feet; thence North $24^{\circ}30'16''$ West, a distance of 144.90 feet; thence North $04^{\circ}19'33''$ East, a distance of 152.59 feet; thence North $03^{\circ}18'49''$ East, a distance of 130.72 feet; thence

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

TOTAL DISTRICT ACREAGE (after Expansion): 993.26 acres

Orlando Sentinel

Published Daily
ORANGE County, Florida

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

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

State Of Illinois
County Of Cook

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

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

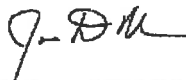


Signature of Affiant

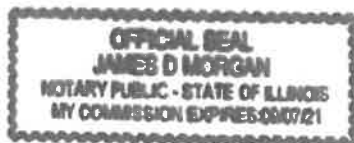
Jeremy Gates

Name of Affiant

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



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6791221

NOTICE OF PROPOSED ENACTMENT

On Monday November 9, 2020, the Orlando City Council will consider proposed ordinance #2020-52, entitled AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, GRANTING A PETITION TO EXPAND THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, AS INITIATED BY THE DISTRICT'S BOARD OF SUPERVISORS; AMENDING ORDINANCE NO. 2019-36 TO EXPAND THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, WHICH IS GENERALLY LOCATED EAST OF STATE ROAD 417 AND NORTH OF MOSS PARK ROAD, IN ACCORDANCE WITH SAID PETITION, PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE. A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m. In response to the COVID-19 pandemic and social distancing efforts, members of the public are advised to check the city website for up-to-date information on any changes to the manner in which the meeting will be held and the location. All pertinent information about meeting access and participation instructions will be available on orlando.gov/councilmeeting at least 3 days prior to the meeting. Interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment on an ordinance is available until the designated public comment portion of the item is closed. This meeting may be viewed live on Orange TV channel 488, on the city's website at orlando.gov/watchonline or the city's YouTube page. Written public comment must include your name, address, phone number and topic. Comments are limited to a maximum of 700 words per item and may be submitted by one of the following: (1) online at orlando.gov/councilcomment; (2) email to cityclerk@orlando.gov; (3) mail to City Clerk, Public Comment, City of Orlando, 400 E. Orange Ave., Orlando FL 32801; or (4) drop off to the 1st floor security station at City Hall. Written public comment received by 9 a.m. on Monday, November 9, 2020 are distributed to Council and attached to the related agenda item for public viewing. Appellants and Parties to Appeals and Quasi-Judicial Hearings must submit their documentary evidence and presentations to orlando.gov/councilcomment by 5 p.m. on Wednesday, November 4, 2020. Documentary evidence and presentations received by 5 p.m. Wednesday, November 4, 2020 are distributed to Council and attached to the related agenda item for public viewing. Items received after the deadline will not be considered at the meeting. All items received are public record. The proposed ordinance may be inspected online at orlando.gov. Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with

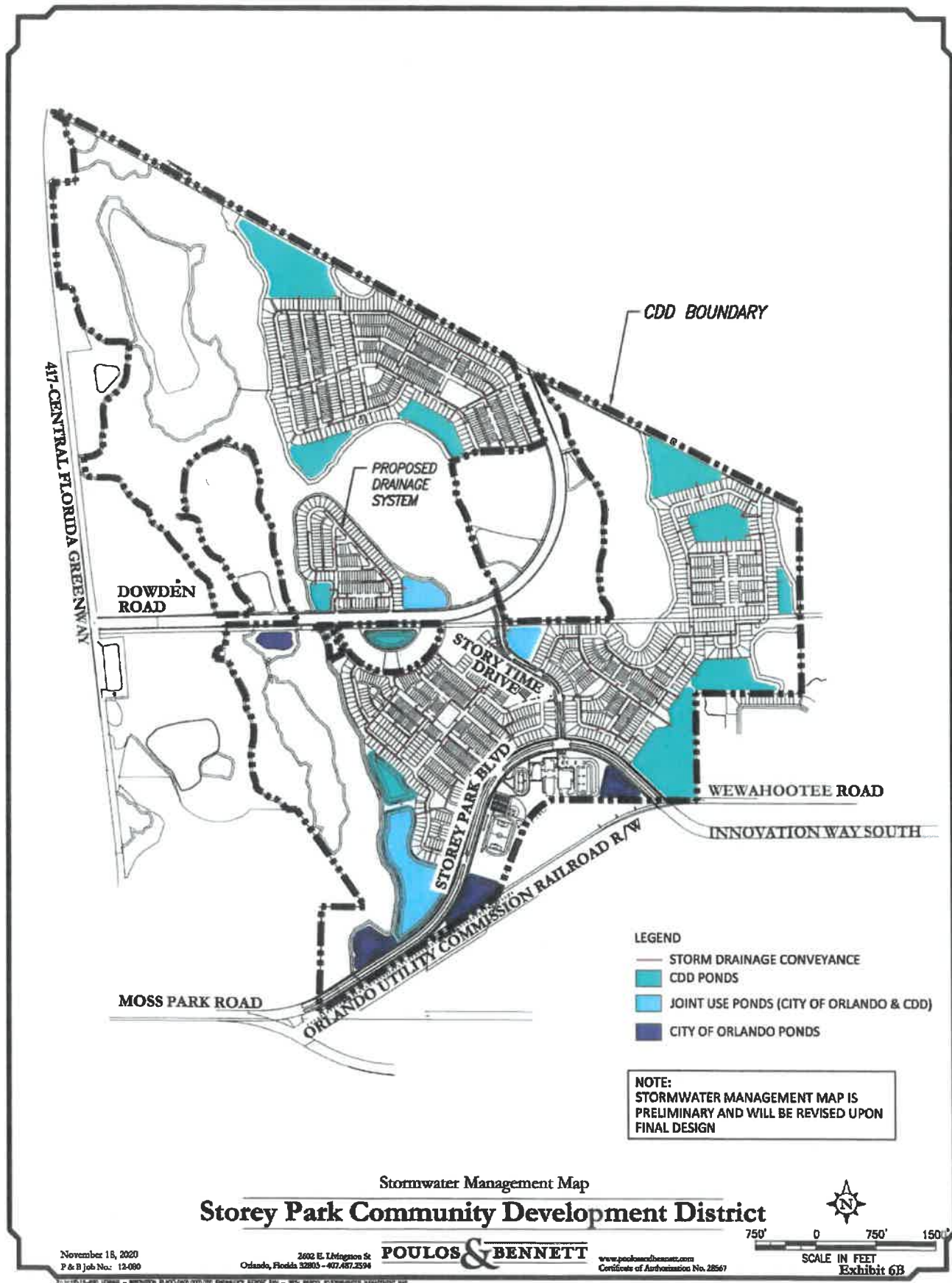
Orlando Sentinel

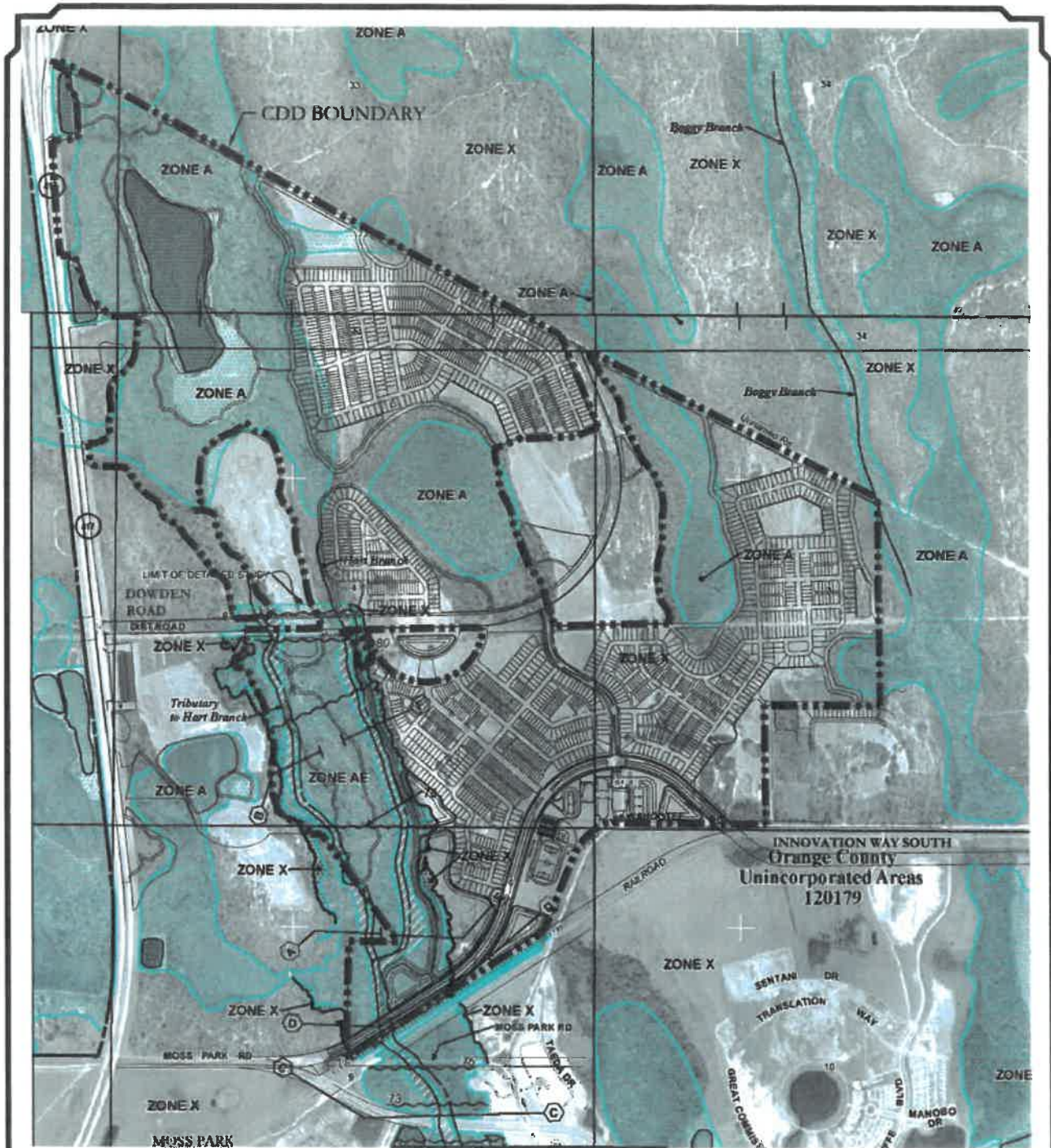
disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the City Clerk's Office at 407.346.2251 or cityclerk@orlando.gov.

OS6791221

10/27/2020

6791221





Source: FEMA Firm Panel 12005C0465F /
12095C0455F September 25, 2008, Vertical
Datum (NAVD88).

FEMA 100 Year Floodplain Storey Park Community Development District

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

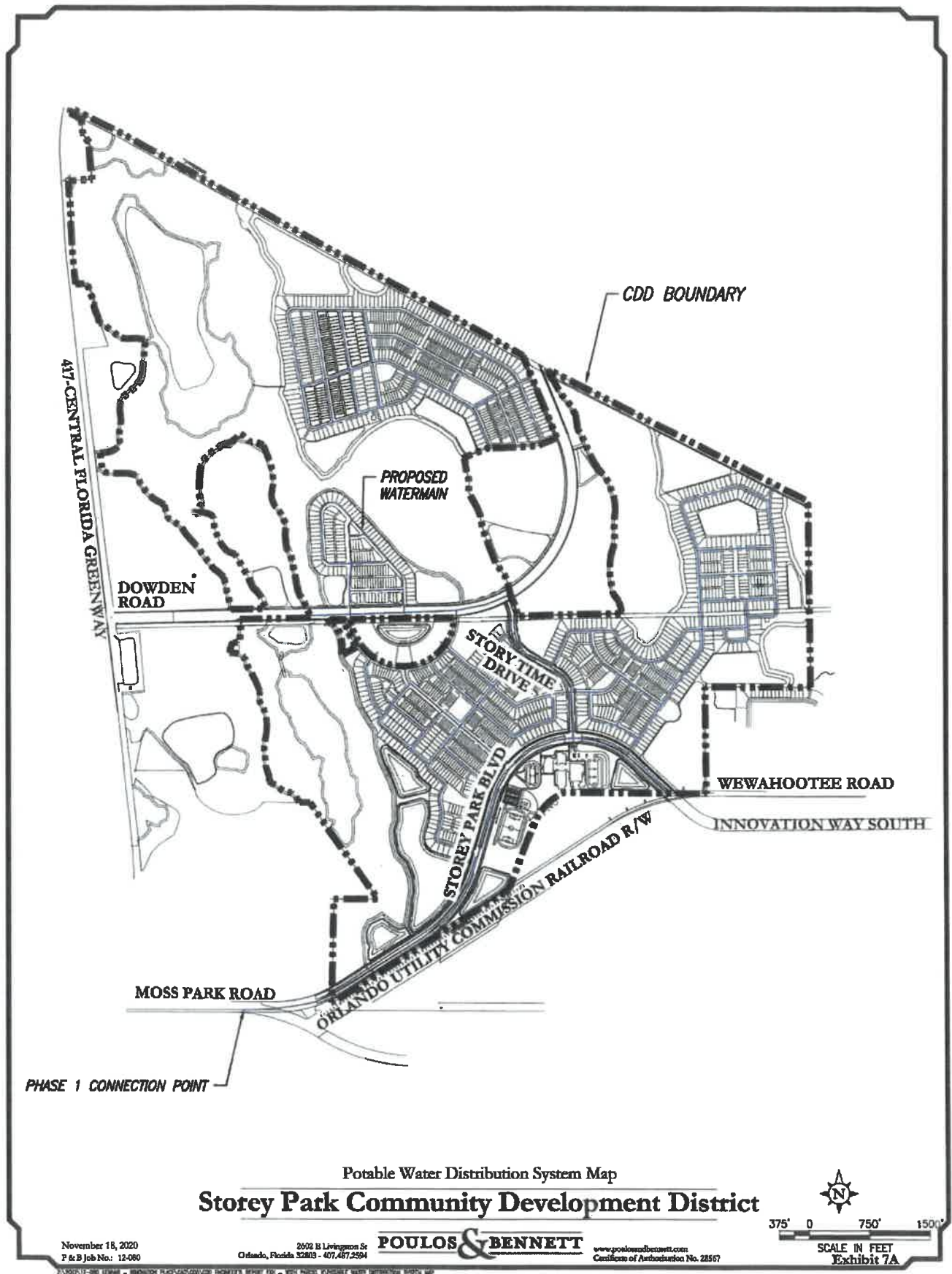
2602 E Livingston St
Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbenett.com
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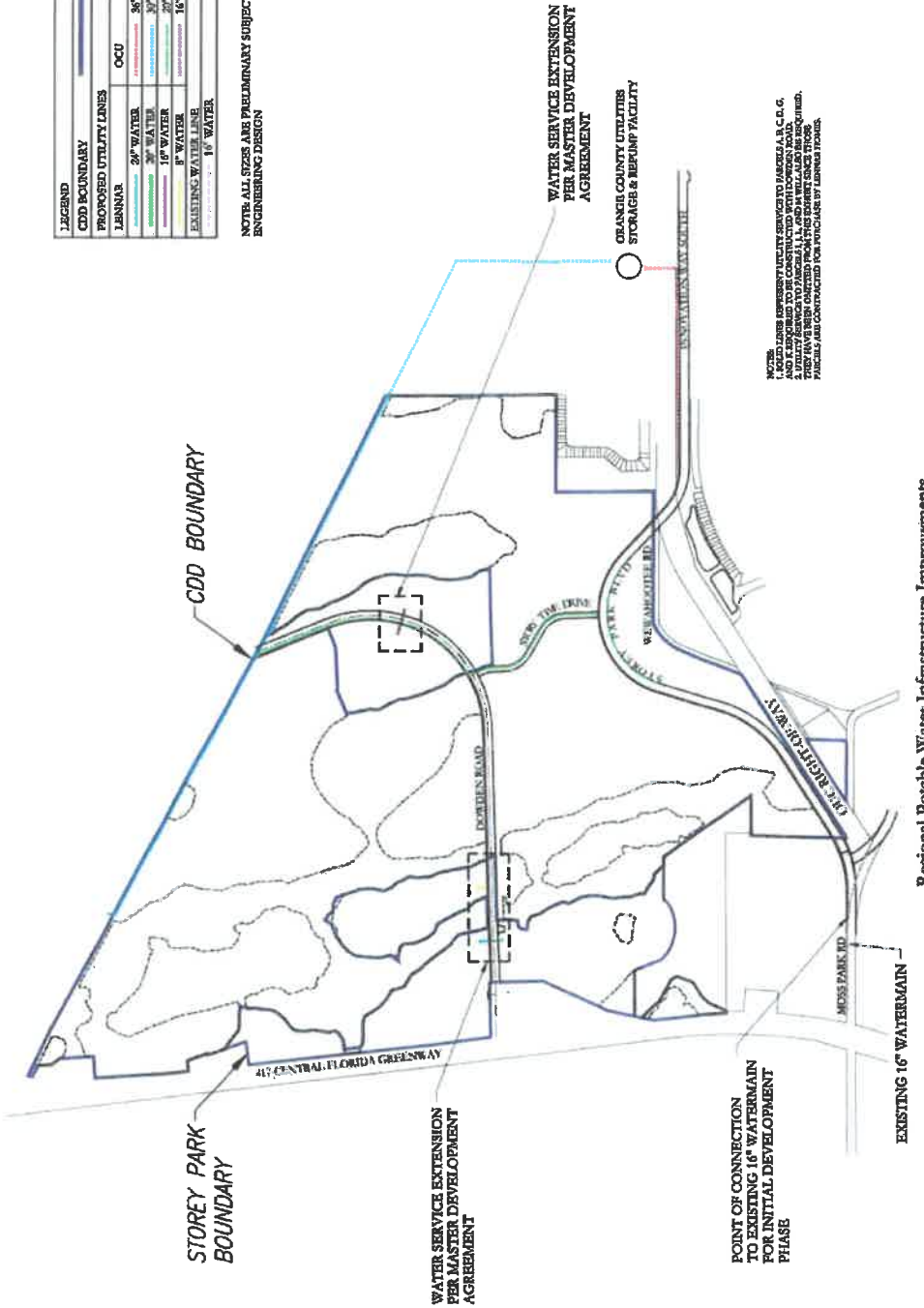


ES:\000\12-080\12-080 - BROWNSTON PLACE\12-080\000\001\PROJECTS\REPORT\100 - 1001\1001.FXD\1001.FXD



LEGEND	
	CDD BOUNDARY
	PROPOSED UTILITY LINES
	LENNAR
	24" WATER
	30" WATER
	36" WATER
	18" WATER
	24" WATER
	36" WATER
	EXISTING WATER LINE
	18" WATER
	24" WATER
	36" WATER

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



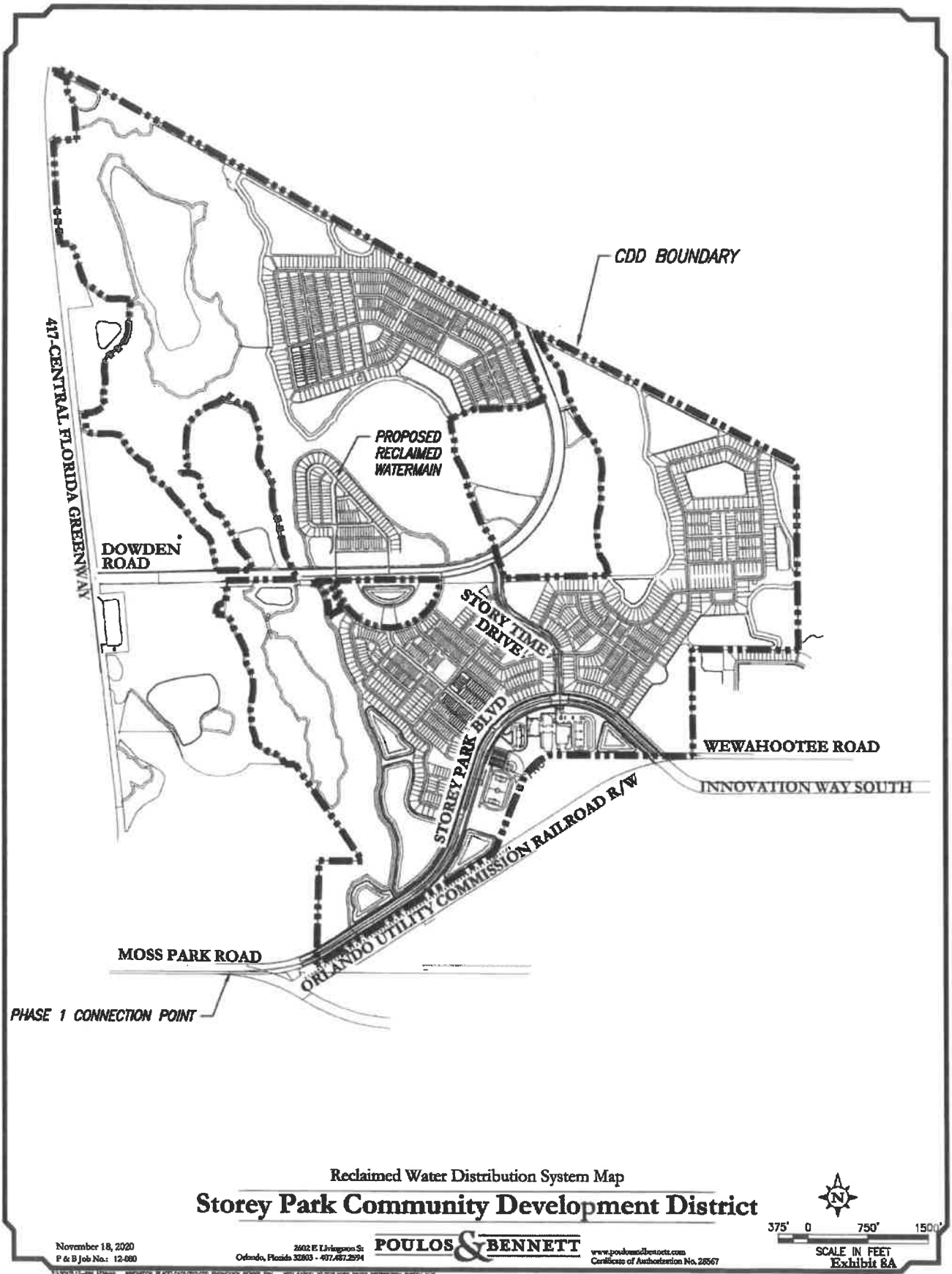
July 15, 2019
P:\13\13-000\13-000.dwg

Storey Park 2019 - 407-407-0001

POULOS & BENNETT

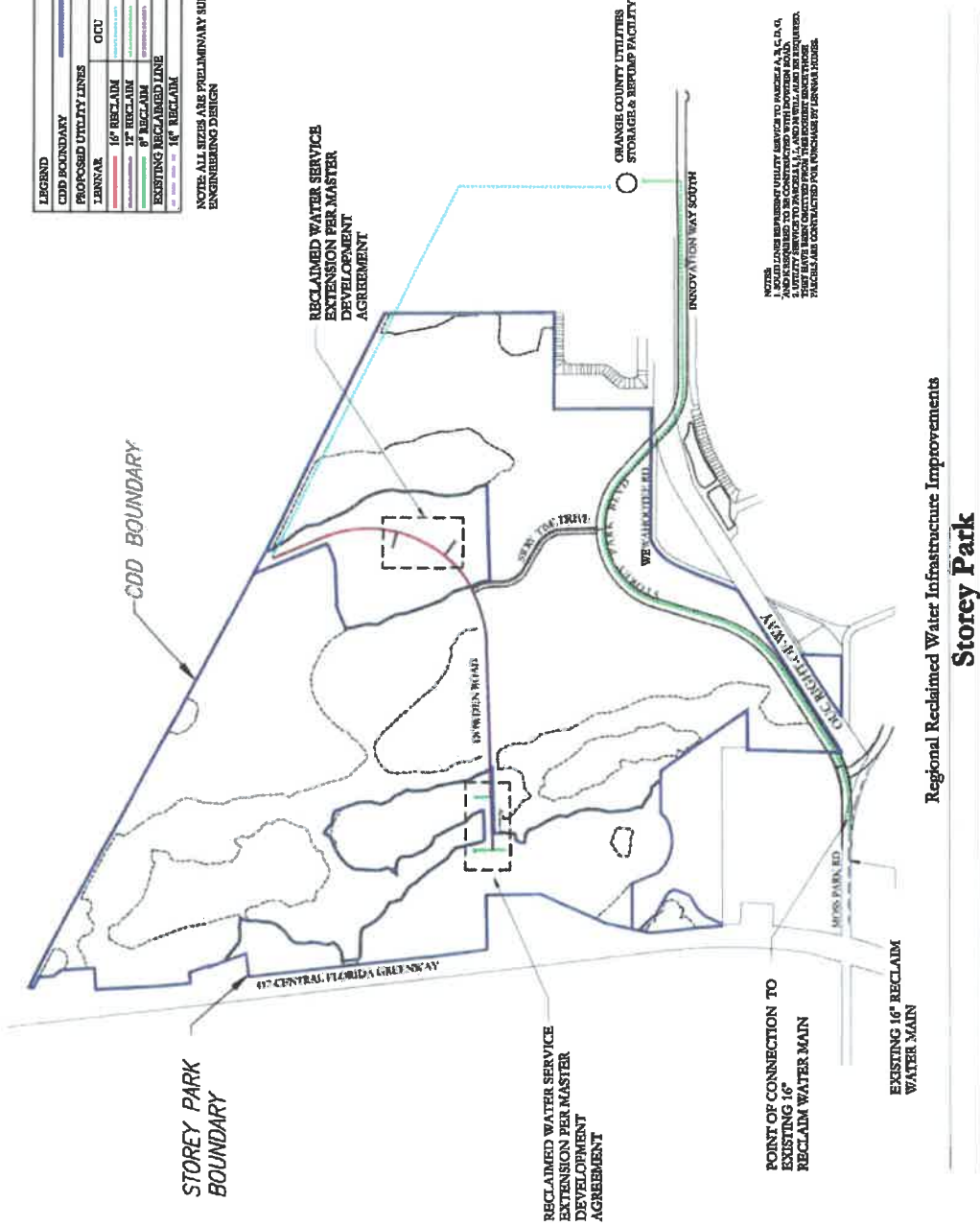
www.poulosbenett.com

Exhibit 7B



LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LEAKAGE	OCU
16" RECLAIM	
24" RECLAIM	
36" RECLAIM	
EXISTING RECLAIM LANE	
16" RECLAIM	

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



Regional Reclaimed Water Infrastructure Improvements

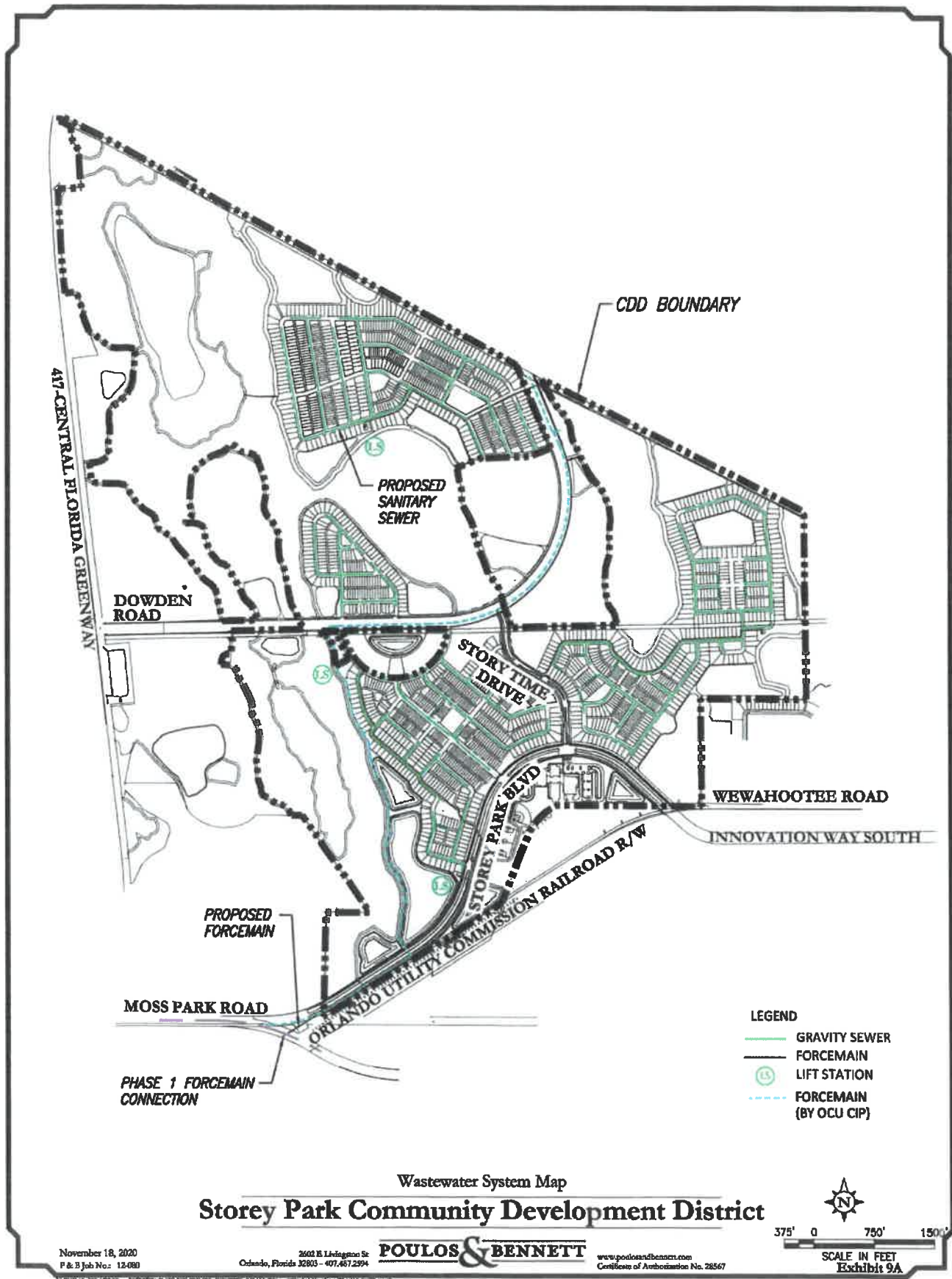
Storey Park

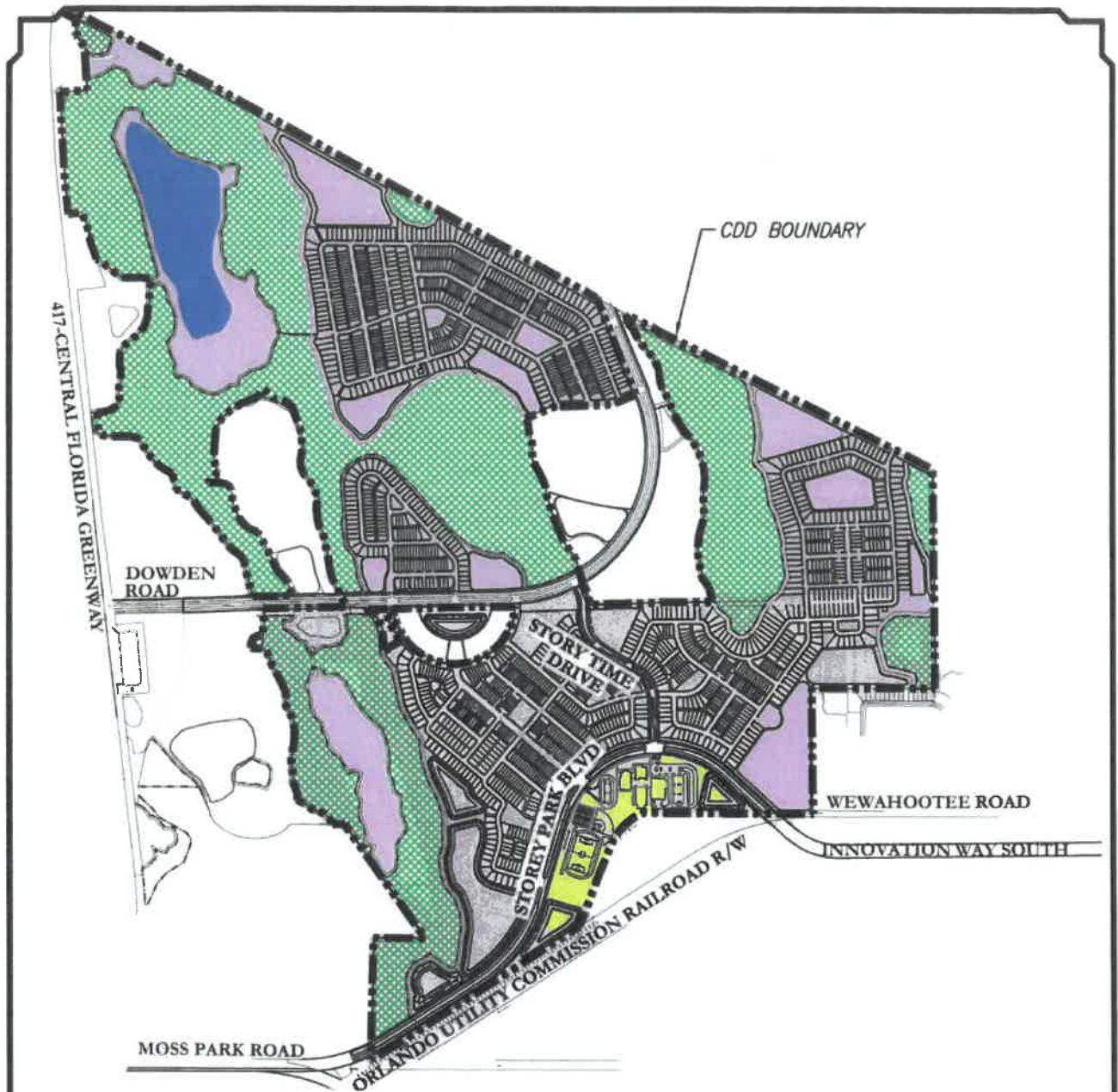
300 E. 14th Street, Suite 200
Orlando, Florida 32801-4078
Tel: 407.812.2294
Fax: 407.812.2295
www.foullos-bennett.com
Foullos & Bennett, Inc.
Professional Engineers No. 3597

July 13, 2010
Project No. 10-000
Drawing No. 10-000



Exhibit 83





LEGEND

	INTENSITY MIN	INTENSITY MAX	ALLOWABLE USES	ACRES
OFFICE LOW INTENSITY	NONE	21 UNITS/AC AND OR 0.40 FPM	RES/OFFICE/PUB/REST INST	548.45 ac
CONSERVATION				342.83 ac
EXISTING LAKE/CONSERVATION (WET)				30.3 ac
ROADS				32.41 ac
SCHOOL SITE				38.27 ac
TOTAL				993.28 ac

Future Land Use Plan
Storey Park Community Development District

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

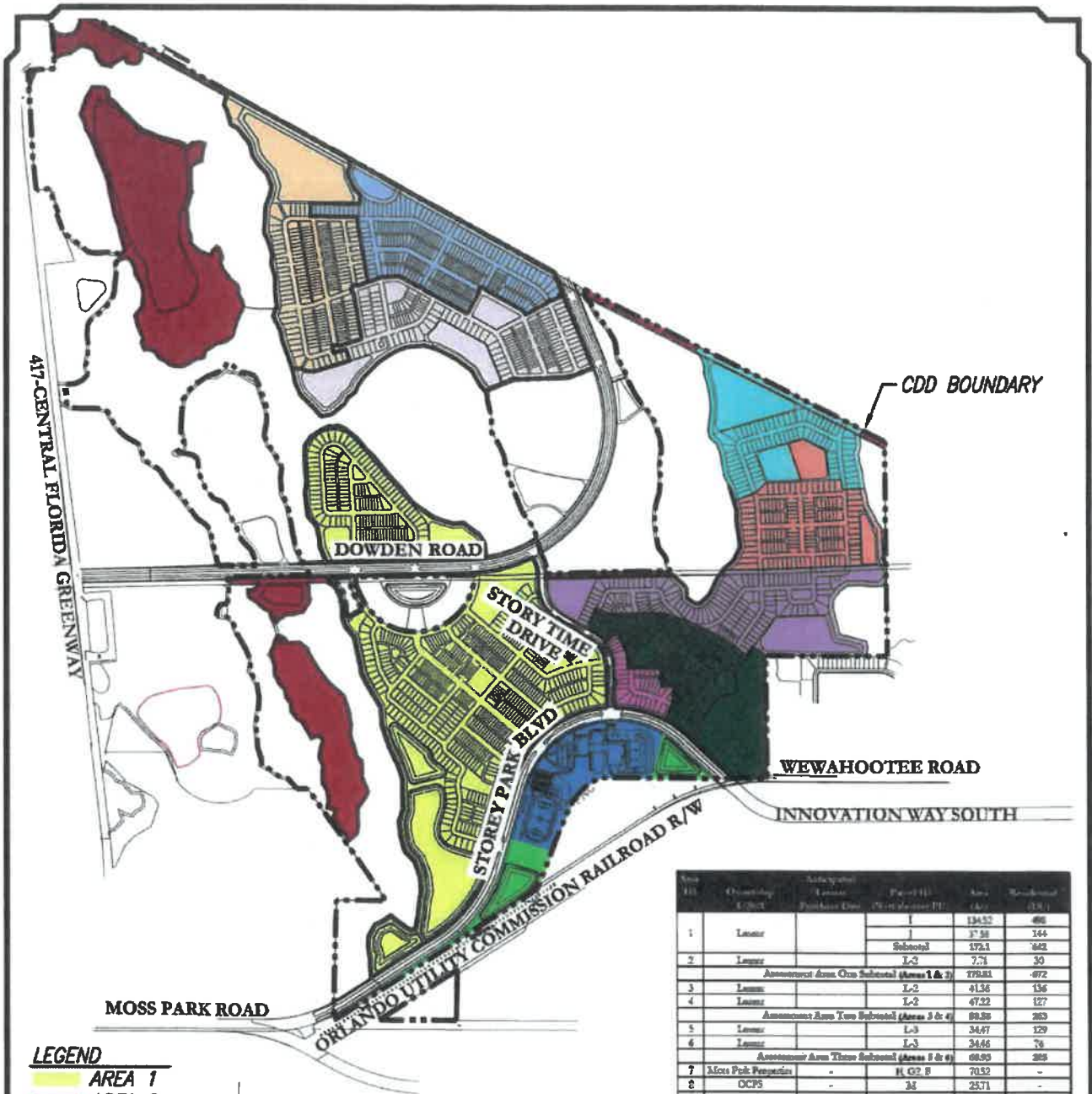
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DESIGN: 11-280 DESIGN - BRUNSON PLANNING/ARCHITECTS REPORT: 01 - SITE PLAN/FUTURE LAND USE PLAN



LEGEND

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

Area #	Ownership Type	Parcel Count	Parcel Area (Ac)	Parcel Area (Sq Ft)
1	Lease	1	134.52	486
	Subtotal	1	134.52	486
2	Lease	1	172.1	642
	Subtotal	1	172.1	642
3	Lease	1	172.1	642
	Subtotal	1	172.1	642
4	Lease	1	172.1	642
	Subtotal	1	172.1	642
5	Lease	1	172.1	642
	Subtotal	1	172.1	642
6	Lease	1	172.1	642
	Subtotal	1	172.1	642
7	Lease	1	172.1	642
	Subtotal	1	172.1	642
8	Lease	1	172.1	642
	Subtotal	1	172.1	642
9	Lease	1	172.1	642
	Subtotal	1	172.1	642
10	Lease	1	172.1	642
	Subtotal	1	172.1	642
11	Lease	1	172.1	642
	Subtotal	1	172.1	642
12	Lease	1	172.1	642
	Subtotal	1	172.1	642
Total		12	2064.8	7538

(1) Subsequent Data: as shown on the Specific Parcel Map and PDS/Map.

(2) Area 1 and 2 combined represent the Assessment Area One as described in the Storey Park Assessment Map prepared by Government Management Services Group Florida.

(3) Areas 3 and 4 represent Assessment Area Two as depicted on the Storey Park Assessment Map prepared by Government Management Services Group Florida. Assessment Area Three was created by the 3/1/10 Regional Report Decision 4 Update to include Areas 7, Area 8 and 6 only with no Assessment Area Three.

(4) Regional Report Decision 7 includes the unincorporated Areas 1, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Land Ownership Map Storey Park Community Development District

POULOS & BENNETT

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

2602 E Livingston St
Orlando, Florida 32803 • 407.487.2594

www.poulosandbenett.com
Certificate of Authorization No. 28567



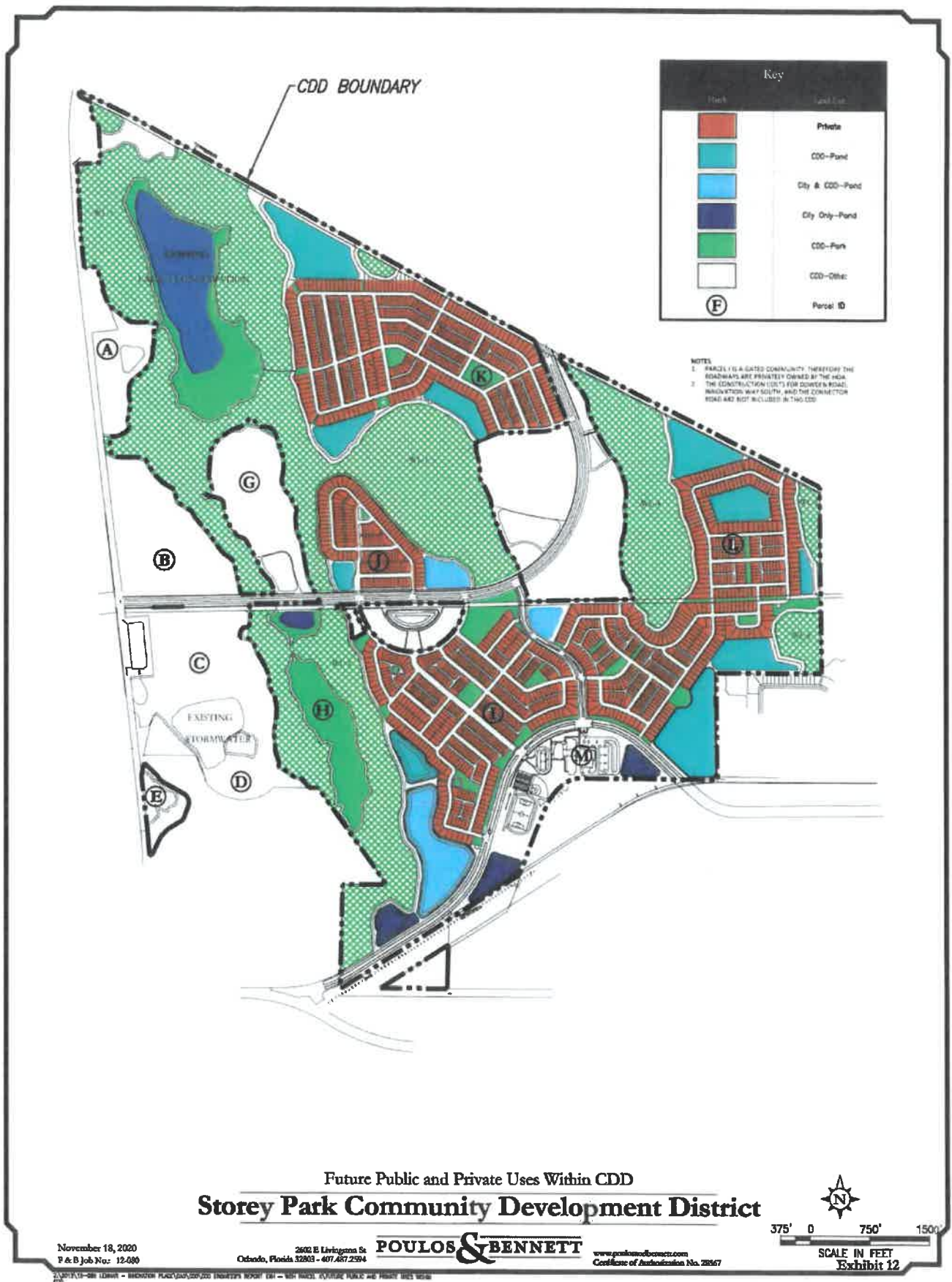


Exhibit 13

Storey Park
Cost Opinion for Community Development District Capital Improvement Plan

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

Notes:

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

Exhibit 14

**Storey Park
Permit Status**

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

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

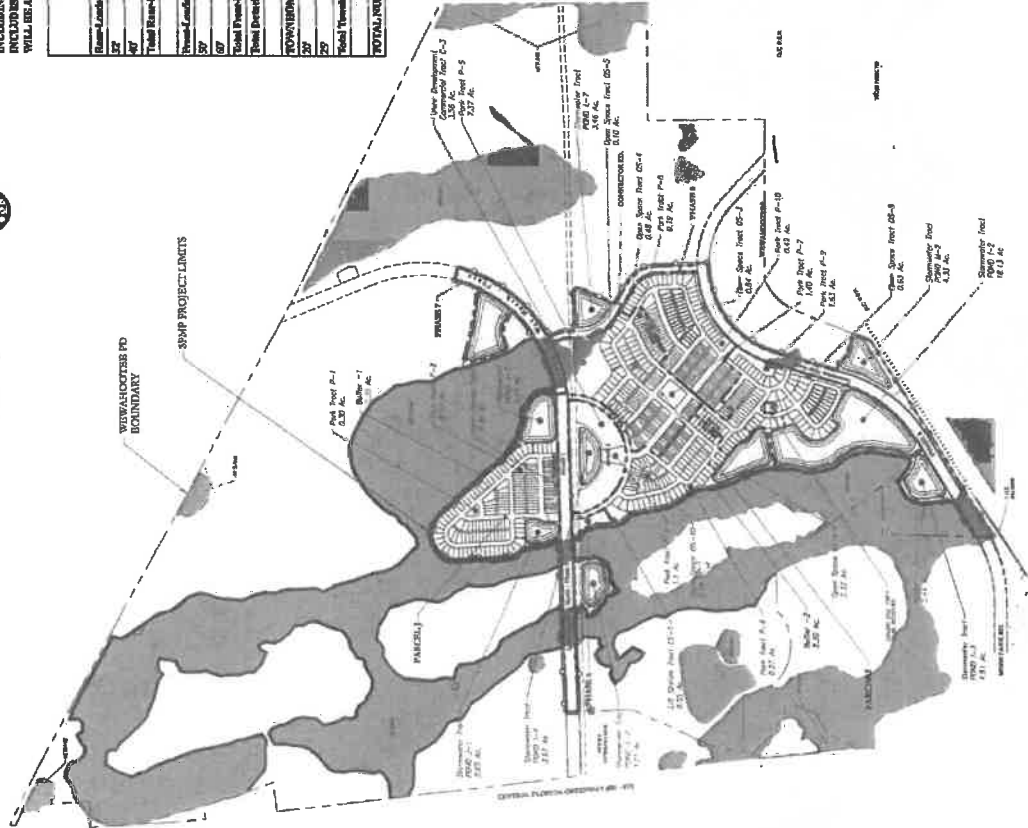


WARNING:
THIS PROJECT WILL BE SPLIT INTO 13 PHASES. THE PROJECT MAP FOR THE PHASES 1-5
INCLUDING SINGLE FAMILY AND SOMEWHERE RESIDENTIAL DEVELOPMENT ARE PROVIDED. PHASES 7 & 8
INCLUDED ONLY ROADWAY IMPROVEMENTS AND PHASE 9 INCLUDED FUTURE COMMERCIAL WHICH
WILL BE ADDRESSED ON A FUTURE SPECIFIC PARCEL MASTER PLAN.

PRODUCT	PROPOSED				DEVELOPMENT TOTAL
	PARCEL 1 PHASE 1	PARCEL 2 PHASE 2	PARCEL 3 PHASE 3	PARCEL 4 PHASE 4	
Home-Landlord Product					
227	16	46	29	11	102
447	9	29	12	28	106
Total Home-Landlord Product	25	75	41	39	280
Home-Landlord Product					
227	20	56	19	28	123
447	17	0	16	20	53
Total Home-Landlord Product	47	56	35	48	226
Home-Landlord Product					
227	72	131	76	97	461
447					
Total Home-Landlord Product	72	131	76	97	461
Home-Landlord Product					
227	16	24	36	0	76
447	0	0	26	0	26
Total Home-Landlord Product	16	24	62	0	102
Home-Landlord Product					
227	90	155	138	97	641
447					
Total Home-Landlord Product	90	155	138	97	641

WISWASHOOTER PD
BOUNDARY

80MP PROJECT LIMITS



PROJECT NAME: WISWASHOOTER PD
PROJECT LOCATION: 13000 N. WISWASHOOTER RD., SUITE 100, ORLANDO, FL 32826
PROJECT OWNER: WISWASHOOTER PD, LLC
PROJECT ARCHITECT: WISWASHOOTER PD, LLC
PROJECT ENGINEER: WISWASHOOTER PD, LLC
PROJECT DATE: 10/15/2015
PROJECT SCALE: 1" = 100'

WISWASHOOTER PD
STOREY PARK -
PARCELS 1 & 2 -
(WISWASHOOTER PD)

Submitted To:
CITY OF ORLANDO, FL

Submitted By:
CITY OF ORLANDO
SPECIFIC PARCEL
MASTER PLAN
PHASING

Exhibit
15

DATE: 10/15/2015
SCALE: 1" = 100'



Prepared by: WISWASHOOTER PD, LLC
13000 N. WISWASHOOTER RD., SUITE 100, ORLANDO, FL 32826
10/15/2015



Copyright

[illegible]

STOREY PARK -
PARCEL L,
(WEWAHOOTEE PD)

Identical To
CITY OF ORLANDO, FL

Seen This
MASTER SITE
PLAN

Test No. 2

02.00

DATE: 11/10/2000

Podiatry & Economics, LLC
2002 E. Chiquita Ln., Orlando, FL 32803
407.422.1111 www.podiatryandbusiness.comEXHIBIT 16
JURY VERDICT FORM

PRODUCT	FINISHED		INVENTORY TOTAL
	PARTIAL PHASE 1	PARTIAL PHASE 2	
First Label Product	37	35	134
2	17	49	139
3	17	49	139
4	54	99	250
5			
6	32	37	123
7	53	88	166
8	49	49	166
9	137	158	437
10			
11	41	43	151
12	61	68	161
13	169	197	580
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DATE: June 22, 2002

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FOUR**

**FOR

STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 25, 2021

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background.....	3
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	5
2.1 Overview	5
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	7
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	8
3.0 True-Up Mechanism.....	8
4.0 Assessment Roll.....	9
5.0 Appendix	10
Table 1: Development Program	10
Table 2: Capital Improvement Cost Estimates.....	11
Table 3: Bond Sizing.....	12
Table 4: Allocation of Improvement Costs	13
Table 5: Allocation of Total Par Debt to Each Product Type.....	14
Table 6: Par Debt and Annual Assessments	15
Table 7: Preliminary Assessment Roll	16

GMS-CF, LLC does not represent the Storey Park Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Storey Park Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Storey Park Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$18,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain Assessment Area Four infrastructure improvements ("Assessment Area Four Capital Improvement Plan") within a designated assessment area (herein the "Assessment Area Four") within the District more specifically described in the Engineer's Report Revision 7 – Parcel K Boundary Expansion dated February 22, 2021 prepared by Poulos & Bennett, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Assessment Area Four Capital Improvement Plan that benefit property owners within the Assessment Area Four. Assessment Area Four is identified as Parcel K Phase 1 and Parcel K Phase 2 in Exhibit 17 of the Engineer's Report.

1.1 Purpose

This Master Assessment Methodology for Assessment Area Four (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Four. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area Four Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Assessment Area Four Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the Assessment Area Four based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 993.3 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Four represents approximately 101 acres. The development program for Assessment Area Four currently envisions approximately 357 residential units. The proposed development program is depicted in Table 1. It is identified in the Engineer's Report as Parcel K. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Assessment Area Four Capital Improvement Plan will provide facilities that benefit certain property within the Assessment Area Four. Specifically, the District will construct and/or acquire certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, offsite improvements, master signage, trails, differential cost of undergrounding of electrical distribution lines and streetlights, and landscaping and hardscaping. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the Assessment Area Four. The implementation of the Assessment Area Four Capital Improvement Plan enables properties within the boundaries of the Assessment Area Four to be developed. Without the District's Assessment Area Four Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Four. Without these improvements, development of the property within Assessment Area Four would be prohibited by law.

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

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

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

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

2.0 Assessment Methodology

2.1 Overview

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

Table 1 identifies the land uses as identified by the Developer within Assessment Area Four. The District has commissioned an Engineer's Report that includes estimated construction costs for the Assessment Area Four Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$13,630,190. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Assessment Area Four Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$18,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the Assessment Area Four is completed. Until the platting process occurs, the Assessment Area Four Capital Improvement Plan funded by District bonds benefits all acres within the Assessment Area Four.

The initial assessments will be levied on an equal basis to all gross acreage within the Assessment Area Four. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Four are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the Assessment Area Four into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the Assessment Area Four, which are the beneficiaries of the Assessment Area Four Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Assessment Area Four Capital Improvement Plan consists of stormwater management system, master roadway, water, sewer, reuse and undergrounding of dry utilities improvements, parks and recreational facilities, landscaping and certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, differential cost of undergrounding of electrical distribution lines and streetlights, and landscaping and hardscaping and professional fees along with related incidental costs. There are currently five product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Assessment Area Four Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, street lighting, differential costs of undergrounding and electrical distribution lines and streetlighting facilities, and landscaping and hardscaping. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Assessment Area Four Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Assessment Area Four Capital Improvement Plan have been apportioned to the property within Assessment Area Four according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Four will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Assessment Area Four Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Assessment Area Four, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of Assessment Area Four. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is

less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area Four boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

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

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

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

TABLE 2 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT PLAN COST ESTIMATES MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR		
Capital Improvement Plan ("CIP") (1)		Cost Estimate
CDD Roadways and Alleys		\$2,840,015
Stormwater Improvements		\$2,025,789
Earthwork		\$1,828,934
Potable Water		\$873,145
Reclaimed Water Distribution		\$586,190
Sanitary Sewer System		\$1,395,063
Offsite Improvements		\$442,842
Master Signage, Trails and Street Trees		\$430,120
Electrical Differential Costs		\$770,476
Landscape and Hardscape		\$358,434
Contingencies		\$2,079,182
		\$13,630,190

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5

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

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

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

TABLE 6 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR										
Land Use	No. of Units *	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (1)		
						Assessment	Per Unit	Assessment	Per Unit (1)	
Townhome - 25'	86	\$	2,754,056	\$32,024	\$	200,079	\$	2,327	\$	2,475
Single Family 32'	76	\$	3,115,286	\$40,991	\$	226,322	\$	2,978	\$	3,168
Single Family 40'	77	\$	3,945,346	\$51,238	\$	286,625	\$	3,722	\$	3,960
Single Family 50'	69	\$	4,419,300	\$64,048	\$	321,057	\$	4,653	\$	4,950
Single Family 60'	49	\$	3,766,012	\$76,857	\$	273,597	\$	5,584	\$	5,940
Totals	357	\$	18,000,000		\$	1,307,680				

(1) This amount includes collection fees and early payment discounts when collected on the Orange County Tax Bill

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

TABLE 7

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL

MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

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

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

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

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

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-01-400	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-410	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-420	32'	TBD APOSTROPHE ALLEY	\$ 40,991	\$ 2,978	\$ 3,168
Lennar Homes LLC	04-24-31-8970-01-430	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-440	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-450	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-460	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-470	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-480	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-490	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-500	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-510	50'	TBD PARAGRAPH ROAD	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-520	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-530	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-540	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-550	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-560	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-570	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-580	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-590	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
Lennar Homes LLC	04-24-31-8970-01-600	50'	TBD RHYME AVENUE	\$ 64,048	\$ 4,653	\$ 4,950
			Total Platted Lots	\$ 8,286,507	\$ 602,006	\$ 649,341
Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Moss Park Properties, LLP	See legal - Parcel K - Phase I	54.13	\$ 179,447	\$ 9,713,493	\$ 705,674	\$ 750,718
Totals				\$ 18,000,000	\$ 1,307,680	\$ 1,391,149

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

* - See attached legal description

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

Prepared by: Governmental Management Services - Central Florida, LLC

SKETCH OF DESCRIPTION

SHEET 1 OF 5

LEGAL DESCRIPTION PHASE 2.

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

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

CONTINUED ON SHEET 2



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

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

SURVEYOR'S NOTES:

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

SK8
REV 4-30-20
REV 5-12-20
REV 7-23-20
REV 8-18-20

JOB NO. 20200129

DATE: 3-3-2020

SCALE: 1" = 250 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

FOR THE LICENSED BUSINESS # 6723 BY:

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

SKETCH OF DESCRIPTION

SHEET 2 OF 5

CONTINUED FROM SHEET 1

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

Contains 54.13 acres more or less.



**ALLEN
&
COMPANY**

Professional Surveyors & Mapmakers

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

THIS IS NOT A SURVEY:

SKB

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

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

JOB NO. 20200129

DATE: 3-3-2020

SCALE: 1" = 250 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

SECTION D

RESOLUTION 2021-25

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

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

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

SECTION 2. DISTRICT AUTHORITY AND PREVIOUS ACTIONS.

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

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

C. The District adopted the Storey Park Community Development District Engineer's Report Revision 7 – Parcel K Boundary Expansion, dated January 29, 2021, as revised by the Storey Park Community Development District Engineer's Report, Revision 7 – Parcel K Boundary Expansion, dated February 22, 2021 (the "**Engineer's Report**"), describing the capital improvement program to be constructed and/or acquired by the District (the "**Assessment Area Four Project**").

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

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

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

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

C. In order to provide funds with which to pay the costs of the Assessment Area Four Project which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District to sell and issue its not-to-exceed \$6,030,000 Storey Park Community Development District Special Assessment Revenue Bonds in one or more series ("**Bonds**").

D. In Resolution 2021-16, the Board determined to provide the Assessment Area Four Project and to defray the cost thereof by making special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed for the Assessment Area Four Project prior to the collection of such special assessments. Resolution 2021-16 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes* had been complied with.

E. As directed by Resolution 2021-16 said Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the District Manager.

F. As directed by Resolution 2021-16, a preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*.

G. The Board, by Resolution 2021-16, and as ratified today, adopted the *Master Assessment Methodology for Assessment Area Four for Storey Park Community Development District*, dated February 25, 2021, as supplemented by the *Supplemental Assessment Methodology for Assessment Area Four for Storey Park Community Development District*, dated April 22, 2021, as revised by the *Supplemental Assessment Methodology for Assessment Area Four for Storey Park Community Development District*, dated June 24, 2021 (collectively the "**Assessment Methodology**"), attached hereto and incorporated herein as **Exhibit "A"**.

H. The Board, by Resolution 2021-16, and as ratified today, approved the Engineer's Report.

I. As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-16 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein

may appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

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

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

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

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

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

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

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

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

SECTION 4. AUTHORIZATION OF THE ASSESSMENT AREA FOUR PROJECT. The Assessment Area Four Project, as more specifically described by the Engineer's Report and the plans and specifications on file with the District Manager, are hereby confirmed, authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds.

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

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

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

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

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

B. The District hereby may elect, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*. The District has heretofore timely taken, or will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*, and applicable rules adopted pursuant thereto to elect to use this method; and, if required, the District shall enter into a written agreement with the Property Appraiser and/or Tax Collector of Orange County in compliance therewith. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.

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

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

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

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

SECTION 11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

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

APPROVED AND ADOPTED this 26th day of August, 2021.

ATTEST:

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

By: _____

By: _____

Name: _____
Secretary/Assistant Secretary

Name: _____
Chairman/Vice Chairman

EXHIBIT “A”

ASSESSMENT METHODOLOGY

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

&

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

[See attached.]

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FOUR**

FOR

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: June 24, 2021

Prepared by

**Governmental Management Services – Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

Table of Contents

1.0 Introduction	3
1.1 Purpose	3
1.2 Background	3
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	5
2.1 Overview	5
2.2 Allocation of Debt	6
2.3 Allocation of Benefit	7
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	8
3.0 True-Up Mechanism	8
4.0 Assessment Roll	9
5.0 Appendix	10
Table 1: Development Program	10
Table 2: Capital Improvement Cost Estimates	11
Table 3: Bond Sizing	12
Table 4: Allocation of Improvement Costs	13
Table 5: Allocation of Total Par Debt to Each Product Type	14
Table 6: Par Debt and Annual Assessments	15
Table 7: Preliminary Assessment Roll	16

GMS-CF, LLC does not represent the Storey Park Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Storey Park Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Storey Park Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued its \$6,030,000 of tax exempt bonds (the "Bonds") for the purpose of financing certain Assessment Area Four infrastructure improvements ("Assessment Area Four Project") within a designated assessment area (herein the "Assessment Area Four") within the District more specifically described in the Engineer's Report Revision 7 - Parcel K Boundary Expansion dated February 22, 2021 prepared by Poulos & Bennett, as may be amended and supplemented from time to time (the "Engineer's Report"). The construction and/or acquisition of a portion of the Assessment Area Four Project shall provide special benefit to property owners within the Assessment Area Four. Assessment Area Four is identified as Parcel K Phase 1 and Parcel K Phase 2 in Exhibit 17 of the Engineer's Report.

1.1 Purpose

This Supplemental Assessment Methodology for Assessment Area Four (the "Supplemental Report") which supplements the certain Master Assessment Methodology for Assessment Area Four dated February 25, 2021 (the "Master Report") and together with the Supplemental Report (the "Assessment Report"), provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Four. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area Four Project. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Assessment Area Four based on the Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 993.3 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Four represents approximately 101 acres. The development program for Assessment Area Four currently envisions approximately 357 residential units. The proposed development program is depicted in Table 1. It is identified in the Engineer's Report as Parcel K. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Assessment Area Four Project will provide facilities that benefit certain property within the Assessment Area Four.

Specifically, the District will construct and/or acquire certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, offsite improvements, master signage, trails, differential cost of undergrounding electrical utilities and landscaping and hardscaping. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct a portion of the Assessment Area Four Project.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property within Assessment Area Four, different in kind and degree than general benefits, for properties within its borders outside of Assessment Area Four as well as general benefits to the public at large.

However, as discussed within the Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Four. The implementation of the Assessment Area Four Project enables properties within the boundaries of the Assessment Area Four to be developed. Without the District's Assessment Area Four Project, there would be no infrastructure to support development of land within Assessment Area Four. Without these improvements, development of the property within Assessment Area Four would be prohibited by law.

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

receiving special benefits not received by those outside the District's boundaries and outside of the Assessment Area Four.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Four will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Four Project that is necessary to support full development of property within Assessment Area Four will cost approximately \$13,630,190. The District's Underwriter projects that financing costs required to fund a portion of the Assessment Area Four Project costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, is \$6,030,000. Additional funding required to complete the Assessment Area Four Project is anticipated to be funded by Developer. Without the Assessment Area Four Project, the property within Assessment Area Four would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District shall issue its \$6,030,000 in Bonds to fund a portion of the District's Assessment Area Four Project, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$6,030,000 in debt to the properties within Assessment Area Four benefiting from the Assessment Area Four Project. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Four Project.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Four. The District has commissioned an Engineer's Report that includes estimated construction costs for the Assessment Area Four Project needed to support the development, which these construction costs are outlined in Table 2. The

improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$13,630,190. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Assessment Area Four Project and related costs was determined by the District's Underwriter to total \$6,030,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the Assessment Area Four is completed. Until the platting process occurs, the Assessment Area Four Project funded by District bonds benefits all platted lots and remaining developable acres within Assessment Area Four.

The initial assessments will be levied on an equal basis to all platted lots first, then gross acreage within remaining properties of Assessment Area Four. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Four are benefiting from the improvements represented by the Assessment Area Four Project.

Once platting or the recording of a declaration of condominium of any portion of Assessment Area Four into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the Assessment Area Four, which are the beneficiaries of the Assessment Area Four Project, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Supplemental Report sets forth the process by which debt is apportioned. As mentioned herein, this Supplemental Report may be supplemented from time to time.

2.3 Allocation of Benefit

The Assessment Area Four Project consists of stormwater management system, master roadway, water, sewer, reuse and undergrounding of dry utilities improvements, parks and recreational facilities, landscaping and certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities,

reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, differential cost of undergrounding of electrical utilities, and landscaping and hardscaping and professional fees along with related incidental costs. There are currently five product types within the planned development within Assessment Area Four. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Assessment Area Four Project will provide several types of systems, facilities and services for its residents. These include master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, differential cost of undergrounding of electrical utilities and landscaping and hardscaping. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Assessment Area Four Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Assessment Area Four Project have been apportioned to the property within Assessment Area Four according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Four will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation described for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the portion of Assessment Area Four Project is constructed as planned.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Supplemental Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Assessment Area Four, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of Assessment Area Four. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area Four boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

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

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

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

TABLE 2
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

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

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

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

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

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

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome - 25'	86	\$ 2,085,462	\$	922,609		\$10,728
Single Family 32'	76	\$ 2,358,997	\$	1,043,621		\$13,732
Single Family 40'	77	\$ 2,987,545	\$	1,321,691		\$17,165
Single Family 50'	69	\$ 3,346,439	\$	1,480,465		\$21,456
Single Family 60'	49	\$ 2,851,748	\$	1,261,614		\$25,747
Totals	357	\$ 13,630,190	\$	6,030,000		

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

TABLE 6 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR							
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual		Gross Annual Debt Assessment Per Unit (1)
					Debt Assessment Per Unit	Debt Assessment Per Unit (1)	
Townhome - 25'	86	\$ 922,609	\$10,728	\$ 51,149	\$ 595	\$ 633	
Single Family 32'	76	\$ 1,043,621	\$13,732	\$ 57,858	\$ 761	\$ 810	
Single Family 40'	77	\$ 1,321,691	\$17,165	\$ 73,274	\$ 952	\$ 1,013	
Single Family 50'	69	\$ 1,480,465	\$21,456	\$ 82,076	\$ 1,190	\$ 1,266	
Single Family 60'	49	\$ 1,261,614	\$25,747	\$ 69,943	\$ 1,427	\$ 1,519	
Totals	357	\$ 6,030,000		\$ 334,300			

(1) This amount includes collection fees and early payment discounts when collected on the Orange County Tax Bill

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

TABLE 7
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-00-010	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,265
Lennar Homes LLC	04-24-31-8970-00-020	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,265
Lennar Homes LLC	04-24-31-8970-00-030	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-040	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-050	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-060	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-070	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-080	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-090	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-100	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-110	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-120	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-130	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-140	50'	TBD LANGUAGE WAY	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-00-150	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-160	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-170	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-180	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-190	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-200	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-210	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-220	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-230	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-240	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-250	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-260	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-270	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-280	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-290	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-300	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-310	40'	TBD LANGUAGE WAY	\$ 17,165	\$ 952	\$ 1,013
Lennar Homes LLC	04-24-31-8970-00-320	TH	TBD BOLDFACE DRIVE	\$ 10,728	\$ 595	\$ 633

Owner	Property ID #'s	Product Type	Address	Total Par Debt		Net Annual Debt		Gross Annual Debt	
				Per Unit		Assessment Allocation		Assessment Allocation	
									(1)
Lennar Homes LLC	04-24-31-8970-00-330	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-340	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-350	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-360	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-370	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-380	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-390	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-400	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-410	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-420	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-430	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-440	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-450	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-460	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-470	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-480	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-490	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-500	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-510	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-520	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-530	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-540	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-550	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-560	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-570	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-580	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-590	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-600	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-610	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-620	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-630	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-640	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-650	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-660	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-670	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-680	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633
Lennar Homes LLC	04-24-31-8970-00-690	TH	TBD BOLDFACE DRIVE	\$	10,728	\$	595	\$	633

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

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

Owner	Property ID #'s	Product Type	Address	Total Par Debt Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes LLC	04-24-31-8970-01-440	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-450	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-460	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-470	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-480	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-490	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-500	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-510	50'	TBD PARAGRAPH ROAD	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-520	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-530	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-540	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-550	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-560	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-570	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-580	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-590	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
Lennar Homes LLC	04-24-31-8970-01-600	50'	TBD RHYME AVENUE	\$ 21,456	\$ 1,190	\$ 1,266
			Total Platted Lots	\$ 2,775,980	\$ 153,899	\$ 163,746

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

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

Annual Assessment Periods	30
Projected Bond Rate (%)	3.71%
Maximum Annual Debt Service	\$334,300

Prepared by: Governmental Management Services - Central Florida, LLC

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING ALL OF TRACT FD-K2 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 2330.04 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACK FD-K3 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 69° 24' 06" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 44.07 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 60° 17' 24" WEST, AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN WESTERLY ALONG SAID SOUTH LINE, ALONG THE NORTHERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 13.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 29° 42' 36" WEST, AND A CHORD DISTANCE OF 12.77 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 22' 59" FOR A DISTANCE OF 13.85 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69° 24' 06" WEST FOR A DISTANCE OF 14.06 FEET TO THE WEST LINE OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING COURSES: SOUTH 20° 35' 54" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 60° 17' 24" EAST, AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 482.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 242.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 58° 50' 54" WEST, AND A CHORD DISTANCE OF 15.06 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 44' 00" FOR A DISTANCE OF 17.06 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 10.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF

SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 72° 17' 06" EAST FOR A DISTANCE OF 136.54 FEET; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 207.64 FEET, WITH A CHORD BEARING OF NORTH 82° 05' 26" WEST, AND A CHORD DISTANCE OF 179.60 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 14' 56" FOR A DISTANCE OF 185.73 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 90° 00' 00" WEST FOR A DISTANCE OF 92.46 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20200355298 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY LINE: NORTH 18° 52' 05" WEST FOR A DISTANCE OF 147.80 FEET; THENCE RUN NORTH 20° 07' 53" WEST FOR A DISTANCE OF 146.35 FEET; THENCE RUN NORTH 13° 03' 16" WEST FOR A DISTANCE OF 149.20 FEET; THENCE RUN NORTH 27° 20' 15" WEST FOR A DISTANCE OF 159.90 FEET; THENCE RUN NORTH 21° 09' 32" EAST FOR A DISTANCE OF 112.59 FEET; THENCE RUN NORTH 05° 47' 23" WEST FOR A DISTANCE OF 162.38 FEET; THENCE RUN NORTH 00° 19' 09" WEST FOR A DISTANCE OF 150.81 FEET; THENCE RUN NORTH 16° 44' 41" WEST FOR A DISTANCE OF 152.03 FEET; THENCE RUN NORTH 07° 06' 25" EAST FOR A DISTANCE OF 89.96 FEET; THENCE RUN NORTH 13° 57' 50" WEST FOR A DISTANCE OF 124.65 FEET; THENCE RUN NORTH 24° 30' 16" WEST FOR A DISTANCE OF 144.90 FEET; THENCE RUN NORTH 04° 19' 33" EAST FOR A DISTANCE OF 152.59 FEET; THENCE RUN NORTH 03° 16' 49" EAST FOR A DISTANCE OF 130.72 FEET; THENCE RUN NORTH 22° 31' 47" EAST FOR A DISTANCE OF 102.70 FEET; THENCE RUN NORTH 12° 32' 22" EAST FOR A DISTANCE OF 111.23 FEET; THENCE RUN NORTH 18° 47' 13" WEST FOR A DISTANCE OF 145.20 FEET; THENCE RUN NORTH 41° 58' 09" WEST FOR A DISTANCE OF 146.44 FEET; THENCE RUN NORTH 35° 36' 32" WEST FOR A DISTANCE OF 105.69 FEET; THENCE RUN NORTH 13° 46' 22" WEST FOR A DISTANCE OF 138.15 FEET; THENCE RUN NORTH 37° 39' 32" WEST FOR A DISTANCE OF 206.53 FEET; THENCE RUN NORTH 64° 22' 09" WEST FOR A DISTANCE OF 90.23 FEET; THENCE RUN NORTH 15° 32' 43" WEST FOR A DISTANCE OF 158.95 FEET; THENCE RUN NORTH 29° 19' 04" WEST FOR A DISTANCE OF 68.91 FEET; THENCE RUN NORTH 14° 22' 57" EAST FOR A DISTANCE OF 102.14 FEET; THENCE RUN NORTH 28° 42' 40" EAST FOR A DISTANCE OF 50.53 FEET TO A POINT ON THE NORTHERLY LINE OF AFORESAID PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20200355298; THENCE RUN SOUTH 61° 17' 20" EAST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 1478.56 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN THE FOLLOWING COURSES: SOUTH 13° 33' 45" EAST FOR A DISTANCE OF 94.14 FEET; THENCE RUN SOUTH 35° 31' 19" WEST FOR A DISTANCE OF 48.41 FEET; THENCE RUN SOUTH 07° 05' 00" EAST FOR A DISTANCE OF 70.02 FEET; THENCE RUN SOUTH 25° 26' 06" EAST FOR A DISTANCE OF 148.37 FEET; THENCE RUN SOUTH 46° 47' 56" EAST FOR A DISTANCE OF 56.18 FEET; THENCE RUN SOUTH 50° 28' 22" EAST FOR A DISTANCE OF 27.15 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 104.20 FEET; THENCE RUN NORTH 89° 46' 37" WEST FOR A DISTANCE OF 530.13 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 138.00 FEET; THENCE RUN SOUTH 89° 46' 37" EAST FOR A DISTANCE OF 502.13 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 55.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 660.01 FEET; THENCE RUN SOUTH 69° 24' 06" WEST A DISTANCE OF 65.97 FEET TO THE POINT OF BEGINNING.

SECTION IX



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

PROPOSAL

Page 1 of 1

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

TO Storey Park CDD
c/o GMS

Attention: Alan Scheerer
ascheerer@gmscfl.com

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	NO PARKING Signs 12"x18"	45	EA	\$ 195.00	\$ 8,775.00
	Breakdown:				
	No Arrow 11 EA				
	Double Arrow 16 EA				
	Right Arrow 9 EA				
	Left Arrow 9 EA				
	Paint Curb Yellow with NO PARKING stencil	1	LS	\$ 200.00	\$ 200.00
	20 LF				

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs

will be executed only upon written orders, and will become an extra charge over and above the estimate.

All agreements contingent upon strikes, accidents or delays beyond our control.

Total:	\$ 8,975.00
Authorized Signature	Phil Fausnight
	Terms: Net 30
	Proposal Valid for 90 Days

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

Payment will be made as outlined above.

Date of Acceptance

Signature

CONTACTS:	Estimating Department	estimating@fausnight.com
	Phil Fausnight, President/Contracts Administrator	phil@fausnight.com
	John Bruce, Project Coordinator/Scheduling	john.bruce@fausnight.com
	Cris Mercedes, Gen Admin, Insurance, Submittals	cris@fausnight.com

SECTION X

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

July 15, 2021 to August 19, 2021

Bank	Date	Check #	Amount
General Fund	7/20/21	689-691	\$ 33,878.34
	7/22/21	692-694	\$ 18,749.45
	7/30/21	695-696	\$ 8,666.93
	8/4/21	697-698	\$ 1,565.00
	8/12/21	699	\$ 820.00
	8/19/21	700-708	\$ 55,494.04
			<hr/> \$ 119,173.76
Payroll	<u>July 2021</u>		
	Patrick Bonin Jr.	50011	\$ 184.70
			<hr/> \$ 184.70
			<hr/> \$ 119,358.46

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO..... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
7/20/21	00017	6/01/21	33604	202104	320-53800-47100					*	2,000.00		
		6/01/21	ACOE MONITORING 04/01/21										
		6/01/21	33604A	202105	320-53800-47100					*	700.00		
			SITE INSPECT SFWMD PH2										
		6/01/21	33604A	202105	320-53800-47100					*	250.00		
			REIMBURSABLES 05/21/21										
									MODICA & ASSOCIATES, INC.			2,950.00	000689
7/20/21	00028	7/01/21	5486	202107	320-53800-46200					*	24,990.00		
			LAWN MAINTENANCE JUL21										
		7/01/21	5486	202107	320-53800-46200					*	583.00		
			LAWN MAINT PH L1 JUL21										
		7/01/21	5486	202107	320-53800-46200					*	874.00		
			LAWN MAINT PH L2 JUL21										
		7/01/21	5486	202107	320-53800-46200					*	583.00		
			LAWN MAINT PH I5 JUL21										
		7/01/21	5486	202107	320-53800-46200					*	958.34		
			LAWN MAINT PH K JUL21										
									OMEGASCAPES INC			27,988.34	000690
7/20/21	00031	7/01/21	ON 23962	202107	320-53800-46200					*	2,940.00		
			MTHLY LANDSCAPE MNT JUL21										
									YELLOWSTONE LANDSCAPE			2,940.00	000691
7/22/21	00015	7/22/21	07222021	202107	300-20700-10000					*	10,477.22		
			FY21 DEBT SERV SER2015										
									STOREY PARK CDD C/O REGIONS BANK			10,477.22	000692
7/22/21	00015	7/22/21	07222021	202107	300-20700-10100					*	4,214.80		
			FY21 DEBT SERV SER2018										
									STOREY PARK CDD C/O REGIONS BANK			4,214.80	000693
7/22/21	00015	7/22/21	07222021	202107	300-20700-10200					*	4,057.43		
			FY21 DEBT SERV SER2019										
									STOREY PARK CDD C/O REGIONS BANK			4,057.43	000694
7/30/21	00005	7/22/21	98728	202106	310-51300-31500					*	5,637.35		
			FINAL.ASMT/PHASE/MTG/AGDA										
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			5,637.35	000695
7/30/21	00001	7/06/21	39161743	202107	310-51300-48000					*	3,029.58		
			NOT.FY22 BDGT/ASMT/BD MTG										
									ORLANDO SENTINEL			3,029.58	000696
8/04/21	00024	7/26/21	32751	202107	320-53800-47500					*	800.00		
			PAINT YELLOW CURB MRK INT										
									FAUSNIGHT STRIPE & LINE INC.			800.00	000697
									STOR -STOREY PARK-				
									TVISCARRA				

STOREY PARK - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE DATE	EXPENSED TO YRMO	SUB DPT	SUBCLASS ACCT#	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/04/21	00002	7/31/21	169	202107	320-53800-47000		TRASH/DEBRIS CLN 3 PONDS	*	765.00		
GOVERNMENTAL MANAGEMENT SERVICES											
8/12/21	00006	4/30/21	15-060(7	202103	300-13100-10000		PARCEL K EXPAND-EXHIBIT	*	100.00		
		6/30/21	15-060(7	202105	300-13100-10000		PARCEL K-BOND COORD/DESC.	*	720.00		
POULOS & BENNETT											
8/19/21	00012	7/31/21	196064	202107	320-53800-47000		AQUATIC PLANT MGMT JUL21	*	285.00		
		7/31/21	196065	202107	320-53800-47000		L-6 POND MANAGEMENT JUL21	*	295.00		
		7/31/21	196066	202107	320-53800-47000		POND L2/L4/L5 MGMT JUL21	*	300.00		
APPLIED AQUATIC MANAGEMENT, INC.											
8/19/21	00002	8/01/21	167	202108	310-51300-34000		MANAGEMENT FEES AUG21	*	3,004.17		
		8/01/21	167	202108	310-51300-35100		INFORMATION TECH AUG21	*	100.00		
		8/01/21	167	202108	310-51300-31300		DISSEMINATION FEE AUG21	*	1,041.67		
		8/01/21	167	202108	310-51300-51000		OFFICE SUPPLIES	*	.54		
		8/01/21	167	202108	310-51300-42000		POSTAGE	*	31.41		
		8/01/21	167	202108	310-51300-42500		COPIES	*	166.50		
		8/01/21	168	202108	320-53800-12000		FIELD MANAGEMENT AUG21	*	1,287.50		
GOVERNMENTAL MANAGEMENT SERVICES											
8/19/21	00005	8/18/21	99000	202107	310-51300-31500		BRD MTG/PARCEL L PLAT/AGR	*	3,858.47		
LATHAM, LUNA, EDEN & BEAUDINE, LLP											
8/19/21	00028	8/01/21	5526	202108	320-53800-46200		LAWN MAINTENANCE AUG21	*	24,990.00		
		8/01/21	5526	202108	320-53800-46200		LAWN MNT PH L1 AUG21	*	583.00		
		8/01/21	5526	202108	320-53800-46200		LAWN MNT PH L2 AUG21	*	874.00		
		8/01/21	5526	202108	320-53800-46200		LAWN MNT PH L5 AUG21	*	291.50		

STOR -STOREY PARK- TVISCARRA

5,631.79 000701

3,858.47 000702

765.00 000698

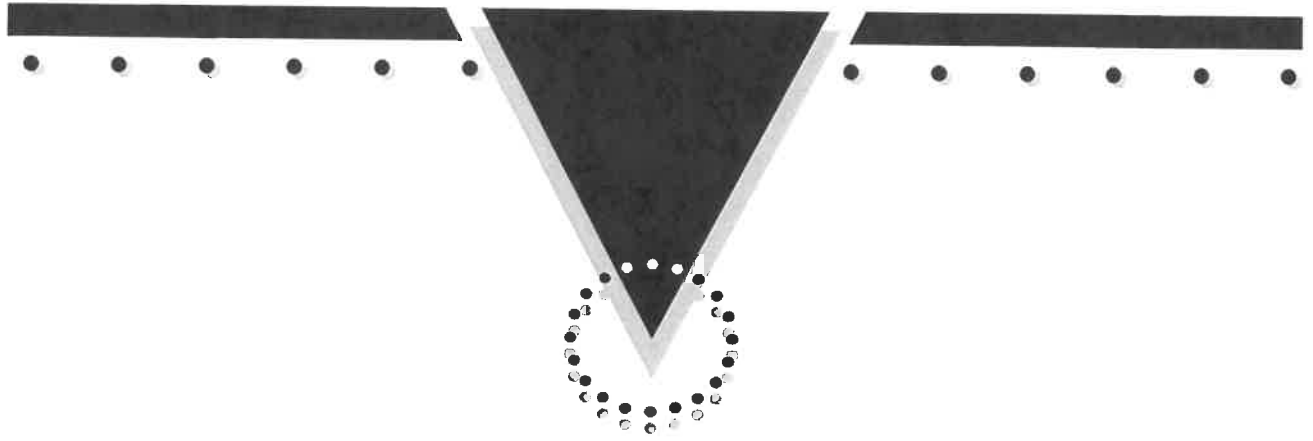
820.00 000699

880.00 000700

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/01/21	5526	202108 320-53800-46200			LAWN MNT PH K AUG21	*	958.34	
8/13/21	5535	202108 320-53800-47300			RPR MAIN LINE MALE ADAPTR	*	346.26	
8/19/21	00006	7/30/21 15-060(8 202106 310-51300-31100			OMEGASCAPES INC	*	28,043.10	000703
		ROUNDABOUT/SPEED/ANN.INSP					4,525.70	
8/19/21	00015	8/19/21 08192021 202108 300-20700-10000			POULOS & BENNETT	*	4,678.48	000704
		FY21 DEBT SERV SER2015						
8/19/21	00015	8/19/21 08192021 202108 300-20700-10100			STOREY PARK CDD C/O REGIONS BANK	*	1,882.07	000705
		FY21 DEBT SERV SER2018						
8/19/21	00015	8/19/21 08192021 202108 300-20700-10200			STOREY PARK CDD C/O REGIONS BANK	*	1,811.80	000706
		FY21 DEBT SERV SER2019						
8/19/21	00031	8/01/21 ON 24965 202108 320-53800-46200			STOREY PARK CDD C/O REGIONS BANK	*	2,940.00	000707
		MTHLY LANDSCAPE MNT AUG21						
8/11/21		ON 25277 202108 320-53800-47300			YELLOWSTONE LANDSCAPE	*	1,242.63	000708
		IRRG RPR-JUL21-PVC/NODE						
TOTAL FOR BANK A							119,173.76	
TOTAL FOR REGISTER							119,173.76	

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
July 31, 2021**



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Series 2015</u>
4	<u>Debt Service Fund Series 2018</u>
5	<u>Debt Service Fund Series 2019</u>
6	<u>Debt Service Fund Series 2021</u>
7	<u>Capital Projects Series 2015</u>
8	<u>Capital Projects Series 2019</u>
9	<u>Capital Projects Series 2021</u>
10	<u>Month to Month</u>
11	<u>Developer Contributions Schedule</u>
12	<u>Long Term Debt Summary</u>
13	<u>FY21 Assessment Receipt Schedule</u>
14	<u>Construction Schedule Series 2015</u>
15	<u>Construction Schedule Series 2019</u>
16	<u>Construction Schedule Series 2021</u>

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
July 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<u>ASSETS:</u>				
CASH	\$112,202	---	---	\$112,202
DUE FROM DEVELOPER	\$45,096	---	---	\$45,096
SERIES 2015				
RESERVE	---	\$308,617	---	\$308,617
REVENUE	---	\$432,032	---	\$432,032
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$1	---	\$1
GENERAL REDEMPTION	---	\$11,361	---	\$11,361
SERIES 2018				
RESERVE	---	\$64,476	---	\$64,476
REVENUE	---	\$105,704	---	\$105,704
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$121,482	---	\$121,482
REVENUE	---	\$99,317	---	\$99,317
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
CONSTRUCTION	---	---	\$1	\$1
SERIES 2021				
RESERVE	---	\$167,151	---	\$167,151
REVENUE	---	---	---	\$0
CAPITALIZED INTEREST	---	\$104,450	---	\$104,450
CONSTRUCTION	---	---	\$5,566,907	\$5,566,907
TOTAL ASSETS	\$157,298	\$1,414,657	\$5,566,907	\$7,138,862
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$11,899	---	---	\$11,899
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$752,013	---	\$752,013
RESTRICTED FOR DEBT SERVICE 2018	---	\$170,243	---	\$170,243
RESTRICTED FOR DEBT SERVICE 2019	---	\$220,799	---	\$220,799
RESTRICTED FOR DEBT SERVICE 2021	---	\$271,601	---	\$271,601
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$0	\$0
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$1	\$1
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$5,566,907	\$5,566,907
UNASSIGNED	\$145,399	---	---	\$145,399
TOTAL LIABILITIES & FUND EQUITY	\$157,298	\$1,414,657	\$5,566,907	\$7,138,862

Storey Park
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$593,470	\$593,470	\$601,995	\$8,525
DEVELOPER CONTRIBUTIONS	\$179,368	\$149,473	\$136,308	(\$13,165)
INTEREST	\$0	\$0	\$21	\$21
TOTAL REVENUES	\$772,838	\$742,943	\$738,324	(\$4,619)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$12,000	\$10,000	\$2,400	\$7,600
FICA EXPENSE	\$918	\$765	\$184	\$581
ENGINEERING	\$12,000	\$10,000	\$7,952	\$2,048
ATTORNEY	\$25,000	\$20,833	\$32,364	(\$11,530)
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$10,500	\$8,750	\$8,917	(\$167)
ANNUAL AUDIT	\$6,200	\$6,200	\$6,200	\$0
TRUSTEE FEES	\$10,500	\$10,500	\$17,500	(\$7,000)
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,050	\$30,042	\$30,042	(\$1)
INFORMATION TECHNOLOGY	\$1,200	\$1,000	\$1,000	\$0
TELEPHONE	\$300	\$250	\$0	\$250
POSTAGE	\$500	\$417	\$2,102	(\$1,686)
INSURANCE	\$6,100	\$6,100	\$5,810	\$290
PRINTING & BINDING	\$1,000	\$833	\$711	\$123
LEGAL ADVERTISING	\$1,925	\$1,604	\$9,137	(\$7,533)
OTHER CURRENT CHARGES	\$500	\$417	\$16	\$401
PROPERTY APPRAISER	\$950	\$950	\$1,140	(\$190)
OFFICE SUPPLIES	\$400	\$333	\$46	\$287
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>OPERATION & MAINTENANCE</u>				
<u>CONTRACT SERVICES</u>				
FIELD MANAGEMENT	\$15,450	\$12,875	\$12,875	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$335,000	\$279,167	\$276,632	\$2,535
LAKE MAINTENANCE	\$17,820	\$14,850	\$6,885	\$7,965
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$13,350	\$13,350	\$0
<u>REPAIRS & MAINTENANCE</u>				
REPAIRS - GENERAL	\$5,000	\$4,167	\$2,952	\$1,215
OPERATING SUPPLIES	\$5,000	\$4,167	\$0	\$4,167
LANDSCAPE CONTINGENCY	\$10,000	\$8,333	\$3,718	\$4,616
IRRIGATION REPAIRS	\$20,000	\$16,667	\$11,821	\$4,845
ROADWAYS & SIDEWALKS	\$10,000	\$8,333	\$9,425	(\$1,092)
TRAIL MAINTENANCE	\$2,500	\$2,083	\$117	\$1,966
DOG PARK MAINTENANCE	\$2,500	\$2,083	\$4,488	(\$2,405)
SIGNAGE	\$5,000	\$4,167	\$19,039	(\$14,873)
<u>UTILITY</u>				
ELECTRIC	\$3,000	\$2,500	\$792	\$1,708
STREETLIGHTS	\$160,000	\$133,333	\$157,222	(\$23,888)
WATER & SEWER	\$30,000	\$25,000	\$14,334	\$10,666
<u>OTHER</u>				
PROPERTY INSURANCE	\$6,000	\$6,000	\$4,405	\$1,595
TOTAL EXPENDITURES	\$772,838	\$651,244	\$668,750	(\$17,506)
EXCESS REVENUES (EXPENDITURES)	\$0		\$69,574	
FUND BALANCE - Beginning	\$0		\$75,825	
FUND BALANCE - Ending	\$0		\$145,399	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$616,298	\$616,298	\$625,830	\$9,532
ASSESSMENTS - PREPAYMENT	\$0	\$0	\$8,115	\$8,115
INTEREST	\$500	\$417	\$56	(\$361)
TRANSFER IN	\$0	\$0	\$3,247	\$3,247

TOTAL REVENUES	\$616,798	\$616,715	\$637,247	\$20,533
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EXPENDITURES:

INTEREST - 11/1	\$214,859	\$214,859	\$214,859	\$0
PRINCIPAL - 11/1	\$175,000	\$175,000	\$175,000	\$0
INTEREST - 5/1	\$211,359	\$211,359	\$211,359	\$0

TOTAL EXPENDITURES	\$601,218	\$601,219	\$601,219	\$0
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EXCESS REVENUES (EXPENDITURES)	\$15,580		\$36,029	
---------------------------------------	-----------------	--	-----------------	--

FUND BALANCE - Beginning	\$401,268		\$715,984	
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FUND BALANCE - Ending	\$416,848		\$752,013	
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Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$248,827	\$248,827	\$251,761	\$2,934
INTEREST	\$250	\$208	\$18	(\$190)
TOTAL REVENUES	\$249,077	\$249,035	\$251,779	\$2,744
EXPENDITURES:				
INTEREST - 12/15	\$90,072	\$90,072	\$90,072	\$0
PRINCIPAL - 6/15	\$65,000	\$65,000	\$65,000	\$0
INTEREST - 6/15	\$90,072	\$90,072	\$90,072	\$0
TOTAL EXPENDITURES	\$245,144	\$245,144	\$245,144	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,933		\$6,635	
FUND BALANCE - Beginning	\$98,730		\$163,608	
FUND BALANCE - Ending	\$102,663		\$170,243	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$238,964	\$238,964	\$242,361	\$3,397
INTEREST	\$500	\$417	\$22	(\$394)
TRANSFER IN	\$0	\$0	\$6,824	\$6,824
TOTAL REVENUES	\$239,464	\$239,381	\$249,207	\$9,827
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$82,294	\$82,294	\$82,294	\$0
PRINCIPAL - 6/15	\$75,000	\$75,000	\$75,000	\$0
INTEREST - 6/15	\$82,294	\$82,294	\$82,294	\$0
TOTAL EXPENDITURES	\$239,588	\$239,588	\$239,588	\$0
EXCESS REVENUES (EXPENDITURES)	(\$124)		\$9,620	
FUND BALANCE - Beginning	\$98,623		\$211,179	
FUND BALANCE - Ending	\$98,499		\$220,799	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	PROPOSED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$271,600	\$271,600	\$271,600	\$0
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$271,600	\$271,600	\$271,601	\$1
<u>EXPENDITURES:</u>				
PRINCIPAL - 6/15	\$0	\$0	\$0	\$0
INTEREST - 6/15	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$271,600		\$271,601	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$271,600		\$271,601	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

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

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$13,735	(\$13,735)
TRANSFER OUT	\$0	\$0	\$6,824	(\$6,824)
TOTAL EXPENDITURES	\$0	\$0	\$20,559	(\$20,559)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$20,558)	
FUND BALANCE - Beginning	\$0		\$20,559	
FUND BALANCE - Ending	\$0		\$1	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
BOND PROCEEDS	\$0	\$0	\$5,758,400	\$5,758,400
INTEREST	\$0	\$0	\$24	\$24
TOTAL REVENUES	\$0	\$0	\$5,758,424	\$5,758,424

EXPENDITURES:

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

OTHER SOURCES/(USES)

PREMIUM	\$0	\$0	\$114,332	(\$114,332)
TOTAL EXPENDITURES	\$0	\$0	\$114,332	(\$114,332)
EXCESS REVENUES (EXPENDITURES)	\$0		\$5,566,907	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$5,566,907	

Storey Park Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$24,969	\$159,817	\$305,246	\$38,695	\$13,207	\$39,130	\$4,724	\$11,639	\$10,078	\$0	\$0	\$601,995
DEVELOPER CONTRIBUTIONS	\$36,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,682	\$44,026	\$0	\$0	\$136,308
INTEREST	\$1	\$1	\$2	\$5	\$3	\$3	\$2	\$2	\$1	\$1	\$0	\$0	\$21
TOTAL REVENUES	\$36,601	\$24,970	\$159,819	\$305,251	\$38,698	\$13,300	\$39,132	\$4,726	\$57,322	\$54,106	\$0	\$0	\$728,324
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$200	\$0	\$0	\$0	\$800	\$400	\$400	\$0	\$400	\$200	\$0	\$0	\$2,400
FICA EXPENSE	\$15	\$0	\$0	\$0	\$61	\$31	\$31	\$0	\$31	\$15	\$0	\$0	\$184
ENGINEERING	\$100	\$0	\$0	\$321	\$641	\$765	\$170	\$4,526	\$0	\$0	\$0	\$0	\$7,992
ATTORNEY	\$3,894	\$3,246	\$150	\$1,698	\$3,788	\$2,960	\$2,960	\$436	\$5,637	\$3,858	\$0	\$0	\$33,364
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$1,042	\$0	\$0	\$9,917
ANNUAL AUDIT	\$0	\$6,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,200
TRUSTEE FEES	\$10,500	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$17,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,005	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$0	\$0	\$30,042
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1,314	\$14	\$18	\$13	\$15	\$55	\$20	\$34	\$614	\$5	\$0	\$0	\$2,102
INSURANCE	\$5,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,810
PRINTING & BINDING	\$28	\$21	\$9	\$4	\$24	\$47	\$73	\$24	\$451	\$30	\$0	\$0	\$711
LEGAL ADVERTISING	\$1,964	\$0	\$0	\$0	\$524	\$0	\$4,220	\$0	\$0	\$3,030	\$0	\$0	\$9,137
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8	\$0	\$0	\$0	\$16
PROPERTY APPRAISER	\$0	\$0	\$1,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,340
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43	\$0	\$0	\$0	\$46
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$0	\$0	\$12,875
LANDSCAPE MAINTENANCE	\$24,990	\$24,990	\$24,990	\$25,719	\$26,447	\$29,533	\$29,679	\$29,679	\$29,679	\$30,928	\$0	\$0	\$276,632
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$590	\$800	\$100	\$880	\$880	\$1,645	\$0	\$0	\$6,585
MITIGATION MONITORING & MAINTENANCE	\$7,500	\$0	\$0	\$0	\$0	\$2,900	\$2,000	\$950	\$0	\$0	\$0	\$0	\$13,350
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$1,239	\$0	\$250	\$175	\$0	\$0	\$1,018	\$270	\$0	\$0	\$0	\$0	\$2,952
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$0	\$0	\$0	\$0	\$3,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,153
IRRIGATION REPAIRS	\$0	\$1,970	\$2,907	\$413	\$3,008	\$303	\$503	\$2,517	\$0	\$0	\$0	\$0	\$11,821
ROADWAYS & SIDEWALKS	\$865	\$0	\$0	\$0	\$0	\$0	\$7,760	\$0	\$0	\$800	\$0	\$0	\$9,435
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$117
DOG PARK MAINTENANCE	\$0	\$0	\$229	\$0	\$0	\$1,069	\$1,200	\$2,000	\$0	\$0	\$0	\$0	\$4,488
SIGNAGE	\$174	\$100	\$90	\$50	\$3,895	\$110	\$8,845	\$5,776	\$0	\$0	\$0	\$0	\$19,039
UTILITY													
ELECTRIC	\$64	\$60	\$81	\$84	\$85	\$78	\$87	\$85	\$83	\$85	\$0	\$0	\$792
STREETLIGHTS	\$13,127	\$18,245	\$14,726	\$14,894	\$15,188	\$17,451	\$15,946	\$13,954	\$17,295	\$15,949	\$0	\$0	\$157,222
WATER & SEWER	\$1,064	\$1,124	\$1,314	\$1,674	\$1,293	\$924	\$1,115	\$1,759	\$2,148	\$1,919	\$0	\$0	\$14,934
OTHER													
PROPERTY INSURANCE	\$4,066	\$0	\$0	\$0	\$339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,405
TOTAL EXPENDITURES	\$67,041	\$61,622	\$51,714	\$51,596	\$65,108	\$66,822	\$82,768	\$70,800	\$67,711	\$64,472	\$0	\$0	\$668,750
EXCESS REVENUES (EXPENDITURES)	(\$30,441)	(\$37,252)	\$108,104	\$254,655	(\$31,409)	(\$53,622)	(\$48,636)	(\$66,075)	(\$389)	\$10,367)	\$0	\$0	\$69,574

Storey Park
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	General Fund Portion (21)	Over and (short) Balance Due
1	10/28/20	1/13/21	\$ 36,600.13	\$ 36,600.13	\$ -	\$ 36,600.13	\$ -
2	11/23/20	1/13/21	\$ 7,248.75	\$ 7,248.75	\$ 7,248.75	\$ -	\$ -
3	6/24/21	7/19/21	\$ 55,681.60	\$ 55,681.60	\$ -	\$ 55,681.60	\$ -
4	7/16/21	8/12/21	\$ 44,026.42	\$ 44,026.42	\$ -	\$ 44,026.42	\$ -
Due from Developer			\$ 143,556.90	\$ 143,556.90	\$ 7,248.75	\$ 136,308.15	\$ -

Total Developer Contributions FY21

\$ 136,308.15

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

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)	
INTEREST RATES:	4.000%, 4.500%, 5.000%, 5.125%
MATURITY DATE:	11/1/2045
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$303,522
RESERVE FUND BALANCE	\$308,617
BONDS OUTSTANDING - 9/30/15	\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16	(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/18	(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/19	(\$170,000)
LESS: PRINCIPAL PAYMENT 11/1/20	(\$175,000)
CURRENT BONDS OUTSTANDING	\$8,460,000

SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)	
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%
MATURITY DATE:	6/15/2048
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$62,200
RESERVE FUND BALANCE	\$64,476
BONDS OUTSTANDING - 5/22/18	\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$65,000)
CURRENT BONDS OUTSTANDING	\$3,670,000

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)	
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%
MATURITY DATE:	6/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$119,695
RESERVE FUND BALANCE	\$121,482
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,850,000

SERIES 2021, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FOUR PROJECT)	
INTEREST RATES:	2.375%, 2.875%, 3.300%, 4.400%
MATURITY DATE:	6/15/2051
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$167,150
RESERVE FUND BALANCE	\$167,151
BONDS OUTSTANDING - 6/15/21	\$6,030,000
CURRENT BONDS OUTSTANDING	\$6,030,000

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

GROSS ASSESSMENTS																
DATE RECEIVED		DIST.	GROSS ASSESSMENTS RECEIVED		DISCOUNTS/ PENALTIES		COMMISSIONS PAID		INTEREST INCOME		NET AMOUNT RECEIVED		GENERAL FUND			
												34.96%	2015	2018	2019	TOTAL
												36.34%	14.62%	14.07%	100%	
11/5/20	1		\$ 3,723.12	\$ 195.46	\$ -	\$ -	\$ 3,527.66	\$ 1,233.28	\$ 1,282.10	\$ 515.77	\$ 496.51	\$ 3,527.66				
11/12/20	2		\$ 28,364.88	\$ 1,134.60	\$ -	\$ -	\$ 27,230.28	\$ 9,519.75	\$ 9,896.67	\$ 3,981.26	\$ 3,832.61	\$ 27,230.28				
11/19/20	3		\$ 40,571.12	\$ 1,622.84	\$ -	\$ -	\$ 38,948.28	\$ 13,616.38	\$ 14,155.49	\$ 5,694.51	\$ 5,481.89	\$ 38,948.28				
12/3/20	4		\$ 92,329.00	\$ 3,693.16	\$ -	\$ -	\$ 88,635.84	\$ 30,987.22	\$ 32,214.11	\$ 12,959.19	\$ 12,475.32	\$ 88,635.84				
12/10/20	5		\$ 117,945.00	\$ 4,717.80	\$ -	\$ -	\$ 113,227.20	\$ 39,584.40	\$ 41,151.68	\$ 16,554.62	\$ 15,936.51	\$ 113,227.20				
12/17/20	6		\$ 265,857.00	\$ 10,634.28	\$ -	\$ 54.94	\$ 255,277.66	\$ 89,245.45	\$ 92,778.98	\$ 37,323.40	\$ 35,929.83	\$ 255,277.66				
1/7/21	7		\$ 909,505.00	\$ 36,380.20	\$ -	\$ -	\$ 873,124.80	\$ 305,245.75	\$ 317,331.44	\$ 127,657.01	\$ 122,890.60	\$ 873,124.80				
2/1/21	8		\$ 101,286.00	\$ 4,051.44	\$ -	\$ -	\$ 96,382.18	\$ 33,695.36	\$ 35,029.47	\$ 14,091.76	\$ 13,565.60	\$ 96,382.18				
3/1/21	9		\$ 39,405.94	\$ 1,515.97	\$ -	\$ 144.86	\$ 38,034.83	\$ 13,297.03	\$ 13,823.51	\$ 5,560.96	\$ 5,353.33	\$ 38,034.83				
4/15/21	10		\$ 115,298.47	\$ 3,371.73	\$ -	\$ -	\$ 111,926.74	\$ 39,129.76	\$ 40,679.03	\$ 16,364.48	\$ 15,753.47	\$ 111,926.74				
5/13/21	11		\$ 13,664.00	\$ 152.21	\$ -	\$ -	\$ 13,511.79	\$ 4,723.74	\$ 4,910.77	\$ 1,975.52	\$ 1,901.76	\$ 13,511.79				
6/10/21	12		\$ 33,282.47	\$ 38.92	\$ -	\$ 48.32	\$ 33,291.87	\$ 11,638.89	\$ 12,099.71	\$ 4,867.51	\$ 4,685.77	\$ 33,291.87				
7/15/21	13		\$ 28,827.64	\$ -	\$ -	\$ -	\$ 28,827.64	\$ 10,078.19	\$ 10,477.22	\$ 4,214.80	\$ 4,057.43	\$ 28,827.64				
8/12/21	15		\$ 12,872.64	\$ -	\$ -	\$ -	\$ 12,872.64	\$ 4,500.29	\$ 4,678.48	\$ 1,882.07	\$ 1,811.80	\$ 12,872.64				
TOTALS			\$ 1,802,932.28	\$ 67,508.61	\$ 852.38	\$ 248.12	\$ 1,734,819.41	\$ 606,495.48	\$ 630,508.65	\$ 253,642.85	\$ 244,172.43	\$ 1,734,819.41				

**Storey Park
Community Development District**

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

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

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
12/16/20	3	Governmental Management Services-CF	FY2021 Construction Accounting	\$ 3,500.00
5/21/21	4	Fausnight Stripe & Line	Inv# 32470 - Qty.52 No Parking 12" x 18" Signs	\$ 9,386.00
7/15/21	5	Fausnight Stripe & Line	Inv# 32574 - Qty.4 No Parking in Alley Double/Qty.12 Paint Arrows	\$ 849.00
TOTAL				\$ 13,735.00
Fiscal Year 2021				
10/1/20		Interest		\$ 0.11
11/2/20		Interest		\$ 0.12
12/1/20		Interest		\$ 0.11
1/4/21		Interest		\$ 0.10
2/1/21		Interest		\$ 0.09
3/1/21		Interest		\$ 0.08
4/1/21		Interest		\$ 0.09
5/1/21		Interest		\$ 0.08
6/1/21		Interest		\$ 0.06
7/1/21		Interest		\$ 0.01
TOTAL				\$ 0.85
Acquisition/Construction Fund at 9/30/20				\$ 13,734.73
Interest Earned thru 7/31/21				\$ 0.85
Requisitions Paid thru 7/31/21				\$ (13,735.00)
Remaining Acquisition/Construction Fund				\$ 0.58

**Storey Park
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
		TOTAL		\$ -
Fiscal Year 2021				
7/1/21		Interest		\$ 24.41
		TOTAL		\$ 24.41
		Acquisition/Construction Fund at 6/15/21		\$ 5,566,882.40
		Interest Earned thru 7/31/21		\$ 24.41
		Requisitions Paid thru 7/31/21		\$ -
		Remaining Acquisition/Construction Fund		\$ 5,566,906.81

SECTION 3

**NOTICE OF MEETING DATES
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Storey Park Community Development District* will hold its regularly scheduled public meetings for **Fiscal Year 2022** at **4:00 pm at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Florida 32801**, on the Second Tuesday of each month as follows:

**Exception: October 12, 2021 – Innovation Middle School
(Historically No Nov/Dec Meetings)**

**Exception: January 11, 2022 – Innovation Middle School
February 8, 2022**

March 8, 2022

**Exception: April 12, 2022 – Innovation Middle School
May 10, 2022**

June 14, 2022

**Exception: July 12, 2022 – Innovation Middle School
August 9, 2022**

September 13, 2022

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager

SECTION 4

Storey Park

Community Development District

Funding Request FY21 #3
June 24, 2021

Payee		General Fund FY2021
1	Applied Aquatic Management, Inc.	
	Invoice #194582 - Monthly Pond Maintenance - May 2021	\$ 285.00
	Invoice #194583 - Monthly Pond Maintenance L-6 Pond - May 2021	\$ 295.00
	Invoice #194583 - Monthly Pond Maintenance L2/L4/L5 Ponds - May 2021	\$ 300.00
2	Duke Energy	
	Invoice #04514 17440 - 0000 State Road 528 Lite, SP L PH3 - May 2021	\$ 1,317.75
	Invoice #05233 97195 - 11647 Epic Avenue - May 2021	\$ 17.59
	Invoice #11565 64369 - 000 Story Time Dr. Lite, SP L PH 1 & 2 SL - May 2021	\$ 3,072.45
	Invoice #15940 01510 - 11868 Dowden Road - May 2021	\$ 26.00
	Invoice #19547 25397 - 000 Wewahootee Rd. Lite, SP PH4 SL - May 2021	\$ 1,317.75
	Invoice #27794 88338 - 000 Dowden Rd. Lite, PH 2 SL - May 2021	\$ 216.71
	Invoice #29629 12396 - 00 State Road 528, ST Lite-SP Parcel I5 - May 2021	\$ 1,515.24
	Invoice #42138 80592 - 000 Dowden Rd. Lite, PH 3 & 4 SL - May 2021	\$ 1,291.79
	Invoice #51578 37061 - 000 Wewahootee Rd. Lite, SP I PH 3 SL 2 - May 2021	\$ 1,995.70
	Invoice #54672 72434 - 000 Wewahootee Rd. Lite, Connector Rd - SL - May 2021	\$ 790.09
	Invoice #62578 63251 - 000 Dowden Rd. Lite, Dwdn Rdwy SL - May 2021	\$ 1,506.82
	Invoice #71455 20535 - 0000 State Road 528, ST Lite-SP Parcel L4 - May 2021	\$ 1,035.83
	Invoice #72384 85336 - 000 Innovation Way Lite, Innvtn Way S PH1 SL - May 2021	\$ 575.07
	Invoice #72766 91409 - 13903 Storey Park Blvd. Sign - May 2021	\$ 39.76
	Invoice #80989 32380 - 000 Wewahootee Rd. Lite, Stry Prk PH1B SL - May 2021	\$ 1,314.29
3	Governmental Management Services-CF, LLC	
	Invoice # 163 - Management Fees - June 2021	\$ 4,022.69
	Invoice # 164 - Field Management - June 2021	\$ 1,287.50
4	Latham, Luna, Eden & Beaudine, LLP	
	Invoice #98339 - Monthly Legal Counsel - May 2021	\$ 436.25
5	Omegascapes, Inc.	
	Invoice #5456 - Monthly Landscape Maintenance - June 2021	\$ 26,738.50
6	Orange County Utilities	
	Invoice #4516746301 - Monthly Water Utility Services - May 2021	\$ 2,148.22
7	Poulos & Bennett	
	Invoice #15-060(76) - Monthly Engineering Services - April 2021	\$ 765.00
8	Yellowstone Landscape	
	Invoice # 22804 - Monthly Landscape Maintenance - June 2021	\$ 2,940.00
9	Supervisor Fees	
	June 24, 2021	
	Andrew Ashby	\$ 215.30
	Patrick Bonin Jr.	\$ 215.30
		\$ 55,681.60
Total:		\$ 55,681.60

Please make check payable to:

Storey Park CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
5/31/2021	194582

Bill To
Storey Park CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

		P.O. No.	Terms	Project
			Net 30	Storey Park CDD
Description	Qty	Rate		Amount
Aquatic Plant Management Services Monthly Service Four (4) Retention Ponds @ Storey Park CDD		285.00		285.00
		Total		\$285.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
5/31/2021	194583

Bill To
Storey Park CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

		P.O. No.	Terms
			Net 30
		Project	
		Storey Park CDD L6	
Description	Qty	Rate	Amount
Aquatic Plant Management Service Monthly Service Two(2) L-6 ponds associated with Storey Park CDD		295.00	295.00
		Total	\$295.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
5/31/2021	194584

Bill To
Storey Park CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

		P.O. No.	Terms	Project
			Net 30	Storey Park CDD L-...
Description	Qty	Rate	Amount	
Aquatic Plant Management Service Monthly Service Ponds L-2, L-4 & L-5 associated with Storey Park CDD		300.00	300.00	
		Total	\$300.00	

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Service address

Bill date May 21, 2021

STOREY PARK COMM DEV DIST For service Apr 22 - May 21
0000 STATE ROAD 528 LITE, 29 days
SP L PH3

Account number **04514 17440**

Billing summary

Previous amount due	\$1,317.75
<i>Payment received May 13</i>	<i>-1,317.75</i>
Lighting Charges	51.70
Maintenance/Fixture Charges	1,261.26
Taxes	4.79
Total amount due Jun 14	\$1,317.75



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-769-3766.

Your usage snapshot

	Current Month	May 2020
Electric (daily average kWh)	28	28

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..04-22-21 TO 05-21-21	29	DAYS
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
825 KWH @ 3.093c		25.52
FUEL CHARGE		
825 KWH @ 2.955c		24.38
ASSET SECURITIZATION CHARGE		
825 KWH @ 0.029c		0.24
Total Lighting Charges		\$51.70

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10%, Purchased Power 9%, Gas 79%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending March 31, 2021).

fb.def.duba.brls.20210521215853.95.afp-23137-000001260

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
04514 17440

\$1,317.75
by Jun 14

Your payment is scheduled to be made by monthly automatic draft on Jun 14.

\$ _____ Amount enclosed



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004



9900045141744000066000000000000000013177500001317750

We're here for you

Report an emergency

Electric outage
duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online
duke-energy.com/billing
Automatically from your bank account
duke-energy.com/automatic-draft
Speedpay (fee applies)
duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy
P.O. Box 1004
Charlotte, NC 28201-1004
In person
duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing
duke-energy.com/paperless
Home
duke-energy.com/manage-home
Business
duke-energy.com/manage-bus

General questions or concerns

Residential
Online
duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)
800.700.8744
For hearing impaired TDD/TTY
800.222.3448 or 711

Business Customer
Online
duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)
877.372.8477

Call before you dig

Call
800.432.4770 or 811

Check utility rates

Check rates and charges
duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **04514 17440**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:	
0033	DECO CONC SAN MT 22
0033	70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,215.39
MAINTENANCE TOTAL	45.87
Total Maintenance/Fixture Charges	\$1,261.26

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.33
MUNICIPAL FRANCHISE FEE	3.46
Total Taxes	\$4.79

fb.def.duke.bills.20210521215953:95.afb-23139-000001260



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading: Jun 30**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **05233 97195**

Billing details - Electric Charges continued

BILLING PERIOD..04-29-21 TO 05-28-21 29 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
7 KWH @ 8.674c	0.61
FUEL CHARGE	
7 KWH @ 3.094c	0.22
ASSET SECURITIZATION CHARGE	
7 KWH @ 0.234c	0.02
Total Electric Charges	\$16.10

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.41
MUNICIPAL FRANCHISE FEE	1.08
Total Taxes	\$1.49





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1.877.372.8477

Your Energy Bill

page 1 of 3

Service address

Bill date May 13, 2021
STOREY PARK COMM DEV DIST For service Apr 14 - May 13
000 STORY TIME DR LITE, 29 days
SP L PH1&2 SL

Account number **11565 64369**

Billing summary

Previous amount due	\$3,072.45
Payment received May 05	-3,072.45
Lighting Charges	118.54
Maintenance/Fixture Charges	2,942.94
Taxes	10.97
Total amount due Jun 04	\$3,072.45



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-769-3766.

Your usage snapshot

	Current Month	May 2020
Electric (daily average kWh)	66	66

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..04-14-21 TO 05-13-21 29 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
1,925 KWH @ 3.093c	59.54
FUEL CHARGE	
1,925 KWH @ 2.955c	56.88
ASSET SECURITIZATION CHARGE	
1,925 KWH @ 0.029c	0.56
Total Lighting Charges	\$118.54

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10%, Purchased Power 9%, Gas 79%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending March 31, 2021).

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
11565 64369

Amount of automatic draft

\$3,072.45
by Jun 4

Your payment is scheduled
to be made by monthly
automatic draft on Jun 4.

\$ _____ Amount enclosed

038590 000001408



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3
Account number **11565 64369**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0077 DECO CONC SAN MT 22
0077 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$2,835.91
MAINTENANCE TOTAL	107.03
Total Maintenance/Fixture Charges	\$2,942.94

Billing details - Taxes

GROSS RECEIPTS TAX	\$3.04
MUNICIPAL FRANCHISE FEE	7.93
Total Taxes	\$10.97

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Service address

Bill date May 21, 2021

STOREY PARK COMM DEV DIST For service Apr 22 - May 21
11868 DOWDEN RD 29 days
ORLANDO FL 32832

Account number 15940 01510

Billing summary

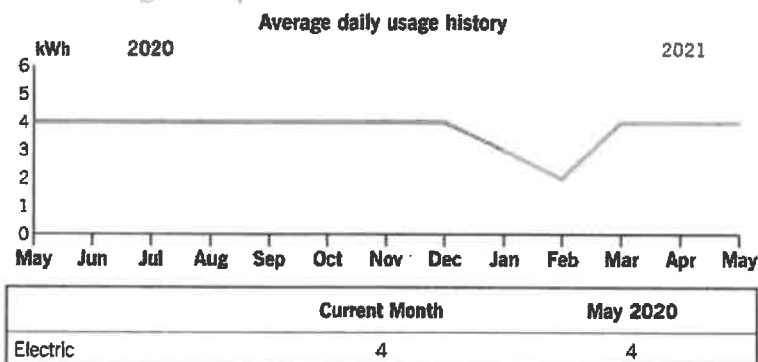
Previous amount due	\$26.50
<i>Payment received May 13</i>	-26.50
Electric Charges	23.80
Taxes	2.20
Total amount due Jun 14	\$26.00



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-769-3766.

Your usage snapshot



Current electric usage for meter number 003328221	
Actual reading	3947
Previous reading	- 3838
Energy used	109 kWh

Current electric usage for meter number 003328221

Actual reading	3947
----------------	------

Previous reading	- 3838
------------------	--------

Energy used	109 kWh
-------------	---------



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
15940 01510

\$26.00
by Jun 14

Your payment is scheduled to be made by monthly automatic draft on Jun 14.

\$ Amount enclosed



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

[illegible]

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading: Jun 23**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



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1.877.372.8477

page 3 of 3

Account number **15940 01510**

Billing details - Electric Charges

Residential Service (RS-1)	
BILLING PERIOD..04-22-21 TO 05-21-21 29 DAYS	
CUSTOMER CHARGE	\$11.52
ENERGY CHARGE	
FIRST 1000 KWH	
109 KWH @ 8.21c	8.95
ABOVE 1000 KWH	
0 KWH @ 9.943c	0.00
FUEL CHARGE	
FIRST 1000 KWH	
109 KWH @ 2.811c	3.06
ABOVE 1000 KWH	
0 KWH @ 3.811c	0.00
ASSET SECURITIZATION CHARGE	
109 KWH @ 0.245c	0.27
Total Electric Charges	\$23.80

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10%, Purchased Power 9%, Gas 79%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending March 31, 2021).

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.61
MUNICIPAL FRANCHISE FEE	1.59
Total Taxes	\$2.20

66 4647 duke billin 210210521215053.95.a.6-23143-0000001260





duke-energy.com
1.877.372.8477

page 2 of 3

Account number **19547 25397**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **19547 25397**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:	
0033	DECO CONC SAN MT 22
0033	70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,215.39
MAINTENANCE TOTAL	45.87
Total Maintenance/Fixture Charges	\$1,261.26

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.33
MUNICIPAL FRANCHISE FEE	3.46
Total Taxes	\$4.79

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address STOREY PARK COMM DEV DIST
000 DOWDEN RD LITE,
DOWDEN ROAD PH 2 SL

Bill date May 17, 2021
For service Apr 16 - May 17
31 days

Account number 27794 88338

Billing summary

Previous amount due	\$216.71
Payment received May 07	-216.71
Lighting Charges	29.26
Maintenance/Fixture Charges	184.74
Taxes	2.71
Total amount due Jun 08	\$216.71



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-769-3766.

Your usage snapshot

	Current Month	May 2020
Electric (daily average kWh)	15	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..04-16-21 TO 05-17-21 31 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
456 KWH @ 3.093c	14.10
FUEL CHARGE	
456 KWH @ 2.955c	13.47
ASSET SECURITIZATION CHARGE	
456 KWH @ 0.029c	0.13
Total Lighting Charges	\$29.26

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10%, Purchased Power 9%, Gas 79%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending March 31, 2021).

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
27794 88338

\$216.71
by Jun 8

Your payment is scheduled
to be made by monthly
automatic draft on Jun 8.

\$ _____ **Amount enclosed**

029571 000004361



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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duke-energy.com
1.877.372.8477

page 2 of 3

Account number **27794 88338**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **27794 88338**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0006 OCT CONC VIC II 32
0006 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$176.40
MAINTENANCE TOTAL	8.34
Total Maintenance/Fixture Charges	\$184.74

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.75
MUNICIPAL FRANCHISE FEE	1.96
Total Taxes	\$2.71

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address Bill date May 18, 2021
STOREY PARK COMM DEV DIST For service Apr 19 - May 18
00 STATE ROAD 528, 29 days
ST LITE-SP PARCEL I5

Account number **29629 12396**

Billing summary

Previous amount due	\$1,515.24
Payment received May 10	-1,515.24
Lighting Charges	41.85
Maintenance/Fixture Charges	1,469.52
Taxes	3.87
Total amount due Jun 09	\$1,515.24



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-769-3766.

Your usage snapshot

	Current Month	May 2020
Electric (daily average kWh)	23	21

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..04-19-21 TO 05-18-21 29 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
663 KWH @ 3.093c	20.51
FUEL CHARGE	
663 KWH @ 2.955c	19.59
ASSET SECURITIZATION CHARGE	
663 KWH @ 0.029c	0.19
Total Lighting Charges	\$41.85

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10%, Purchased Power 9%, Gas 79%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending March 31, 2021).



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
29629 12396

\$1,515.24
by Jun 9

Your payment is scheduled
to be made by monthly
automatic draft on Jun 9.

\$ _____ Amount enclosed

038445 000001088



STOREY PARK COMM DEV DIST
ST LITE-SP PARCEL I5
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900296291239600066000000000000015152400001515247

fb.def.duke.bills.20210518220315.10.afp-76889-000001088



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **29629 12396**

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711

Business Customer	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3
Account number **29629 12396**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0039 DECO CONC SAN MT 22
0039 50W LED SAN BLK T3 4

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,415.31
MAINTENANCE TOTAL	54.21
Total Maintenance/Fixture Charges	\$1,469.52

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.07
MUNICIPAL FRANCHISE FEE	2.80
Total Taxes	\$3.87

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Service address

STOREY PARK COMM DEV DIST
000 DOWDEN RD LITE,
DOWDEN RD PH3&4 SL

Bill date May 25, 2021

For service Apr 26 - May 25
29 days

Account number **42138 80592**

Billing summary

Previous amount due	\$1,291.79
<i>Payment received May 17</i>	-1,291.79
Lighting Charges	167.82
Maintenance/Fixture Charges	1,108.44
Taxes	15.53
Total amount due Jun 16	\$1,291.79



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-769-3766.

Your usage snapshot

	Current Month	May 2020
Electric (daily average kWh)	94	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..04-26-21 TO 05-25-21 29 DAYS		
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
2,736 KWH @ 3.093c		84.62
FUEL CHARGE		
2,736 KWH @ 2.955c		80.85
ASSET SECURITIZATION CHARGE		
2,736 KWH @ 0.029c		0.79
Total Lighting Charges		\$167.82

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10%, Purchased Power 9%, Gas 79%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending March 31, 2021).

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Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
42138 80592

\$1,291.79
by Jun 16

Your payment is scheduled to be made by monthly automatic draft on Jun 16.

\$ Amount enclosed

035200 000001179



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

99004213880592000660000000000000001,291,79000001,291,799



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **42138 80592**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Asset Securitization Charge

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Medical Essential Program

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Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3
Account number **42138 80592**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0036 OCT CONC VIC II 32
0036 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,058.40
MAINTENANCE TOTAL	50.04
Total Maintenance/Fixture Charges	\$1,108.44

Billing details - Taxes

GROSS RECEIPTS TAX	\$4.30
MUNICIPAL FRANCHISE FEE	11.23
Total Taxes	\$15.53

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address
STOREY PARK COMM DEV DIST
000 WEWAHOOTEE RD LITE,
STRY PK 1 PH3 SL2

Bill date Jun 8, 2021
For service May 7 - Jun 8
32 days

Account number 51578 37061

Billing summary

• Previous amount due	\$1,995.70
<i>Payment received May 28</i>	-1,995.70
Lighting Charges	77.52
Maintenance/Fixture Charges	1,911.00
Taxes	7.18
Total amount due Jun 30	\$1,995.70



Thank you for your payment.

Your usage snapshot

	Current Month	Jun 2020
Electric (daily average kWh)	39	39

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..05-07-21 TO 06-08-21 32 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
1,250 KWH @ 3.093c	38.66
FUEL CHARGE	
1,250 KWH @ 2.955c	36.94
ASSET SECURITIZATION CHARGE	
1,250 KWH @ 0.029c	0.36
Total Lighting Charges	\$77.52

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
51578 37061

Amount of automatic draft

\$1,995.70
by Jun 30

Your payment is scheduled
to be made by monthly
automatic draft on Jun 30.

\$ _____ Amount enclosed

023585 000009565
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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duke-energy.com
1.877.372.8477

page 2 of 3

Account number **51578 37061**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Medical Essential Program

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Special Needs Customers

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Para nuestros clientes que hablan Español

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **51578 37061**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0050 DECO CONC SAN MT 22
0050 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,841.50
MAINTENANCE TOTAL	69.50
Total Maintenance/Fixture Charges	\$1,911.00

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.99
MUNICIPAL FRANCHISE FEE	5.19
Total Taxes	\$7.18

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
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For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer

Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **54672 72434**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0022 OCT CONC VIC II 32

0022 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$646.80
MAINTENANCE TOTAL	30.58
Total Maintenance/Fixture Charges	\$677.38

Billing details - Taxes

GROSS RECEIPTS TAX	\$2.65
MUNICIPAL FRANCHISE FEE	6.90
Total Taxes	\$9.55

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duke-energy.com
1.877.372.8477

page 2 of 3

Account number **62578 63251**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **62578 63251**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0042 OCT CONC VIC II 32

0042 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,234.80
MAINTENANCE TOTAL	58.38
Total Maintenance/Fixture Charges	\$1,293.18

Billing details - Taxes

GROSS RECEIPTS TAX	\$5.01
MUNICIPAL FRANCHISE FEE	13.09
Total Taxes	\$18.10

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
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Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711

Business Customer	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

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Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3
Account number **71455 20535**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:	
0026	DECO CONC SAN MT 22
0026	70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$957.58
MAINTENANCE TOTAL	36.14
Total Maintenance/Fixture Charges	\$993.72

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.05
Total Taxes	\$1.05

fb.def.duke_bill-20210807220001_42.afp-48535-000002014



Service address

STOREY PARK COMM DEV DIST
000 INNOVATION WAY LITE,
INNVTN WAY S PH1 SL

Bill date May 19, 2021

For service Apr 20 - May 19
29 days

Account number **72384 85336**

Billing summary

Previous amount due	\$575.07
<i>Payment received May 11</i>	-575.07
Lighting Charges	75.45
Maintenance/Fixture Charges	492.64
Taxes	6.98
Total amount due Jun 10	\$575.07



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-769-3766.

Your usage snapshot

	Current Month	May 2020
Electric (daily average kWh)	42	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..04-20-21 TO 05-19-21 29 DAYS		
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
1,216 KWH @ 3.093c		37.61
FUEL CHARGE		
1,216 KWH @ 2.955c		35.93
ASSET SECURITIZATION CHARGE		
1,216 KWH @ 0.029c		0.35
Total Lighting Charges		\$75.45

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10%, Purchased Power 9%, Gas 79%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending March 31, 2021).

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
72384 85336

\$575.07
by Jun 10

*Your payment is scheduled
to be made by monthly
automatic draft on Jun 10.*

\$ _____ **Amount enclosed**

036563 000001216
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004



9900723848533600066000000000000000005750700000575077



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes lights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

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We may process the payment as a regular check or convert it into a one-time electronic check payment.

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Special Needs Customers

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **72384 85336**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0016 OCT CONC VIC II 32

0016 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$470.40
MAINTENANCE TOTAL	22.24
Total Maintenance/Fixture Charges	\$492.64

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.93
MUNICIPAL FRANCHISE FEE	5.05
Total Taxes	\$6.98

fb.dof.duke.bills.20210518239428.43.mfp-73127-000001216





duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address STOREY PARK COMM DEV DIST
13903 STOREY PARK BLVD SIGN
ORLANDO FL 32832

Bill date May 21, 2021
For service Apr 22 - May 21
29 days

Account number 72766 91409

Billing summary

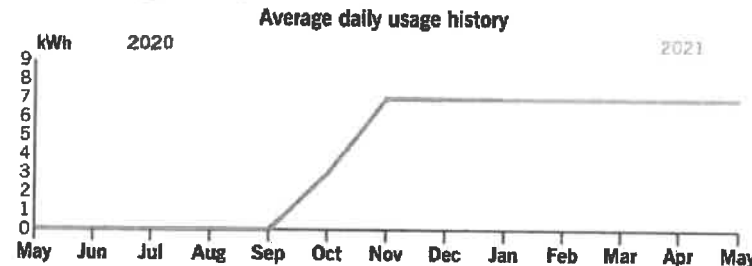
Previous amount due	\$40.64
Payment received May 13	-40.64
Electric Charges	38.77
Taxes	0.99
Total amount due Jun 14	\$39.76



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-769-3766.

Your usage snapshot



	Current Month	May 2020
Electric	7	0

Current electric usage for meter number 004312276

Actual reading	1586
Previous reading	- 1390
Energy used	196 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
72766 91409

Amount of automatic draft

\$39.76
by Jun 14

Your payment is scheduled
to be made by monthly
automatic draft on Jun 14.

\$ _____ Amount enclosed

011592 000001251



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900727669140900066000000000000000000000397600000039763



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **72766 91409**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading: Jun 23**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **72766 91409**

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..04-22-21 TO 05-21-21 29 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
196 KWH @ 8.674c	17.00
FUEL CHARGE	
196 KWH @ 3.094c	6.06
ASSET SECURITIZATION CHARGE	
196 KWH @ 0.234c	0.46
Total Electric Charges	\$38.77

Your current rate is General Service Non-Demand Secondary (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10%, Purchased Power 9%, Gas 79%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending March 31, 2021).

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.99
Total Taxes	\$0.99

fb.dof.duke.bills.20210521215053.05.afp-23185-000001251





We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

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Business duke-energy.com/manage-bus

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For hearing impaired TDD/TTY 800.222.3448 or 711

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Online duke-energy.com
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St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **80989 32380**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0033 DECO CONC SAN MT 22

0033 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,215.39
MAINTENANCE TOTAL	45.87
Total Maintenance/Fixture Charges	\$1,261.26

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.33
Total Taxes	\$1.33

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GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 163
Invoice Date: 6/1/21
Due Date: 6/1/21
Case:
P.O. Number:

Bill To:

Storey Park CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2021		3,004.17	3,004.17
Information Technology - June 2021		100.00	100.00
Dissemination Agent Services - June 2021		875.00	875.00
Office Supplies		0.36	0.36
Postage		7.61	7.61
Copies		35.55	35.55
Total			\$4,022.69
Payments/Credits			\$0.00
Balance Due			\$4,022.69

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 164
Invoice Date: 6/1/21
Due Date: 6/1/21
Case:
P.O. Number:

Bill To:
Storey Park CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Field Management - June 2021		1,287.50	1,287.50
		Total	\$1,287.50
		Payments/Credits	\$0.00
		Balance Due	\$1,287.50

LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

June 21, 2021

Storey Park CDD
C/O Governmental Management Services
George Flint, District Manager
219 E. LIVINGSTON STREET
Orlando, FL 32801

INVOICE

Matter ID: 4666-001
General

Invoice #: 98339
Federal ID #: 59-3366512

For Professional Services Rendered:

05/06/2021	JAC	Telephone call from OPD in response to resident emails.	0.20 hr	\$68.00
05/19/2021	JAC	Numerous emails with residents and District Manager re: meetings and budget.	0.40 hr	136.00
05/27/2021	JAC	Review and provide comments to FY 2020 Audit.	0.50 hr	170.00
Total Professional Services:				<u>\$374.00</u>

For Disbursements Incurred:

05/31/2021	Print Expense			<u>\$62.25</u>
Total Disbursements Incurred:				\$62.25

INVOICE SUMMARY

For Professional Services:	1.10 Hours	\$374.00
For Disbursements Incurred:		<u>62.25</u>
Total Due:		\$436.25

Billed Through: May 31, 2021

OmegaScapes, Inc.

4954 N. Apopka Vineland Rd.
Orlando, FL 32818

Invoice

Date	Invoice #
6/1/2021	5456

Bill To
Storey Park CDD C/O Governmental Management Services - Central Florida LLC 1408 Hamlin Ave Unit E St. Cloud, FL 34771

Due Date	Terms	Project
7/1/2021	Net 30	Storey Park CDD

Description	Qty	Rate	Amount
Monthly Lawn Maintenance Services	1	24,990.00	24,990.00
Phase L1	1	583.00	583.00
Phase L2	1	874.00	874.00
Partial Phase I5	1	291.50	291.50
Total			\$26,738.50
Phone #	E-mail	Balance Due	
407-930-6010	Fallon@OmegaScapes.com	\$26,738.50	



ORANGE COUNTY UTILITIES
9150 CURRY FORD ROAD
ORLANDO, FLORIDA 32825-7600

CUSTOMER INQUIRIES: 407-836-5515
TOLL FREE: 800-626-1140
24 HOUR EMERGENCY: 407-836-2777

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT
Account Number: 4516746301
Billing Date: 6/15/2021
Due Date: 7/6/2021

www.ocfl.net/PayUtilities/



We're excited to offer new payment options you've been asking for, including the ability to save your payment source in a virtual wallet. Log in now at www.ocfl.net/payutilities

Account Summary as of June 15, 2021

Previous Balance	\$1,758.95
Payments Received	-1,758.95
Balance Forward	0.00
Current Charges	2,148.22
Total Amount Due	\$2,148.22
*** AUTO PAY CUSTOMER ***	

Service Address: 11002 HISTORY AVE, ORLANDO, FL 32832-6702

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
15109724	1690	1635	+55 KGAL

Reclaim Commercial

Service from 5/15/21 - 6/15/21

Meter Fixed Charge \$10.26	10.26
45 kgal at \$1.11 per kgal	49.95
Subtotal	\$60.21

Total Charge for All Services at This Address

\$60.21



www.ocfl.net/PayUtilities/

9150 Curry Ford Road
Orlando, FL 32825

Autopay Notice

Account Number	Total Due	Total Due Drafted On or About
4516746301	\$2,148.22 Do Not Pay	6/25/2021

000081
81 1 AB 9.425

I=0010

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Do Not Send Payment

**Your Bill is Scheduled
for Electronic Payment**

Service Address: 11548 THRILLER LN, ORLANDO, FL 32832-6702

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
15109725	1603	1570	+33 KGAL

Reclaim Commercial	
Service from 5/15/21 - 6/15/21	
Meter Fixed Charge \$10.26	10.26
23 kgal at \$1.11 per kgal	25.53
Subtotal	\$35.79

Total Charge for All Services at This Address

\$35.79

Service Address: 11801 IMAGINARY WAY, ORLANDO, FL 32832-5139

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049090	2461	2419	+42 KGAL

Reclaim Commercial	
Service from 5/15/21 - 6/15/21	
Meter Fixed Charge \$20.52	20.52
23 kgal at \$1.11 per kgal	25.53
Subtotal	\$46.05

Total Charge for All Services at This Address

\$46.05

Service Address: 11810 SONNET AVE, ORLANDO, FL 32832-6702

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
15109723	264	264	+0 KGAL

Reclaim Commercial	
Service from 5/15/21 - 6/15/21	
Meter Fixed Charge \$10.26	10.26
Subtotal	\$10.26

Orange County Utilities is not responsible for undelivered or late mail. In the event you fail to receive a utility bill, please call our office (numbers shown below). Acceptable forms of payment: cash, check, money order, debit card, Visa®, MasterCard®, Discover®, and American Express®.

Payment locations: 9150 Curry Ford Road, participating 7-Eleven® stores equipped with Vcom® kiosks, Amスコ Financial® locations, participating Winn-Dixie® and Save Rite® stores equipped with Western Union® services, and any Walmart®, Walmart Supercenter®, or Walmart Neighborhood Market®. For your convenience, drop boxes are located at 9150 Curry Ford Road and 201 South Rosalind Avenue. Drop box payments are processed the following business day. Acceptable drop box payments are checks and money orders.

ANY AMOUNT NOT PAID BY THE DUE DATE IS SUBJECT TO A LATE FEE OF 1.5%

9150 Curry Ford Road Lobby and Drive Thru Hours: 8:00 a.m. - 5:00 p.m. Monday - Friday

Telephone Numbers:

General Inquiry and Trouble Calls:	407-836-5515	TDD Number (Hearing Impaired):	407-254-9977
24-HOUR EMERGENCY:	407-836-2777	Toll Free (Outside Orange County):	800-626-1140

Mail All Correspondence To: PO Box 312 Orlando, FL 32802-0312

Para más información, por favor llame al Departamento de Servicios Públicos del Condado de Orange y pida hablar con un representante en español. El número de teléfono es 407-836-5515.



Total Charge for All Services at This Address **\$10.26**

Service Address: 11836 PROLOGUE AVE, ORLANDO, FL 32832-0000

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049073	2111	2090	+21 KGAL

Reclaim Commercial
Service from 5/15/21 - 6/15/21
Meter Fixed Charge \$20.52 20.52
2 kgal at \$1.11 per kgal 2.22
Subtotal **\$22.74**

Total Charge for All Services at This Address **\$22.74**

Service Address: 11883 PROLOGUE AVE, ORLANDO, FL 32832-5140

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049089	2398	2355	+43 KGAL

Reclaim Commercial
Service from 5/15/21 - 6/15/21
Meter Fixed Charge \$20.52 20.52
24 kgal at \$1.11 per kgal 26.64
Subtotal **\$47.16**

Total Charge for All Services at This Address **\$47.16**

Service Address: 11943 HOMETOWN PL, ORLANDO, FL 32832-5188

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
19080338	3011	2925	+86 KGAL

Reclaim Commercial
Service from 5/15/21 - 6/15/21
Meter Fixed Charge \$20.52 20.52
67 kgal at \$1.11 per kgal 74.37
Public Service Tax - 9.49
Subtotal **\$104.38**

Total Charge for All Services at This Address **\$104.38**

Service Address: 11950 DOWDEN RD, ORLANDO, FL 32832-0000

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
15053285	22140	21375	+765 KGAL

Reclaim Commercial
Service from 5/15/21 - 6/15/21
Meter Fixed Charge \$32.80 32.80
734 kgal at \$1.11 per kgal 814.74
Subtotal **\$847.54**

Total Charge for All Services at This Address **\$847.54**

Service Address: 12069 SATIRE ST, ORLANDO, FL 32832-5165

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049084	2819	2385	+434 KGAL

Reclaim Commercial	
Service from 5/15/21 - 6/15/21	
Meter Fixed Charge \$20.52	20.52
415 kgal at \$1.11 per kgal	460.65
Subtotal	\$481.17

Total Charge for All Services at This Address

\$481.17

Service Address: 12094 BALLAD PL, ORLANDO, FL 32832-0000

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
19080349	1850	1804	+46 KGAL

Reclaim Commercial	
Service from 5/15/21 - 6/15/21	
Meter Fixed Charge \$20.52	20.52
27 kgal at \$1.11 per kgal	29.97
Subtotal	\$50.49

Total Charge for All Services at This Address

\$50.49

Service Address: 12181 PHILOSOPHY WAY, ORLANDO, FL 32832-5151

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049091	2980	2783	+197 KGAL

Reclaim Commercial	
Service from 5/15/21 - 6/15/21	
Meter Fixed Charge \$20.52	20.52
178 kgal at \$1.11 per kgal	197.58
Subtotal	\$218.10

Total Charge for All Services at This Address

\$218.10

Service Address: 12281 SATIRE ST, ORLANDO, FL 32832-5168

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049082	129	0	+129 KGAL

Reclaim Commercial	
Service from 5/15/21 - 6/15/21	
Meter Fixed Charge \$20.52	20.52
110 kgal at \$1.11 per kgal	122.10
Public Service Tax	14.26
Subtotal	\$156.88

Total Charge for All Services at This Address

\$156.88



Service Address: 12330 FOLKLORE LN, ORLANDO, FL 32832-5175

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
19052743	1021	965	+56 KGAL

Reclaim Commercial

Service from 5/15/21 - 6/15/21

Meter Fixed Charge	\$10.26
46 kgal at \$1.11 per kgal	51.06
Public Service Tax	6.13
Subtotal	\$67.45

Total Charge for All Services at This Address

\$67.45

POULOS & BENNETT

Poulos & Bennett, LLC

2602 E. Livingston St.

Orlando, FL 32803

407-487-2594

Storey Park CDD
1408 Hamlin Avenue, Unit E
St Cloud, FL 34771

Invoice number 15-060(76)
Date 05/26/2021

Project 15-060 STOREY PARK CDD

Professional services for the period ending: April 30, 2021

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.01 MISC. SERVICES CDD	0.00	0.00	22,377.50	23,142.50	0.00	765.00
.05 2019 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	6,487.50	6,487.50	0.00	0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	245.22	245.22	0.00	0.00
.06 2020 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	4,997.50	4,997.50	0.00	0.00
Total	0.00		34,107.72	34,872.72		765.00

Hourly Tasks:**.01 Misc. Services CDD**

	Hours	Rate	Billed Amount
Practice Team Leader	1.00	200.00	200.00
Project Coordinator	1.00	85.00	85.00
Senior Project Engineer	3.00	160.00	480.00
Phase subtotal			765.00

**.01 Miscellaneous Services CDD - April Board meeting;
Engineer's certification K phase 1; Bill of sale K phase 2
certification.**

Invoice total 765.00**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
15-060(76)	05/26/2021	765.00	765.00				
Total		765.00	765.00	0.00	0.00	0.00	0.00



INVOICE

INVOICE #	INVOICE DATE
ON 228047	6/1/2021
TERMS	PO NUMBER
Net 30	

Bill To:

Storey Park CDD
c/o Storey Park CDD
1408 Hamlin Av.
Unit E
St. Cloud , FL 34771

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Storey Park CDD

Invoice Due Date: July 1, 2021

Invoice Amount: \$2,940.00

Description	Current Amount
Monthly Landscape Maintenance June 2021	\$2,940.00

Invoice Total **\$2,940.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Storey Park

Community Development District

Funding Request FY21 #4
July 16, 2021

	Payee	General Fund FY2021
1	Action Mail Services Invoice #9072852 - Trim Notice Mailing - June 2021	\$ 1,064.04
2	Applied Aquatic Management, Inc. Invoice #195308 - Monthly Pond Maintenance - June 2021 Invoice #195309 - Monthly Pond Maintenance L-6 Pond - June 2021 Invoice #195310 - Monthly Pond Maintenance L2/L4/L5 Ponds - June 2021	\$ 285.00 \$ 295.00 \$ 300.00
3	Governmental Management Services-CF, LLC Invoice #165 - Management Fees - July 2021 Invoice #166 - Field Management - July 2021	\$ 4,181.54 \$ 1,287.50
4	Heritage Service Solutions Invoice #3066 - Installation of New Concrete Slab - June 2021	\$ 2,000.00
5	Modica & Associates, inc. Invoice #33604 - ACOE & Phase 2 Monitoring - June 2021	\$ 2,950.00
6	Omegascares, Inc. Invoice #5486 - Monthly Landscape Maintenance - July 2021 Invoice #5492 - Sod Replacement - July 2021	\$ 27,988.34 \$ 565.00
7	Poulos & Bennett Invoice #15-060(77) - Monthly Engineering Services - May 2021	\$ 170.00
8	Yellowstone Landscape Invoice # ON239622 - Monthly Landscape Maintenance - July 2021	\$ 2,940.00
		\$ 44,026.42
		Total: \$ 44,026.42

Please make check payable to:

Storey Park CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

RECEIVED

Action Mail Services

2441 Orlando Central Parkway

Orlando, FL 32809

+1 4078559277

accounting@actionmailservices.com

http://www.actionmailservices.com

JUN 08 2021



INVOICE

BILL TO

Governmental Management Services

Attn: Stacie Vanderbilt

STOREY PARK CDD

INVOICE 9072852
DATE 06/25/2021
TERMS Net 30
DUE DATE 07/25/2021

DESCRIPTION	QTY	AMOUNT
STOREY PARK CDD #32		
Data Conversion From Client's Files, Address Updating, Duplicate Analysis, Zip+4 Correcting, CASS Certification 425	1	95.00
Black and White Printing - 1 page variable data duplex 425	1,111	288.86
Automated Folding and inserting 425	1,111	31.11
#10 Window Envelopes, Return Addressing 51	1,111	42.77
Q: 1111		
U.S. Postage, Handling and Postal Delivery	1,090	555.90
U.S. Postage, Handling and Postal Delivery - Foreign	21	50.40

Payment Terms: Net 15 days

PAYMENT

606.30

- 1) 10% finance fee may be added for invoices open past 30 days.
2) If any unpaid balance must be collected by an attorney, the customer agrees to pay all attorneys' fees and court costs in such collection efforts.
3) If paying with a credit card, a 3% convenience fee will be applied.

BALANCE DUE

\$457.74

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

JUN 02 2021

Invoice

Date	Invoice #
6/30/2021	195308

Bill To
Storey Park CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

#12
JUN 21
320-38-42

P.O. No.	Terms	Project
	Net 30	Storey Park CDD

Description	Qty	Rate	Amount
Aquatic Plant Management Services Monthly Service Four (4) Retention Ponds @ Storey Park CDD	<i>4</i> <i>pond maint</i>	285.00	285.00
Total			\$285.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

RECEIVED

Applied Aquatic Management, Inc.
P.O. Box 1469
Eagle Lake, FL 33839-1469

JUN 02 2021

Invoice

Date	Invoice #
6/30/2021	195309

Bill To Storey Park CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

#12

Do. 5/5. 47
3/1/21

P.O. No.	Terms	Project
	Net 30	Storey Park CDD L6

Description	Qty	Rate	Amount
Aquatic Plant Management Service Monthly Service Two(2) L-6 ponds associated with Storey Park CDD		295.00	295.00
<i>Q Pond maint</i>			
Total			\$295.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

JUN 02 2021

Invoice

Date	Invoice #
6/30/2021	195310

Bill To
Storey Park CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

#12

Jun 21

720-518-443

P.O. No.	Terms	Project
	Net 30	Storey Park CDD L...

Description	Qty	Rate	Amount
Aquatic Plant Management Service Monthly Service Ponds L-2, L-4 & L-5 associated with Storey Park CDD		300.00	300.00
Total			\$300.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 165
Invoice Date: 7/1/21
Due Date: 7/1/21
Case:
P.O. Number:

Bill To:

Storey Park CDD
219 E. Livingston St.
Orlando, FL 32801

#2

Description	Hours/Qty	Rate	Amount
Management Fees - July 2021	310.33	3,004.17	3,004.17
Information Technology - July 2021	31	100.00	100.00
Dissemination Agent Services - July 2021	313	1,041.67	1,041.67
Office Supplies	31	0.30	0.30
Postage	42	5.10	5.10
Copies	42	30.30	30.30
Total			\$4,181.54
Payments/Credits			\$0.00
Balance Due			\$4,181.54

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 166
Invoice Date: 7/1/21
Due Date: 7/1/21
Case:
P.O. Number:

Bill To:
Storey Park CDD
219 E. Livingston St.
Orlando, FL 32801

#2

Description	Hours/Qty	Rate	Amount
Field Management - July 2021 320-335-12		1,287.50	1,287.50
Total			\$1,287.50
Payments/Credits			\$0.00
Balance Due			\$1,287.50

Heritage Service Solutions LLC
8813 Bay Ridge Blvd.
Orlando, FL 32819

Invoice

Date	Invoice #
6/18/2021	3066

Bill To
StoreyPark CDD 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

RECEIVED
JUN 18 2021
EVE

Service Date	Service Location	P.O. No.	Terms
5/14/2021	Dog Park		Due on receipt
Quantity	Description	Rate	Amount
125	Installation of new concrete slab approximately 125 sf and 4" to 9" in depth. Crew framed area then poured new 3500 psi concrete and completed to light broom finish. Crews removed frames and cleaned debris. #23 320-36-478 <i>Q Dog Park mant</i>	16.00	2,000.00
Thank you for your business.		Total	\$2,000.00
A 1.5% late fee will be charged to all invoices past due 30 days.			



Modica & Associates, Inc.
302 Mohawk Road
Clermont, FL 34715
Office: 352-394-2000 / Fax:
352-394-1159
www.modicaandassociates.com

Invoice

Invoice #: 33604
Invoice Date: 6/1/2021
Account # OR-658
File #

Bill To:

Storey Park CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771



Project: Storey Park CDD

Date	Description	#/hd	Qty	Amount
4/1/2021	ACOE monitoring	326.578.471	1	2,000.00
5/21/2021	Site inspection with SFWMD - Phase 2 monitoring areas		1	700.00
5/21/2021	Reimbursables		1	250.00

Q

Total This Invoice \$2,950.00
Payments/Credits \$0.00

RECEIVED

JUN 01 2021

Invoice

OmegaScapes, Inc.

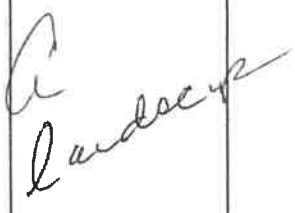
4954 N. Apopka Vineland Rd.
Orlando, FL 32818

Date	Invoice #
7/1/2021	5486

Bill To
Storey Park CDD C/O Governmental Management Services - Central Florida LLC 1408 Hamlin Ave Unit E St. Cloud, FL 34771

#26 Jul 21 320.538462

Due Date	Terms	Project
7/31/2021	Net 30	Storey Park CDD

Description	Qty	Rate	Amount
Monthly <u>Lawn Maintenance Services</u>	1	24,990.00	24,990.00
Phase <u>L1</u>	1	583.00	583.00
Phase <u>L2</u>	1	874.00	874.00
Partial Phase <u>I5</u>	1	583.00	583.00
Phase K	1	958.34	958.34
			
Total			\$27,988.34

Phone #	E-mail	Balance Due	\$27,988.34
407-930-6010	Fallon@OmegaScapes.com		

OmegaScapes, Inc.

4954 N. Apopka Vineland Rd.
Orlando, FL 32818

RECEIVED

JUN 02 2021

Invoice

Date	Invoice #
7/2/2021	5492

Bill To
Storey Park CDD C/O Governmental Management Services - Central Florida LLC 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

Due Date	Terms	Project	
8/1/2021	Net 30	Storey Park CDD - E...	
Description	Qty	Rate	Amount
Sod replacement Storey Time Blvd #28 220-578-48 <i>Q Landscaping Contingency</i>	1	565.00	565.00
Approved Proposal Attached - Approved via E-mail.			Total \$565.00
Phone #	E-mail		Balance Due \$565.00
407-930-6010	Fallon@OmegaScapes.com		

POULOS & BENNETT

RECEIVED

JUN 02 2021

Poulos & Bennett, LLC
2802 E. Livingston St.
Orlando, FL 32803
407-487-2584

Storey Park CDD
1408 Hamlin Avenue, Unit E
St Cloud, FL 34771

Invoice number 15-060(77)
Date 06/30/2021

Project 15-060 STOREY PARK CDD

#6
316-517311

Professional services for the period ending: May 31, 2021

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.01 MISC. SERVICES CDD	0.00	0.00	23,142.50	23,312.50	0.00	170.00
.05 2019 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	6,487.50	6,487.50	0.00	0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	245.22	245.22	0.00	0.00
.06 2020 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	4,997.50	4,997.50	0.00	0.00
2021 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00		34,872.72	35,042.72		170.00

Hourly Tasks:

.01 Misc. Services CDD

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	200.00	50.00
Senior Project Engineer	0.75	160.00	120.00
Phase subtotal			170.00

.01 Miscellaneous Services CDD - Sign requisitions; Provide update on raised crosswalk schedule.

Invoice total 170.00



YELLOWSTONE
LANDSCAPE

Bill To:

Storey Park CDD
c/o Storey Park CDD
1408 Hamlin Av.
Unit E
St. Cloud , FL 34771

Property Name: Storey Park CDD

INVOICE

INVOICE #	INVOICE DATE
ON 239622	7/1/2021
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2021

Invoice Amount: \$2,940.00

Description	Current Amount
Monthly Landscape Maintenance July 2021	\$2,940.00

#3rd
2058462



Invoice Total \$2,940.00

Excellence

IN COMMERCIAL LANDSCAPING

*A
Landscape*

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Storey Park

Community Development District

Funding Request FY21 #5
August 19, 2021

	Payee	General Fund FY2021
1	Applied Aquatic Management, Inc.	
	Invoice #196064 - Monthly Pond Maintenance - July 2021	\$ 285.00
	Invoice #196065 - Monthly Pond Maintenance L-6 Pond - July 2021	\$ 295.00
	Invoice #196066 - Monthly Pond Maintenance L2/L4/L5 Ponds - July 2021	\$ 300.00
2	Fausnight Stripe & Line Inc.	
	Invoice #32751 - Painted Pavement Markings - July 2021	\$ 800.00
3	Governmental Management Services-CF, LLC	
	Invoice #167 - Management Fees - August 2021	\$ 4,344.29
	Invoice #168 - Field Management - August 2021	\$ 1,287.50
	Invoice #169 - Clean up of 3 Selected Ponds - July 2021	\$ 765.00
4	Duke Energy	
	Invoice #04514 17440 - 0000 State Road 528 Lite, SP L PH3 - June 2021	\$ 1,317.75
	Invoice #05233 97195 - 11647 Epic Avenue - June 2021	\$ 17.59
	Invoice #11565 64369 - 000 Story Time Dr. Lite, SP L PH 1 & 2 SL - June 2021	\$ 3,072.45
	Invoice #15940 01510 - 11868 Dowden Road - June 2021	\$ 27.24
	Invoice #19547 25397 - 000 Wewahootee Rd. Lite, SP PH4 SL - June 2021	\$ 1,317.75
	Invoice #27794 88338 - 000 Dowden Rd. Lite, PH 2 SL - June 2021	\$ 216.71
	Invoice #29629 12396 - 00 State Road 528, ST Lite-SP Parcel I5 - June 2021	\$ 1,515.24
	Invoice #42138 80592 - 000 Dowden Rd. Lite, PH 3 & 4 SL - June 2021	\$ 1,291.79
	Invoice #51578 37061 - 000 Wewahootee Rd. Lite, SP I PH 3 SL 2 - June 2021	\$ 1,995.70
	Invoice #54672 72434 - 000 Wewahootee Rd. Lite, Connector Rd - SL - June 2021	\$ 790.09
	Invoice #62578 63251 - 000 Dowden Rd. Lite, Dwdn Rdwy SL - June 2021	\$ 1,506.82
	Invoice #71455 20535 - 0000 State Road 528, ST Lite-SP Parcel L4 - June 2021	\$ 1,035.83
	Invoice #72384 85336 - 000 Innovation Way Lite, Innvtn Way S PH1 SL - June 2021	\$ 575.07
	Invoice #72766 91409 - 13903 Storey Park Blvd. Sign - June 2021	\$ 40.19
	Invoice #80989 32380 - 000 Wewahootee Rd. Lite, Stry Prk PH1B SL - June 2021	\$ 1,314.29
	Invoice #04514 17440 - 0000 State Road 528 Lite, SP L PH3 - July 2021	\$ 1,317.75
	Invoice #05233 97195 - 11647 Epic Avenue - July 2021	\$ 17.45
	Invoice #11565 64369 - 000 Story Time Dr. Lite, SP L PH 1 & 2 SL - July 2021	\$ 3,072.45
	Invoice #15940 01510 - 11868 Dowden Road - July 2021	\$ 26.50
	Invoice #19547 25397 - 000 Wewahootee Rd. Lite, SP PH4 SL - July 2021	\$ 1,318.18
	Invoice #27794 88338 - 000 Dowden Rd. Lite, PH 2 SL - July 2021	\$ 216.71
	Invoice #29629 12396 - 00 State Road 528, ST Lite-SP Parcel I5 - July 2021	\$ 1,515.24
	Invoice #42138 80592 - 000 Dowden Rd. Lite, PH 3 & 4 SL - July 2021	\$ 1,291.79
	Invoice #51578 37061 - 000 Wewahootee Rd. Lite, SP I PH 3 SL 2 - July 2021	\$ 1,996.34
	Invoice #54672 72434 - 000 Wewahootee Rd. Lite, Connector Rd - SL - July 2021	\$ 790.09
	Invoice #62578 63251 - 000 Dowden Rd. Lite, Dwdn Rdwy SL - July 2021	\$ 1,508.46
	Invoice #71455 20535 - 0000 State Road 528, ST Lite-SP Parcel L4 - July 2021	\$ 1,036.15
	Invoice #72384 85336 - 000 Innovation Way Lite, Innvtn Way S PH1 SL - July 2021	\$ 575.07
	Invoice #72766 91409 - 13903 Storey Park Blvd. Sign - July 2021	\$ 40.87
	Invoice #80989 32380 - 000 Wewahootee Rd. Lite, Stry Prk PH1B SL - July 2021	\$ 1,314.29
5	Latham, Luna, Eden & Beaudine, LLP	
	Invoice #98728 - Monthly General Counsel - June 2021	\$ 5,637.35
	Invoice #99000 - Monthly General Counsel - July 2021	\$ 3,858.47
6	Omegascapes, Inc.	
	Invoice #5526 - Monthly Landscape Maintenance - August 2021	\$ 27,696.84
	Invoice #5535 - Repair Mainline Male Adapter - August 2021	\$ 346.26
7	Orange County Utilities	
	Invoice #4516746301 - Monthly Water Utility Services - June 2021	\$ 1,919.23
8	Orlando Sentinel	
	Invoice #039161743000 - Notice of Budget Adoption/Assessments - July 2021	\$ 3,029.58
9	Poulos & Bennett	
	Invoice #15-060(80) - Monthly Engineering Services - June 2021	\$ 4,525.70
10	Yellowstone Landscape	
	Invoice #ON249654 - Monthly Landscape Maintenance - August 2021	\$ 2,940.00
	Invoice #ON252776A - Irrigation Repairs - July 2021	\$ 1,242.63
11	Supervisor Fees	
	July 22, 2021	
	Patrick Bonin Jr.	\$ 215.30
		\$ 91,560.00
Total:		\$ 91,560.00

Please make check payable to:

Storey Park CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Applied Aquatic Management, Inc.

P.O. Box 1469
Eagle Lake, FL 33839-1469

Invoice

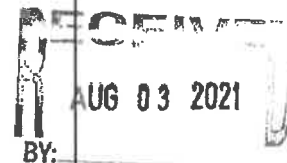
Date	Invoice #
7/31/2021	196064

Bill To
Storey Park CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

#1212
JUL 21
220.5547

P.O. No.	Terms	Project
	Net 30	Storey Park CDD

Description	Qty	Rate	Amount
<u>Aquatic Plant Management Services</u> Monthly Service Four (4) Retention Ponds @ Storey Park CDD		285.00	285.00
Total			\$285.00



Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
7/31/2021	196065

Bill To
Storey Park CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

#1211
JUL 21
220-538-47

P.O. No.	Terms	Project
	Net 30	Storey Park CDD L6

Description	Qty	Rate	Amount
Aquatic Plant <u>Management</u> Service Monthly Service Two(2) <u>L-6</u> ponds associated with Storey Park CDD		295.00	295.00
		<div style="text-align: center;"> </div>	
Total			\$295.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Applied Aquatic Management, Inc.

P.O. Box 1469
Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
7/31/2021	196066

Bill To
Storey Park CDD c/o GMS Central Florida 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

#12hd
320-578-47
Jul 21

P.O. No.	Terms	Project
	Net 30	Storey Park CDD L...

Description	Qty	Rate	Amount
Aquatic Plant <u>Management</u> Service Monthly Service <u>Ponds L-2, L-4 & L-5</u> associated with Storey Park CDD		300.00	300.00
<i>Q Pond maint</i>		RECEIVED AUG 03 2021 BY: _____	
		Total \$300.00	

Phone #	Fax #
863-533-8882 or 8...	863-534-3322



910 CHARLES ST
LONGWOOD, FL
32750-5410

Invoice

DATE	INVOICE NO.
7/26/2021	32751

BILL TO
Storey Park CDD c/o GMS Central Florida 1408 Hamlin Ave, Unit E St. Cloud, FL 34771

PROJECT
Storey Park CDD

RECEIVED
 JUL 26 2021
 BY: _____

P.O. NO.	TERMS	REP	SHIP DATE	CUSTOMER JOB #	PROJECT
	Net 30	BPP	7/15/2021		19-0859 Storey Park

ITEM	DESCRIPTION	QTY	U/M	UNIT	RATE	AMOUNT
710-8x	Painted Pavement Markings - Paint Yellow Curb at Intersection of Imaginary and Satire #24 26.578.473	1	LS		800.00	800.00
					Sales Tax (7.0%)	\$0.00
					Total	\$800.00

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

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 167
Invoice Date: 8/1/21
Due Date: 8/1/21
Case:
P.O. Number:

Bill To:
Storey Park CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED
AUG 10 2021
BY: _____

Description	#2 hdl	Hours/Qty	Rate	Amount
Management Fees - August 2021	310-313-34		3,004.17	3,004.17
Information Technology - August 2021	351		100.00	100.00
Dissemination Agent Services - August 2021	313		1,041.67	1,041.67
Office Supplies	51		0.54	0.54
Postage	42		31.41	31.41
Copies	425		166.50	166.50
Total				\$4,344.29
Payments/Credits				\$0.00
Balance Due				\$4,344.29

Invoice

Invoice #: 168
Invoice Date: 8/1/21
Due Date: 8/1/21
Case:
P.O. Number:

REC-1
AUG 10 2021
BY: _____

Description		Hours/Qty	Rate	Amount
Field Management - August 2021	\$2 220.58 hr		1,287.50	1,287.50
		Total		\$1,287.50
		Payments/Credits		\$0.00
		Balance Due		\$1,287.50

RECEIVED

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

JUL 29 2021

Invoice

Bill To:
Storey Park CDD
219 E. Livingston St.
Orlando, FL 32801

#2
320-578-47

Invoice #: 169
Invoice Date: 7/31/21
Due Date: 7/31/21
Case:
P.O. Number: WA 295

Description	Hours/Qty	Rate	Amount
Ponds Cleanup			
-Trash and debris cleanup of 3 selected ponds after site survey.			
Labor	14	40.00	560.00
Mobilization		55.00	55.00
Equipment		150.00	150.00
<p><i>A Lake Maint</i></p>			
Total			\$765.00
Payments/Credits			\$0.00
Balance Due			\$765.00



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1.877.372.8477

Your Energy Bill

page 1 of 3

Service address Bill date Jun 22, 2021
STOREY PARK COMM DEV DIST For service May 21 - Jun 22
0000 STATE ROAD 528 LITE, 32 days
SP L PH3
Account number **04514 17440**

Billing summary

Previous amount due	\$1,317.75
Payment received Jun 11	-1,317.75
Lighting Charges	51.70
Maintenance/Fixture Charges	1,261.26
Taxes	4.79
Total amount due Jul 14	\$1,317.75



Thank you for your payment.

Your usage snapshot

	Current Month	Jun 2020
Electric (daily average kWh)	26	26

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..05-21-21 TO 06-22-21 32 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
825 KWH @ 3.093c	25.52
FUEL CHARGE	
825 KWH @ 2.955c	24.38
ASSET SECURITIZATION CHARGE	
825 KWH @ 0.029c	0.24
Total Lighting Charges	\$51.70

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
04514 17440

\$1,317.75
by Jul 14

Your payment is scheduled
to be made by monthly
automatic draft on Jul 14.

\$ _____ Amount enclosed

016809 000001256



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

990004514174400006600000000000000013177500001317750

fb.def.duke.bills.20210622220655.38.afp-33817-000001256



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Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Business duke-energy.com/manage-bus

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Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

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Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eight times from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



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1.877.372.8477

page 3 of 3

Account number **04514 17440**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0033 DECO CONC SAN MT 22

0033 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,215.39
MAINTENANCE TOTAL	45.87
Total Maintenance/Fixture Charges	\$1,261.26

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.33
MUNICIPAL FRANCHISE FEE	3.46
Total Taxes	\$4.79

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Service address

Bill date Jun 29, 2021

STOREY PARK COMM DEV DIST For service May 28 - Jun 29
11647 EPIC AVE 32 days
ORLANDO FL 32832

Account number **05233 97195**

Billing summary

Previous amount due	\$17.59
<i>Payment received Jun 21</i>	-17.59
Electric Charges	16.10
Taxes	1.49
Total amount due Jul 21	\$17.59



Thank you for your payment.

Your usage snapshot

	Current Month	Jul 2020
Electric (daily average kWh)	0	0

Current electric usage for meter number 001027374

Actual reading		110
Previous reading		- 103
Energy used		7 kWh
PRESENT ONPEAK	25	PREVIOUS ONPEAK 23
DIFFERENCE ONPEAK	2	ON PEAK KWH 2



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..05-28-21 TO 06-29-21 32 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	

Your current rate is General Service Non-Demand Secondary (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

This is a revised statement. If your original bill has not been paid, please see the extended due date.

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
05233 97195

\$17.59
by Jul 21

Your payment is scheduled to be made by monthly automatic draft on Jul 21.

\$ _____ Amount enclosed

024068 000004767
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

990005233971950006600000000000000000175900000017592

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For hearing impaired TDD/TTY 800.222.3448 or 711

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Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading: Jul 30**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

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When you pay by check

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Special Needs Customers

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



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page 3 of 3

Account number **05233 97195**

Billing details - Electric Charges continued

7 KWH @ 8.674c	0.61
FUEL CHARGE	
7 KWH @ 3.094c	0.22
ASSET SECURITIZATION CHARGE	
7 KWH @ 0.234c	0.02
Total Electric Charges	\$16.10

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.41
MUNICIPAL FRANCHISE FEE	1.08
Total Taxes	\$1.49





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Your Energy Bill

page 1 of 3

Service address STOREY PARK COMM DEV DIST
000 STORY TIME DR LITE,
SP L PH1&2 SL

Bill date Jun 14, 2021
For service May 13 - Jun 14
32 days

Account number 11565 64369

Billing summary

Previous amount due	\$3,072.45
Payment received Jun 03	-3,072.45
Lighting Charges	118.54
Maintenance/Fixture Charges	2,942.94
Taxes	10.97
Total amount due Jul 06	\$3,072.45



Thank you for your payment.

Your usage snapshot

	Current Month	Jun 2020
Electric (daily average kWh)	60	64

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..05-13-21 TO 06-14-21 32 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
1,925 KWH @ 3.093c	59.54
FUEL CHARGE	
1,925 KWH @ 2.955c	56.88
ASSET SECURITIZATION CHARGE	
1,925 KWH @ 0.029c	0.56
Total Lighting Charges	\$118.54

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
11565 64369

\$3,072.45
by Jul 6

Your payment is scheduled
to be made by monthly
automatic draft on Jul 6.

\$ _____ Amount enclosed

038328 000001522



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004



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800.228.8485

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Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Business duke-energy.com/manage-bus

General questions or concerns

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Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



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page 3 of 3

Account number **11565 64369**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0077 DECO CONC SAN MT 22

0077 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$2,835.91
MAINTENANCE TOTAL	107.03
Total Maintenance/Fixture Charges	\$2,942.94

Billing details - Taxes

GROSS RECEIPTS TAX	\$3.04
MUNICIPAL FRANCHISE FEE	7.93
Total Taxes	\$10.97

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Service address

Bill date Jun 22, 2021

STOREY PARK COMM DEV DIST For service May 21 - Jun 22

11868 DOWDEN RD

32 days

ORLANDO FL 32832

Account number 15940 01510

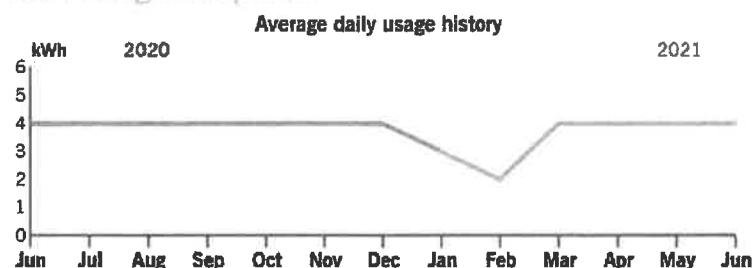
Billing summary

Previous amount due	\$26.00
<i>Payment received Jun 11</i>	-26.00
Electric Charges	24.93
Taxes	2.31
Total amount due Jul 14	\$27.24



Thank you for your payment.

Your usage snapshot



	Current Month	Jun 2020
Electric	4	4

Current electric usage for meter number 003328221

Actual reading	4066
Previous reading	- 3947
<hr/>	
Energy used	119 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
15940 01510

\$27.24
by Jul 14

Your payment is scheduled to be made by monthly automatic draft on Jul 14.

\$ **Amount enclosed**



016811 000001256
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

99001594001.5100006600000000000000000000272400000027243



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **15940 01510**

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800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading: Jul 23**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



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page 3 of 3

Account number **15940 01510**

Billing details - Electric Charges

Residential Service (RS-1)

BILLING PERIOD..05-21-21 TO 06-22-21 32 DAYS

CUSTOMER CHARGE \$11.52

ENERGY CHARGE

FIRST 1000 KWH

119 KWH @ 8.21c 9.77

ABOVE 1000 KWH

0 KWH @ 9.943c 0.00

FUEL CHARGE

FIRST 1000 KWH

119 KWH @ 2.811c 3.35

ABOVE 1000 KWH

0 KWH @ 3.811c 0.00

ASSET SECURITIZATION CHARGE

119 KWH @ 0.245c 0.29

Total Electric Charges \$24.93

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

GROSS RECEIPTS TAX \$0.64

MUNICIPAL FRANCHISE FEE 1.67

Total Taxes \$2.31

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Service address
STOREY PARK COMM DEV DIST
000 WEWAHOOTEE RD LITE,
SP PH4 SL

Bill date Jul 7, 2021
For service Jun 7 - Jul 7
30 days

Account number **19547 25397**

Billing summary

Previous amount due	\$1,317.75
<i>Payment received Jun 28</i>	-1,317.75
Lighting Charges	51.70
Maintenance/Fixture Charges	1,261.26
Taxes	4.79
Total amount due Jul 29	\$1,317.75



Thank you for your payment.

Your usage snapshot

	Current Month	Jul 2020
Electric (daily average kWh)	28	26

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..06-07-21 TO 07-07-21 30 DAYS		
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
825 KWH @ 3.093c		25.52
FUEL CHARGE		
825 KWH @ 2.955c		24.38
ASSET SECURITIZATION CHARGE		
825 KWH @ 0.029c		0.24
Total Lighting Charges		\$51.70

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
19547 25397

\$1,317.75
by Jul 29

Your payment is scheduled to be made by monthly automatic draft on Jul 29.

\$ _____ Amount enclosed



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

990019547253970006600000000000000131.7750000131.7755

bills.2021070722050522.afp-48439-000002133



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page 2 of 3

Account number **19547 25397**

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By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

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Business duke-energy.com/manage-bus

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Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

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Para nuestros clientes que hablan Español

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **19547 25397**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0033 DECO CONC SAN MT 22

0033 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,215.39
MAINTENANCE TOTAL	45.87
Total Maintenance/Fixture Charges	\$1,261.26

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.33
MUNICIPAL FRANCHISE FEE	3.46
Total Taxes	\$4.79

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1.877.372.8477

Your Energy Bill

page 1 of 3

Service address

STOREY PARK COMM DEV DIST
000 DOWDEN RD LITE,
DOWDEN ROAD PH 2 SL

Bill date Jun 16, 2021

For service May 17 - Jun 16
30 days

Account number **27794 88338**

Billing summary

Previous amount due	\$216.71
Payment received Jun 07	-216.71
Lighting Charges	29.26
Maintenance/Fixture Charges	184.74
Taxes	2.71
Total amount due Jul 08	\$216.71



Thank you for your payment.

RECEIVED

JUN 24 2021

Your usage snapshot

	Current Month	Jun 2020
Electric (daily average kWh)	15	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..05-17-21 TO 06-16-21 30 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
456 KWH @ 3.093c	14.10
FUEL CHARGE	
456 KWH @ 2.955c	13.47
ASSET SECURITIZATION CHARGE	
456 KWH @ 0.029c	0.13
Total Lighting Charges	\$29.26

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
27794 88338

\$216.71
by Jul 8

Your payment is scheduled
to be made by monthly
automatic draft on Jul 8.

\$ _____ Amount enclosed

029534 000004479



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900277948833800066000000000000000000002167100000216715



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call	800.432.4770 or 811
------	---------------------

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Check rates and charges	duke-energy.com/rates
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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **27794 88338**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:	
0006	OCT CONC VIC II 32
0006	216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$176.40
MAINTENANCE TOTAL	8.34
Total Maintenance/Fixture Charges	\$184.74

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.75
MUNICIPAL FRANCHISE FEE	1.96
Total Taxes	\$2.71





duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address STOREY PARK COMM DEV DIST
00 STATE ROAD 528,
ST LITE-SP PARCEL I5

Bill date Jun 17, 2021
For service May 18 - Jun 17
30 days

Account number 29629 12396

Billing summary

Previous amount due	\$1,515.24
Payment received Jun 08	-1,515.24
Lighting Charges	41.85
Maintenance/Fixture Charges	1,469.52
Taxes	3.87
Total amount due Jul 09	\$1,515.24



Thank you for your payment.

Your usage snapshot

	Current Month	Jun 2020
Electric (daily average kWh)	22	22

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..05-18-21 TO 06-17-21 30 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
663 KWH @ 3.093c	20.51
FUEL CHARGE	
663 KWH @ 2.955c	19.59
ASSET SECURITIZATION CHARGE	
663 KWH @ 0.029c	0.19
Total Lighting Charges	\$41.85

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
29629 12396

Amount of automatic draft

\$1,515.24
by Jul 9

Your payment is scheduled
to be made by monthly
automatic draft on Jul 9.

\$ _____ Amount enclosed

038148 000001236



STOREY PARK COMM DEV DIST
ST LITE-SP PARCEL I5
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

990029629123960006600000000000015152400001515247



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

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Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
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Call before you dig

Call 800.432.4770 or 811

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P.O. Box 14042
St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **29629 12396**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0039 DECO CONC SAN MT 22

0039 50W LED SAN BLK T3 4

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,415.31
MAINTENANCE TOTAL	54.21
Total Maintenance/Fixture Charges	\$1,469.52

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.07
MUNICIPAL FRANCHISE FEE	2.80
Total Taxes	\$3.87





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1.877.372.8477

Your Energy Bill

page 1 of 3

Service address Bill date Jun 24, 2021
STOREY PARK COMM DEV DIST For service May 25 - Jun 24
000 DOWDEN RD LITE, 30 days
DOWDEN RD PH3&4 SL
Account number **42138 80592**

Billing summary

Previous amount due	\$1,291.79
Payment received Jun 15	-1,291.79
Lighting Charges	167.82
Maintenance/Fixture Charges	1,108.44
Taxes	15.53
Total amount due Jul 16	\$1,291.79



Thank you for your payment.

RECEIVED

JUN 02 2021

Your usage snapshot

	Current Month	Jun 2020
Electric (daily average kWh)	91	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..05-25-21 TO 06-24-21 30 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
2,736 KWH @ 3.093c	84.62
FUEL CHARGE	
2,736 KWH @ 2.955c	80.85
ASSET SECURITIZATION CHARGE	
2,736 KWH @ 0.029c	0.79
Total Lighting Charges	\$167.82

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
42138 80592

\$1,291.79
by Jul 16

Your payment is scheduled
to be made by monthly
automatic draft on Jul 16.

\$ _____ Amount enclosed

035356 000001154



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

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Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **42138 80592**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0036 OCT CONC VIC II 32

0036 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,058.40
MAINTENANCE TOTAL	50.04
Total Maintenance/Fixture Charges	\$1,108.44

Billing details - Taxes

GROSS RECEIPTS TAX	\$4.30
MUNICIPAL FRANCHISE FEE	11.23
Total Taxes	\$15.53

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address

STOREY PARK COMM DEV DIST
000 WEWAHOOTEE RD LITE,
STRY PK I PH3 SL2

Bill date

Jul 8, 2021
For service Jun 8 - Jul 8
30 days

Account number **51578 37061**

Billing summary

Previous amount due	\$1,995.70
Payment received Jun 29	-1,995.70
Lighting Charges	77.52
Maintenance/Fixture Charges	1,911.00
Taxes	7.18
Total amount due Jul 30	\$1,995.70



Thank you for your payment.

Your usage snapshot

	Current Month	Jul 2020
Electric (daily average kWh)	42	42

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..06-08-21 TO 07-08-21 30 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
1,250 KWH @ 3.093c	38.66
FUEL CHARGE	
1,250 KWH @ 2.955c	36.94
ASSET SECURITIZATION CHARGE	
1,250 KWH @ 0.029c	0.36
Total Lighting Charges	\$77.52

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

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Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
51578 37061

Amount of automatic draft

\$1,995.70
by Jul 30

Your payment is scheduled
to be made by monthly
automatic draft on Jul 30.

\$ _____ Amount enclosed

038877 000001983



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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duke-energy.com
1.877.372.8477

page 2 of 3

Account number **51578 37061**

We're here for you

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **51578 37061**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0050 DECO CONC SAN MT 22
0050 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,841.50
MAINTENANCE TOTAL	69.50
Total Maintenance/Fixture Charges	\$1,911.00

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.99
MUNICIPAL FRANCHISE FEE	5.19
Total Taxes	\$7.18

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address Bill date Jun 18, 2021
STOREY PARK COMM DEV DIST For service May 19 - Jun 18
000 WEWAHOOTEE RD LITE, 30 days
CONNECTOR RD - SL
Account number **54672 72434**

Billing summary

Previous amount due	\$790.09
Payment received Jun 09	-790.09
Lighting Charges	103.16
Maintenance/Fixture Charges	677.38
Taxes	9.55
Total amount due Jul 12	\$790.09



Thank you for your payment.

Your usage snapshot

	Current Month	Jun 2020
Electric (daily average kWh)	56	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..05-19-21 TO 06-18-21 30 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
1,672 KWH @ 3.093c	51.71
FUEL CHARGE	
1,672 KWH @ 2.955c	49.41
ASSET SECURITIZATION CHARGE	
1,672 KWH @ 0.029c	0.48
Total Lighting Charges	\$103.16

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

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Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
54672 72434

\$790.09
by Jul 12

Your payment is scheduled
to be made by monthly
automatic draft on Jul 12.

\$ _____ Amount enclosed

036567 000001398



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004



99005467272434000660000000000000007900900000790091

to def:duke bills:20210618221201.81 aip-73133-000001398



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711

Business Customer	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes lights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

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Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

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Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

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Para nuestros clientes que hablan Español

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **54672 72434**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:	
0022	OCT CONC VIC II 32
0022	216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

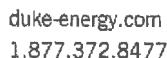
FIXTURE TOTAL	\$646.80
MAINTENANCE TOTAL	30.58
Total Maintenance/Fixture Charges	\$677.38

Billing details - Taxes

GROSS RECEIPTS TAX	\$2.65
MUNICIPAL FRANCHISE FEE	6.90
Total Taxes	\$9.55

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page 1 of 3

STOREY PARK COMM DEV DIST
000 DOWDEN RD LITE,
DWDN RDWY SL

Bill date Jul 1, 2021
For service Jun 2 - Jul 1
29 days

Account number 62578 63251

Previous amount due	\$1,506.82
<i>Payment received Jun 23</i>	-1,506.82
Lighting Charges	195.54
Maintenance/Fixture Charges	1,293.18
Taxes	18.10
Total amount due Jul 23	\$1,506.82

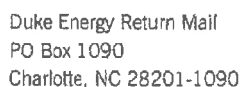


	Current Month	Jul 2020
Electric (daily average kWh)	110	110

Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..06-02-21 TO 07-01-21 29 DAYS		
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
3,192 KWH @ 3.093c		98.73
FUEL CHARGE		
3,192 KWH @ 2.955c		94.32
ASSET SECURITIZATION CHARGE		
3,192 KWH @ 0.029c		0.93
Total Lighting Charges		\$195.54

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Please return this portion with your payment. Thank you for your business.



Account number
62578 63251

\$1,506.82
by Jul 23

Your payment is scheduled to be made by monthly automatic draft on Jul 23.

\$ _____ Amount enclosed



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
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800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

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Business duke-energy.com/manage-bus

General questions or concerns

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Online duke-energy.com
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Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

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P.O. Box 14042
St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **62578 63251**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0042 OCT CONC VIC II 32

0042 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,234.80
MAINTENANCE TOTAL	58.38
Total Maintenance/Fixture Charges	\$1,293.18

Billing details - Taxes

GROSS RECEIPTS TAX	\$5.01
MUNICIPAL FRANCHISE FEE	13.09
Total Taxes	\$18.10

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Service address

STOREY PARK COMM DEV DIST
0000 STATE ROAD 528,
ST LITE-SP PARCEL L4

Bill date Jul 7, 2021
For service Jun 7 - Jul 7
30 days

Account number **71455 20535**

Billing summary

Previous amount due	\$1,035.83
<i>Payment received Jun 28</i>	-1,035.83
Lighting Charges	41.06
Maintenance/Fixture Charges	993.72
Taxes	1.05
Total amount due Jul 29	\$1,035.83



Thank you for your payment.

Your usage snapshot

	Current Month	Jul 2020
Electric (daily average kWh)	22	20

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..06-07-21 TO 07-07-21 30 DAYS		
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
650 KWH @ 3.093c		20.10
FUEL CHARGE		
650 KWH @ 2.955c		19.21
ASSET SECURITIZATION CHARGE		
650 KWH @ 0.029c		0.19
Total Lighting Charges		\$41.06

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
71455 20535

\$1,035.83
by Jul 29

*Your payment is scheduled
to be made by monthly
automatic draft on Jul 29.*

\$ _____ **Amount enclosed**

024218 0000D2134
STOREY PARK COMM DEV DIST
ST LITE-SP PARCEL L4
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711

Business Customer	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **71455 20535**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0026 DECO CONC SAN MT 22

0026 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$957.58
MAINTENANCE TOTAL	36.14
Total Maintenance/Fixture Charges	\$993.72

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.05
Total Taxes	\$1.05

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address STOREY PARK COMM DEV DIST
000 INNOVATION WAY LITE,
INNVTN WAY S PH1 SL
Bill date Jun 18, 2021
For service May 19 - Jun 18
30 days
Account number 72384 85336

Billing summary

Previous amount due	\$575.07
Payment received Jun 09	-575.07
Lighting Charges	75.45
Maintenance/Fixture Charges	492.64
Taxes	6.98
Total amount due Jul 12	\$575.07



Thank you for your payment.

Your usage snapshot

	Current Month	Jun 2020
Electric (daily average kWh)	41	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..05-19-21 TO 06-18-21 30 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
1,216 KWH @ 3.093c	37.61
FUEL CHARGE	
1,216 KWH @ 2.955c	35.93
ASSET SECURITIZATION CHARGE	
1,216 KWH @ 0.029c	0.35
Total Lighting Charges	\$75.45

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
72384 85336

\$575.07
by Jul 12

Your payment is scheduled
to be made by monthly
automatic draft on Jul 12.

\$ _____ Amount enclosed

036569 000001398



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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800.228.8485

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In person duke-energy.com/location

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For hearing impaired TDD/TTY 800.222.3448 or 711

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **72384 85336**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0016 OCT CONC VIC II 32

0016 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$470.40
MAINTENANCE TOTAL	22.24
Total Maintenance/Fixture Charges	\$492.64

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.93
MUNICIPAL FRANCHISE FEE	5.05
Total Taxes	\$6.98

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duke-energy.com
1.877.372.8477

page 2 of 3

Account number **72766 91409**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

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Call before you dig

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Check utility rates

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P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading: Jul 23**

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **72766 91409**

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..05-21-21 TO 06-22-21 32 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
214 KWH @ 8.674c	18.56
FUEL CHARGE	
214 KWH @ 3.094c	6.62
ASSET SECURITIZATION CHARGE	
214 KWH @ 0.234c	0.50
Total Electric Charges	\$40.93

Your current rate is General Service Non-Demand Secondary (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Deposit

DEPOSIT INTEREST CREDIT	\$-1.79
Total Deposit	\$-1.79

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.05
Total Taxes	\$1.05

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Service address	Bill date	Jun 17, 2021
STOREY PARK COMM DEV DIST	For service	May 18 - Jun 17
000 WEWAHOOTEE RD LITE,		30 days
STRY PRK PH1B SL		

Account number **80989 32380**

Billing summary

Previous amount due	\$1,314.29
<i>Payment received Jun 08</i>	-1,314.29
Lighting Charges	51.70
Maintenance/Fixture Charges	1,261.26
Taxes	1.33
Total amount due Jul 09	\$1,314.29



Thank you for your payment.

Your usage snapshot

	Current Month	Jun 2020
Electric (daily average kWh)	28	28

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)		
Billing Period..05-18-21 TO 06-17-21 30 DAYS		
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
825 KWH @ 3.093c		25.52
FUEL CHARGE		
825 KWH @ 2.955c		24.38
ASSET SECURITIZATION CHARGE		
825 KWH @ 0.029c		0.24
Total Lighting Charges		\$51.70

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
80989 32380

\$1,314.29
by Jul 9

Your payment is scheduled to be made by monthly automatic draft on Jul 9.

\$ _____ Amount enclosed

038150 000001235
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

99008098932380000660000000000000000013142900001314296



We're here for you

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Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **80989 32380**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0033 DECO CONC SAN MT 22
0033 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,215.39
MAINTENANCE TOTAL	45.87
Total Maintenance/Fixture Charges	\$1,261.26

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.33
Total Taxes	\$1.33



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Electric service does not depend on payment for other products or services

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Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **04514 17440**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0033 DECO CONC SAN MT 22
0033 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,215.39
MAINTENANCE TOTAL	45.87
Total Maintenance/Fixture Charges	\$1,261.26

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.33
MUNICIPAL FRANCHISE FEE	3.46
Total Taxes	\$4.79

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Service address

STOREY PARK COMM DEV DIST
11647 EPIC AVE
ORLANDO FL 32832

Bill date Jul 29, 2021

For service Jun 29 - Jul 29
30 days

Account number **05233 97195**

Billing summary

Previous amount due	\$17.59
<i>Payment received Jul 20</i>	-17.59
Electric Charges	15.97
Taxes	1.48
Total amount due Aug 20	\$17.45



Thank you for your payment.

Your usage snapshot

	Current Month	Aug 2020
Electric (daily average kWh)	0	0

Current electric usage for meter number 001027374

Actual reading		116
Previous reading		- 110
Energy used		6 kWh
PRESENT ONPEAK	26	PREVIOUS ONPEAK 25
DIFFERENCE ONPEAK	1	ON PEAK KWH 1



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..06-29-21 TO 07-29-21 30 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	

Your current rate is General Service Non-Demand Secondary (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
05233 97195

\$17.45
by Aug 20

Your payment is scheduled to be made by monthly automatic draft on Aug 20.

\$ **Amount enclosed**

024025 000004784
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

990005233771950006600000000000000000174500000017455

Ab def duke hills 20210729220120 31 56-48049-000004784



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **05233 97195**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

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Business duke-energy.com/manage-bus

General questions or concerns

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Online duke-energy.com
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For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer

Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading: Aug 31**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **05233 97195**

Billing details - Electric Charges continued

6 KWH @ 8.719c	0.52
FUEL CHARGE	
6 KWH @ 3.094c	0.19
ASSET SECURITIZATION CHARGE	
6 KWH @ 0.234c	0.01
Total Electric Charges	\$15.97

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 12%, Purchased Power 9%, Gas 77%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending June 30, 2021).

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.41
MUNICIPAL FRANCHISE FEE	1.07
Total Taxes	\$1.48

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Service address	Bill date	Jul 14, 2021
STOREY PARK COMM DEV DIST	For service	Jun 14 - Jul 14
000 STORY TIME DR LITE,		30 days
SP L PH1&2 SL		

Account number 11565 64369

Billing summary

Previous amount due	\$3,072.45
<i>Payment received Jul 02</i>	-3,072.45
Lighting Charges	118.54
Maintenance/Fixture Charges	2,942.94
Taxes	10.97
Total amount due Aug 05	\$3,072.45



Thank you for your payment.

Your usage snapshot

	Current Month	Jul 2020
Electric (daily average kWh)	64	60

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..06-14-21 TO 07-14-21	30 DAYS	
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
1,925 KWH @ 3.093c		59.54
FUEL CHARGE		
1,925 KWH @ 2.955c		56.88
ASSET SECURITIZATION CHARGE		
1,925 KWH @ 0.029c		0.56
Total Lighting Charges		\$118.54

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

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JUL 24 2021
BY:

to def.duke.bills 20210714215701.45 afa-76883-000001481

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
11565 64369

\$3,072.45
by Aug 5

Your payment is scheduled to be made by monthly automatic draft on Aug 5.

\$ _____ Amount enclosed



038442 000001481
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900115656436900066000000000000030724500003072456



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **11565 64369**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **11565 64369**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:	
0077	DECO CONC SAN MT 22
0077	70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$2,835.91
MAINTENANCE TOTAL	107.03
Total Maintenance/Fixture Charges	\$2,942.94

Billing details - Taxes

GROSS RECEIPTS TAX	\$3.04
MUNICIPAL FRANCHISE FEE	7.93
Total Taxes	\$10.97

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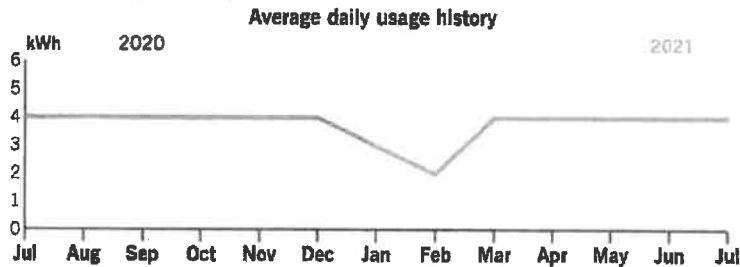
Service address	Bill date	Jul 22, 2021
STOREY PARK COMM DEV DIST	For service	Jun 22 - Jul 22
11868 DOWDEN RD		30 days
ORLANDO FL 32832		

Account number **15940 01510**

Billing summary

Previous amount due	\$27.24
<i>Payment received Jul 13</i>	-27.24
Electric Charges	24.26
Taxes	2.24
Total amount due Aug 13	\$26.50

Your usage snapshot



	Current Month	Jul 2020
Electric	4	4

Current electric usage for meter number 003328221

Actual reading	4179
Previous reading	- 4066
Energy used	113 kWh



Thank you for your payment.

Summer weather can mean higher temperatures and higher energy usage. Get tons of ideas to help you cool down your summer energy bill at duke-energy.com/SummerHeat.

Do you need help with energy bills or other essentials as a result of the pandemic? Help is available through new and existing assistance programs for those who qualify. To get started, visit 211.org, dial 211 or text your zip code to 898211.

RECEIVED

JUL 29 2021



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
15940 01510

\$26.50
by Aug 13

*Your payment is scheduled
to be made by monthly
automatic draft on Aug 13.*

\$ _____ **Amount enclosed**

[illegible]

Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004



990015940015100006600000000000000000265000000026509



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **15940 01510**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711
International	1.407.629.1010

Business Customer	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading: Aug 23**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **15940 01510**

Billing details - Electric Charges

Residential Service (RS-1)	
BILLING PERIOD..06-22-21 TO 07-22-21 30 DAYS	
CUSTOMER CHARGE	\$11.52
ENERGY CHARGE	
FIRST 1000 KWH	
113 KWH @ 8.21c	9.28
ABOVE 1000 KWH	
0 KWH @ 9.943c	0.00
FUEL CHARGE	
FIRST 1000 KWH	
113 KWH @ 2.811c	3.18
ABOVE 1000 KWH	
0 KWH @ 3.811c	0.00
ASSET SECURITIZATION CHARGE	
113 KWH @ 0.245c	0.28
Total Electric Charges	\$24.26

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.62
MUNICIPAL FRANCHISE FEE	1.62
Total Taxes	\$2.24

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Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **19547 25397**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0033 DECO CONC SAN MT 22
0033 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,215.39
MAINTENANCE TOTAL	45.87
Total Maintenance/Fixture Charges	\$1,261.26

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.34
MUNICIPAL FRANCHISE FEE	3.49
Total Taxes	\$4.83

fb.def.duke_bill: 2021080520201_58.a/p-45249-000001918





duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address

STOREY PARK COMM DEV DIST
000 DOWDEN RD LITE,
DOWDEN ROAD PH 2 SL

Bill date Jul 16, 2021

For service Jun 16 - Jul 16
30 days

Account number **27794 88338**

Billing summary

Previous amount due	\$216.71
Payment received Jul 07	-216.71
Lighting Charges	29.26
Maintenance/Fixture Charges	184.74
Taxes	2.71
Total amount due Aug 09	\$216.71



Thank you for your payment.

Your usage snapshot

	Current Month	Jul 2020
Electric (daily average kWh)	15	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..06-16-21 TO 07-16-21 30 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
456 KWH @ 3.093c	14.10
FUEL CHARGE	
456 KWH @ 2.955c	13.47
ASSET SECURITIZATION CHARGE	
456 KWH @ 0.029c	0.13
Total Lighting Charges	\$29.26

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

RECEIVED
JUL 23 2021

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
27794 88338

Amount of automatic draft

\$216.71
by Aug 9

Your payment is scheduled
to be made by monthly
automatic draft on Aug 9.

\$ _____ Amount enclosed

029843 000004296



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

990027794883380006600000000000000021671000000216715

duke-energy.com/billing 20210716215049 95.416.52888-00000000298



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **27794 88338**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes lights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **27794 88338**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0006 OCT CONC VIC II 32

0006 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

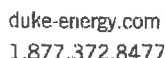
FIXTURE TOTAL	\$176.40
MAINTENANCE TOTAL	8.34
Total Maintenance/Fixture Charges	\$184.74

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.75
MUNICIPAL FRANCHISE FEE	1.96
Total Taxes	\$2.71

fb.der/duke.bills.20210716215949388.afp-58887-000004288





page 1 of 3

Service address	Bill date	Jul 19, 2021
STOREY PARK COMM DEV DIST	For service	Jun 17 - Jul 19
00 STATE ROAD 528,		32 days
ST LITE-SP PARCEL I5	Account number	29629 12396

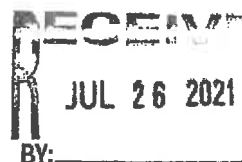
Previous amount due	\$1,515.24
<i>Payment received Jul 08</i>	-1,515.24
Lighting Charges	41.85
Maintenance/Fixture Charges	1,469.52
Taxes	3.87
Total amount due Aug 10	\$1,515.24



	Current Month	Jul 2020
Electric (daily average kWh)	21	22

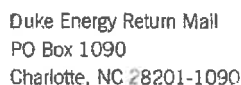
Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..06-17-21 TO 07-19-21	32 DAYS	
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
663 KWH @ 3.093c		20.51
FUEL CHARGE		
663 KWH @ 2.955c		19.59
ASSET SECURITIZATION CHARGE		
663 KWH @ 0.029c		0.19
Total Lighting Charges		\$41.85

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Account number
29629 12396

\$1,515.24
by Aug 10

Your payment is scheduled to be made by monthly automatic draft on Aug 10.

\$ _____ Amount enclosed



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004



038104 000001186
STOREY PARK COMM DEV DIST
ST LITE-SP PARCEL I5
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

9900296291239600066000000000000000151.5240000151.5247

Public defense bills 20210718220431.31 afo-76207-000001188



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **29629 12396**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **29629 12396**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0039 DECO CONC SAN MT 22

0039 50W LED SAN BLK T3 4

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,415.31
MAINTENANCE TOTAL	54.21
Total Maintenance/Fixture Charges	\$1,469.52

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.07
MUNICIPAL FRANCHISE FEE	2.80
Total Taxes	\$3.87

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address **Bill date** Jul 26, 2021
STOREY PARK COMM DEV DIST For service Jun 24 - Jul 26
000 DOWDEN RD LITE, 32 days
DOWDEN RD PH3&4 SL
Account number **42138 80592**

Billing summary

Previous amount due	\$1,291.79
Payment received Jul 15	-1,291.79
Lighting Charges	167.82
Maintenance/Fixture Charges	1,108.44
Taxes	15.53
Total amount due Aug 17	\$1,291.79



Thank you for your payment.

Your usage snapshot

	Current Month	Jul 2020
Electric (daily average kWh)	86	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..06-24-21 TO 07-26-21 32 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
2,736 KWH @ 3.093c	84.62
FUEL CHARGE	
2,736 KWH @ 2.955c	80.85
ASSET SECURITIZATION CHARGE	
2,736 KWH @ 0.029c	0.79
Total Lighting Charges	\$167.82

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
42138 80592

Amount of automatic draft

\$1,291.79
by Aug 17

Your payment is scheduled
to be made by monthly
automatic draft on Aug 17.

\$ _____ Amount enclosed

035319 000001171



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900421388059200066000000000000012917900001291799

fb.def.duke.bills.20210726220315.61.afp-70637-000001171



duke-energy.com
1.877.372.8477

page 2 of 3

Account number **42138 80592**

We're here for you

Report an emergency

Electric outage
duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711
International	1.407.629.1010

Business Customer	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

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Electric service does not depend on payment for other products or services

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When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

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Special Needs Customers

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Para nuestros clientes que hablan Español

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **42138 80592**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0036 OCT CONC VIC II 32

0036 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,058.40
MAINTENANCE TOTAL	50.04
Total Maintenance/Fixture Charges	\$1,108.44

Billing details - Taxes

GROSS RECEIPTS TAX	\$4.30
MUNICIPAL FRANCHISE FEE	11.23
Total Taxes	\$15.53

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address
STOREY PARK COMM DEV DIST
000 WEWAHOOTEE RD LITE,
STRY PK I PH3 SL2

Bill date Aug 6, 2021
For service Jul 8 - Aug 6
29 days

Account number 51578 37061

Billing summary

Previous amount due	\$1,995.70
Payment received Jul 29	-1,995.70
Lighting Charges	78.11
Maintenance/Fixture Charges	1,911.00
Taxes	7.23
Total amount due Aug 30	\$1,996.34



Thank you for your payment.

Your usage snapshot

	Current Month	Aug 2020
Electric (daily average kWh)	43	43

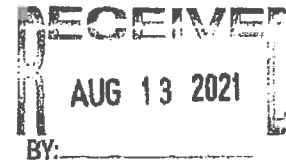
Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..07-08-21 TO 08-06-21 29 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
1,250 KWH @ 3.14c	39.25
FUEL CHARGE	
1,250 KWH @ 2.955c	36.94
ASSET SECURITIZATION CHARGE	
1,250 KWH @ 0.029c	0.36
Total Lighting Charges	\$78.11

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 12%, Purchased Power 9%, Gas 77%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending June 30, 2021).



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
51578 37061

\$1,996.34
by Aug 30

Your payment is scheduled
to be made by monthly
automatic draft on Aug 30.

\$ _____ Amount enclosed

024642 000008990



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900515783706100066000000000000019963400001996344

fb.ded.duke.bills.2021080620528.82.afb-48283-000008990

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer

Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **51578 37061**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0050 DECO CONC SAN MT 22
0050 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,841.50
MAINTENANCE TOTAL	69.50
Total Maintenance/Fixture Charges	\$1,911.00

Billing details - Taxes

GROSS RECEIPTS TAX	\$2.00
MUNICIPAL FRANCHISE FEE	5.23
Total Taxes	\$7.23

fb_def.duke_billis_20210808220529_82_atp-49285-000008990



Service address

Bill date Jul 20, 2021

STOREY PARK COMM DEV DIST
000 WEWAHOOTEE RD LITE,
CONNECTOR RD - SL

For service Jun 18 - Jul 20
32 days

Account number **54672 72434**

Billing summary

Previous amount due	\$790.09
<i>Payment received Jul 09</i>	-790.09
Lighting Charges	103.16
Maintenance/Fixture Charges	677.38
Taxes	9.55
Total amount due Aug 11	\$790.09



Thank you for your payment.

Your usage snapshot

	Current Month	Jul 2020
Electric (daily average kWh)	52	56

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..06-18-21 TO 07-20-21	32 DAYS	
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
1,672 KWH @ 3.093c		51.71
FUEL CHARGE		
1,672 KWH @ 2.955c		49.41
ASSET SECURITIZATION CHARGE		
1,672 KWH @ 0.029c		0.48
Total Lighting Charges		\$103.16

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

RECEIVED
JUL 27 2021

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
54672 72434

\$790.09
by Aug 11

Your payment is scheduled to be made by monthly automatic draft on Aug 11.

\$ _____ Amount enclosed

036399 000001411
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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b.def.duke.bills.20210720220619.52.afb-72797-000001411

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **54672 72434**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0022 OCT CONC VIC II 32

0022 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$646.80
MAINTENANCE TOTAL	30.58
Total Maintenance/Fixture Charges	\$677.38

Billing details - Taxes

GROSS RECEIPTS TAX	\$2.65
MUNICIPAL FRANCHISE FEE	6.90
Total Taxes	\$9.55

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address Bill date Aug 2, 2021
STOREY PARK COMM DEV DIST For service Jul 1 - Aug 2
000 DOWDEN RD LITE, 32 days
DWDN RDWY SL
Account number **62578 63251**

Billing summary

Previous amount due	\$1,506.82
Payment received Jul 22	-1,506.82
Lighting Charges	197.04
Maintenance/Fixture Charges	1,293.18
Taxes	18.24
Total amount due Aug 24	\$1,508.46



Thank you for your payment.

Your usage snapshot

	Current Month	Aug 2020
Electric (daily average kWh)	100	106

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..07-01-21 TO 08-02-21 32 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
3,192 KWH @ 3.14c	100.23
FUEL CHARGE	
3,192 KWH @ 2.955c	94.32
ASSET SECURITIZATION CHARGE	
3,192 KWH @ 0.029c	0.93
Total Lighting Charges	\$197.04

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 12%, Purchased Power 9%, Gas 77%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending June 30, 2021).

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
62578 63251

Amount of automatic draft

\$1,508.46
by Aug 24

Your payment is scheduled
to be made by monthly
automatic draft on Aug 24.

\$ _____ Amount enclosed

037105 000002457



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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duke-energy.com
1.877.372.8477

page 2 of 3

Account number **62578 63251**

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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Charlotte, NC 28201-1004
In person duke-energy.com/location

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International 1.407.629.1010

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Call before you dig

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St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **62578 63251**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0042 OCT CONC VIC II 32

0042 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,234.80
MAINTENANCE TOTAL	58.38
Total Maintenance/Fixture Charges	\$1,293.18

Billing details - Taxes

GROSS RECEIPTS TAX	\$5.05
MUNICIPAL FRANCHISE FEE	13.19
Total Taxes	\$18.24

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Service address
STOREY PARK COMM DEV DIST
0000 STATE ROAD 528,
ST LITE-SP PARCEL L4

Bill date Aug 5, 2021
For service Jul 7 - Aug 5
29 days

Account number **71455 20535**

Billing summary

Previous amount due	\$1,035.83
<i>Payment received Jul 28</i>	-1,035.83
Lighting Charges	41.37
Maintenance/Fixture Charges	993.72
Taxes	1.06
Total amount due Aug 27	\$1,036.15



Thank you for your payment.

Your usage snapshot

	Current Month	Aug 2020
Electric (daily average kWh)	22	22

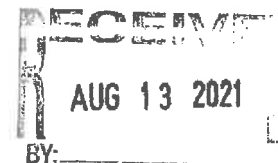
Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)		
BILLING PERIOD..07-07-21 TO 08-05-21 29 DAYS		
CUSTOMER CHARGE		\$1.56
ENERGY CHARGE		
650 KWH @ 3.14c		20.41
FUEL CHARGE		
650 KWH @ 2.955c		19.21
ASSET SECURITIZATION CHARGE		
650 KWH @ 0.029c		0.19
Total Lighting Charges		\$41.37

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

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Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
71455 20535

\$1,036.15
by Aug 27

Your payment is scheduled to be made by monthly automatic draft on Aug 27.

\$ Amount enclosed



022622 000001919
STOREY PARK COMM DEV DIST
ST LITE-SP PARCEL L4
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

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Business duke-energy.com/manage-bus

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Online duke-energy.com
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For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

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P.O. Box 14042
St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **71455 20535**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0026 DECO CONC SAN MT 22
0026 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$957.58
MAINTENANCE TOTAL	36.14
Total Maintenance/Fixture Charges	\$993.72

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.06
Total Taxes	\$1.06

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duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address STOREY PARK COMM DEV DIST
000 INNOVATION WAY LITE,
INNVN WAY S PH1 SL

Bill date Jul 20, 2021
For service Jun 18 - Jul 20
32 days

Account number 72384 85336

Billing summary

Previous amount due	\$575.07
Payment received Jul 09	-575.07
Lighting Charges	75.45
Maintenance/Fixture Charges	492.64
Taxes	6.98
Total amount due Aug 11	\$575.07



Thank you for your payment.

Your usage snapshot

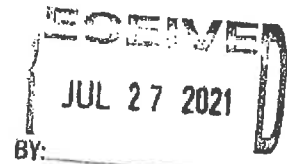
	Current Month	Jul 2020
Electric (daily average kWh)	38	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..06-18-21 TO 07-20-21 32 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
1,216 KWH @ 3.093c	37.61
FUEL CHARGE	
1,216 KWH @ 2.955c	35.93
ASSET SECURITIZATION CHARGE	
1,216 KWH @ 0.029c	0.35
Total Lighting Charges	\$75.45

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
72384 85336

Amount of automatic draft

\$575.07
by Aug 11

Your payment is scheduled
to be made by monthly
automatic draft on Aug 11.

\$ _____ Amount enclosed

036401 000001411
|||
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

|||
Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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036401 000001411

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800.700.8744
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Charlotte, NC 28201-1004
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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **72384 85336**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0016 OCT CONC VIC II 32

0016 216W LED RDWY BLK UG

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$470.40
MAINTENANCE TOTAL	22.24
Total Maintenance/Fixture Charges	\$492.64

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.93
MUNICIPAL FRANCHISE FEE	5.05
Total Taxes	\$6.98

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1.877.372.8477

Your Energy Bill

page 1 of 3

Service address STOREY PARK COMM DEV DIST
13903 STOREY PARK BLVD SIGN
ORLANDO FL 32832

Bill date Jul 22, 2021
For service Jun 22 - Jul 22
30 days

Account number 72766 91409

Billing summary

Previous amount due	\$40.19
Payment received Jul 13	-40.19
Electric Charges	39.85
Taxes	1.02
Total amount due Aug 13	\$40.87



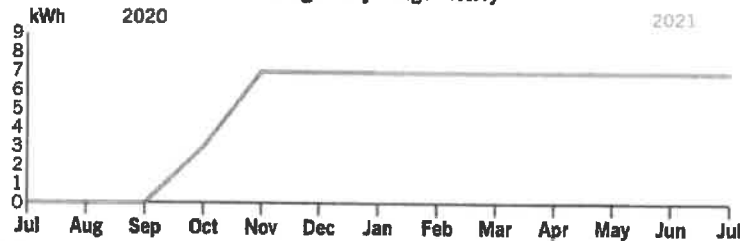
Thank you for your payment.

RECEIVED

JUL 29 2021

Your usage snapshot

Average daily usage history



	Current Month	Jul 2020
Electric	7	0

Current electric usage for meter number 004312276

Actual reading	2005
Previous reading	- 1800
Energy used	205 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

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Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
72766 91409

Amount of automatic draft

\$40.87
by Aug 13

Your payment is scheduled
to be made by monthly
automatic draft on Aug 13.

\$ _____ **Amount enclosed**

010629 000001026



STOREY PARK COMM DEV DIST
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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Check utility rates

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P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading: Aug 23**

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duke-energy.com
1.877.372.8477

page 3 of 3

Account number **72766 91409**

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..06-22-21 TO 07-22-21 30 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
205 KWH @ 8.674c	17.78
FUEL CHARGE	
205 KWH @ 3.094c	6.34
ASSET SECURITIZATION CHARGE	
205 KWH @ 0.234c	0.48
Total Electric Charges	\$39.85

Your current rate is General Service Non-Demand Secondary (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.02
Total Taxes	\$1.02

fb.def.duke.bills.202107ZZ215545.5.afp-21259-0000001026



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

page 3 of 3

Account number **80989 32380**

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:

0033 DECO CONC SAN MT 22
0033 70W LED SANIBEL

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$1,215.39
MAINTENANCE TOTAL	45.87
Total Maintenance/Fixture Charges	\$1,261.26

Billing details - Taxes

GROSS RECEIPTS TAX	\$1.33
Total Taxes	\$1.33

fb.def.duke.bills.20210718220431.31.afp-78213-000001185



LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED

JUL 22 2021

July 22, 2021

Storey Park CDD
C/O Governmental Management Services
George Flint, District Manager
219 E. LIVINGSTON STREET
Orlando, FL 32801

INVOICE

Matter ID: 4666-001
General

#5
21051315

Invoice #: 98728
Federal ID #: 59-3366512

For Professional Services Rendered:

06/01/2021	KET	Receipt and review of email correspondence from the District's management company regarding a temporary easement agreement for the construction of a swimming pool and responded to same.	0.30 hr	\$75.00
06/02/2021	JAC	Telephone call from Damon Cald of neighboring apartment development; review issues related to public comment and Zoom meetings; telephone call with GMS; confer with litigator, J. Eden re: response; numerous emails from residents.	1.20 hr	408.00
06/02/2021	JER	Review e-mails from Attorney Carpenter to stop resident's threatening litigation.	0.90 hr	306.00
06/04/2021	JER	Review new threats and complaint string of e-mails.	0.80 hr	272.00
06/07/2021	KET	Review and preparation of easement agreement for the construction of a swimming pool and email correspondence with the District's management company regarding same.	0.50 hr	125.00
06/09/2021	KET	Email correspondence with developer regarding conference to discuss conveyances to the District.	0.20 hr	50.00
06/10/2021	KET	Email correspondence regarding conference to discuss conveyances to the District.	0.20 hr	50.00
06/10/2021	JER	Review documents from resident with Attorney Carpenter and discuss strategy.	0.90 hr	306.00
06/11/2021	JAC	Confer with J. Eden re: resident response; several emails.	0.20 hr	68.00
06/14/2021	JER	Draft email to resident regarding threatened litigation	0.50 hr	170.00
06/15/2021	KET	Email correspondence with the District's Manager regarding notice letters for the increase of assessments. Review of plats regarding conveyances from the developer to the District.	0.60 hr	150.00
06/17/2021	KET	Preparation of Resolution Finalizing Assessments and Resolution Re-Authorizing and Re-Confirming the Special Assessments.	2.80 hr	700.00
06/17/2021	JAC	Work on issues re: legal descriptions and assessment proceedings.	1.30 hr	442.00
06/21/2021	akf	Created document list of CDD property ownership from plats and property appraisal site.	3.50 hr	175.00
06/21/2021	akf	Reviewed conveyance document to confirm recorded deeds.	0.60 hr	30.00
06/21/2021	KET	Complete review of plats and the property appraiser's website to identify tracts that need to be conveyed to the District.	0.50 hr	125.00
06/21/2021	KET	Review of notice letter to homeowners regarding assessment increase and email correspondence to the District Manager regarding same.	0.90 hr	225.00
06/22/2021	KET	Review of Agenda for upcoming Board of Supervisors' meeting.	0.20 hr	50.00
06/23/2021	JER	Confer with Attorney Carpenter on strategy at board meeting with resident threatening litigation.	0.40 hr	136.00
06/23/2021	KET	Email correspondence from the District's Manager regarding landscaping Agreement	0.50 hr	125.00

July 22, 2021

Matter ID: 4666-001

Invoice #: 98728
Federal ID #:59-3366512

For Professional Services Rendered:

		with OmegaScapes. Review of Agenda in preparation of tomorrow's Board of Supervisors' meeting.		
06/24/2021	JAC	Prepare for and participate in Board of Supervisor's meeting [no charge for meeting attendance]; follow up with meeting plat and review.	0.30 hr	102.00
06/24/2021	KET	Email correspondence with the District's Manager regarding Agenda items. Review of Agenda in preparation of Board of Supervisors' meeting. Attended Board of Supervisors' meeting.	2.00 hr	500.00
06/25/2021	KET	Email correspondence with developer regarding construction certificates of completion in preparation of conveyance documents. Preparation of conveyance documents.	1.40 hr	350.00
06/28/2021	KET	Preparation of conveyance documents for the following phases: Storey Park – Parcel L, Storey Park – Parcel L Phase 2, Storey Park – Parcel L Phase 3, Storey Park – Parcel L Phase 4 and Storey Park – Phase 5. Preparation of updated Resolution 2021-16, declaring assessments and setting public hearing.	2.60 hr	650.00
Total Professional Services:				<u>\$5,590.00</u>

For Disbursements Incurred:

06/30/2021	Check # 1381 FEDEX; Disbursement for Invoice No: 7-403-97744 sent to - George Flint w/GMS - from: Kristen Trucco w/LLEB on June 7, 2021	\$12.10
06/30/2021	Print Expense	<u>35.25</u>
Total Disbursements Incurred:		<u>\$47.35</u>

INVOICE SUMMARY

For Professional Services:	23.30 Hours	\$5,590.00
For Disbursements Incurred:		<u>47.35</u>
Total Due:		<u>\$5,637.35</u>

Billed Through: June 30, 2021

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED

AUG 19 2021

August 18, 2021

Storey Park CDD
C/O Governmental Management Services
George Flint, District Manager
219 E. LIVINGSTON STREET
Orlando, FL 32801

I N V O I C E

Matter ID: 4666-001
General

Invoice #: 99000
Federal ID #: 59-3366512

For Professional Services Rendered:

07/06/2021	KET	Preparation of Amendment to Agreement with OmegaScapes for landscape maintenance.	0.50 hr	\$125.00
07/07/2021	wmr	Draft and finalize response to notice to owner re: BrandSafway Solutions, LLC.	0.30 hr	21.00
07/15/2021	JAC	Received and reviewed correspondence from counsel for landowner M. Cochran; confer with GMS.	0.40 hr	136.00
07/15/2021	KET	Review of correspondence from the Law Office of Clifford Geismar regarding the representation of Michael Cochran. Prepared conveyance documents and resolution for the conveyance of real property tracts and improvements in the Parcel L Phase 3 plat.	2.60 hr	650.00
07/16/2021	JAC	Work on review of issues for conveyance documents; emails and telephone call with GMS re: easement access.	0.50 hr	170.00
07/16/2021	KET	Email and telephone correspondence with the District's Manager regarding a temporary easement for pool installation. Email correspondence with the developer's counsel and title company regarding the conveyance of real property tracts and improvements in the Parcel L Phase 3 plat.	0.70 hr	175.00
07/20/2021	KET	Complete response to Notice to Owner to BrandSafway Solutions, LLC.	0.20 hr	50.00
07/20/2021	JER	Draft response to demand letter by resident of storey park with review of statutory notice requirements and public meeting requirements to support response.	0.90 hr	306.00
07/21/2021	KET	Review of the rules and procedures of the District in preparation of a response to the Law Office of Clifford Geismar. Work on response to the Law Office of Clifford Geismar.	1.20 hr	300.00
07/22/2021	KET	Email and telephone correspondence with the District's Management Company in preparation of the response to the Law Office of Clifford Geismar. Receipt and review of power of attorney documentation from the District's Management Company. Review of Agenda items and rules of procedure in preparation of the Board of Supervisors' meeting. Attended Board of Supervisors' meeting.	5.20 hr	1,300.00
07/22/2021	JAC	Prepare for Board of Supervisors' meeting; [courtesy waiver of charge for second attorney at meeting]; multiple emails with counsel for M. Cochran.	0.50 hr	170.00
07/22/2021	JER	Go over changes from GMS to response letter and edits to no release of claims we could have; review Atty letter back to our response re only representing on "limited basis" letter back to counsel citing Florida bar rules and whether he represents his client as stated in his demand on not; correspond with whether we can speak with his client at meeting given that it's public but he does represent resident.	0.90 hr	306.00
07/22/2021	JER	Review the email from Jason Showe to Audrey Flores.	0.20 hr	68.00

Page 1

August 18, 2021

Matter ID: 4666-001

Invoice #: 99000

Federal ID #:59-3366512

For Professional Services Rendered:

07/29/2021	KET	Email correspondence with the District's management company regarding completion of the Series 2019 Project.	0.20 hr	50.00
Total Professional Services:				<u>\$3,827.00</u>

For Disbursements Incurred:

07/31/2021	Print Expense			\$17.55
07/31/2021	Postage Expense			<u>13.92</u>
Total Disbursements Incurred:				<u>\$31.47</u>

INVOICE SUMMARY

For Professional Services:	14.30 Hours	\$3,827.00
For Disbursements Incurred:		<u>31.47</u>
Total Due:		<u>\$3,858.47</u>

Billed Through: July 31, 2021

OmegaScapes, Inc.

4954 N. Apopka Vineland Rd.
Orlando, FL 32818

Invoice

Date	Invoice #
8/1/2021	5526

Bill To
Storey Park CDD C/O Governmental Management Services - Central Florida LLC 1408 Hamlin Ave Unit B St. Cloud, FL 34771

RECEIVED
AUG 03 2021
BY: _____

#28hd 220538-462		Due Date	Terms	Project		
		8/31/2021	Net 30	Storey Park CDD		
Description	Qty	Rate	Amount			
Monthly Lawn Maintenance Services Aug 21	1	24,990.00	24,990.00			
Phase <u>L1</u>	1	583.00	583.00			
Phase <u>L2</u>	1	874.00	874.00			
Partial Phase <u>15</u>	1	291.50	291.50			
Phase <u>K</u>	1	958.34	958.34			
<div>Q Landscape</div>						
			Total	\$27,696.84		
Phone #	E-mail		Balance Due			
407-930-6010	Fallon@OmegaScapes.com					

OmegaScapes, Inc.

4954 N. Apopka Vineland Rd.
Orlando, FL 32818

Invoice

Date	Invoice #
8/13/2021	5535

Bill To
Storey Park CDD C/O Governmental Management Services - Central Florida LLC 1408 Hamlin Avenue Unit E St. Cloud, FL 34771

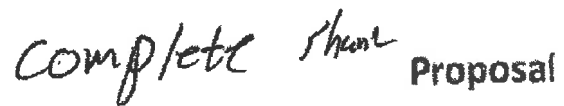
RECEIVED
AUG 12 2021
BY: _____

Due Date	Terms	Project
9/12/2021	Net 30	Storey Park CDD - E...

Description	Qty	Rate	Amount
Broken Main Line Male Adapter	1	346.26	346.26
Approved Proposal Attached - Approved via E-mail.			Total \$346.26

Phone #	E-mail
407-930-6010	Fallon@OmegaScapes.com

Balance Due	\$346.26
--------------------	----------



Date:	8-5-2021
Client:	
Job Name:	Storey Rail CDD
Job #	
Description:	Broken Mainline male adapter

QTY	Item Description	Unit Price	Total
1	1.5" MA	2.59	2.59
1	1.5" coupling	1.85	1.85
1	1.5" slip C.x	16.82	16.82
7	labor	45.00	315.00
			346.26



ORANGE COUNTY UTILITIES
9150 CURRY FORD ROAD
ORLANDO, FLORIDA 32825-7600

CUSTOMER INQUIRIES: 407-836-5515
TOLL FREE: 800-626-1140
24 HOUR EMERGENCY: 407-836-2777

STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT
Account Number: 4516746301
Billing Date: 7/16/2021
Due Date: 8/3/2021

www.ocfl.net/PayUtilities/



We're excited to offer new payment options you've been asking for, including the ability to save your payment source in a virtual wallet. Log in now at www.ocfl.net/payutilities

Account Summary as of July 16, 2021	
Previous Balance	\$2,148.22
Payments Received	-2,148.22
Balance Forward	0.00
Current Charges	1,919.23
Total Amount Due	\$1,919.23
*** AUTO PAY CUSTOMER ***	

Service Address: 11002 HISTORY AVE, ORLANDO, FL 32832-6702

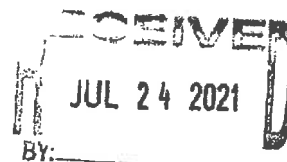
Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
15109724	1700	1690	+10 KGAL

Reclaim Commercial
Service from 6/16/21 - 7/15/21
Meter Fixed Charge \$10.26 10.26
Subtotal \$10.26

Total Charge for All Services at This Address

\$10.26



www.ocfl.net/PayUtilities/

9150 Curry Ford Road
Orlando, FL 32825

Autopay Notice

Account Number	Total Due	Total Due Drafted On or About
4516746301	\$1,919.23 Do Not Pay	7/26/2021

006997
69971 AB 0.425

I=0010

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



Do Not Send Payment

**Your Bill is Scheduled
for Electronic Payment**

OCF1000P

Service Address: 11548 THRILLER LN, ORLANDO, FL 32832-6702

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
15109725	1641	1603	+38 KGAL

Reclaim Commercial Service from 6/16/21 - 7/15/21	
Meter Fixed Charge \$10.26	10.26
28 kgal at \$1.11 per kgal	31.08
Subtotal	\$41.34

Total Charge for All Services at This Address **\$41.34**

Service Address: 11801 IMAGINARY WAY, ORLANDO, FL 32832-5139

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049090	2487	2461	+26 KGAL

Reclaim Commercial Service from 6/16/21 - 7/15/21	
Meter Fixed Charge \$20.52	20.52
7 kgal at \$1.11 per kgal	7.77
Subtotal	\$28.29

Total Charge for All Services at This Address **\$28.29**

Service Address: 11810 SONNET AVE, ORLANDO, FL 32832-6702

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
15109723	264	264	+0 KGAL

Reclaim Commercial Service from 6/16/21 - 7/15/21	
Meter Fixed Charge \$10.26	10.26
Subtotal	\$10.26

Orange County Utilities is not responsible for undelivered or late mail. In the event you fail to receive a utility bill, please call our office (numbers shown below). Acceptable forms of payment: cash, check, money order, debit card, Visa®, MasterCard®, Discover®, and American Express®.

Payment locations: 9150 Curry Ford Road, participating 7-Eleven® stores equipped with Vcom® kiosks, Am Scot Financial® locations, participating Winn-Dixie® and Save Rite® stores equipped with Western Union® services, and any Walmart®, Walmart Supercenter®, or Walmart Neighborhood Market®. For your convenience, drop boxes are located at 9150 Curry Ford Road and 201 South Rosalind Avenue. Drop box payments are processed the following business day. Acceptable drop box payments are checks and money orders.

ANY AMOUNT NOT PAID BY THE DUE DATE IS SUBJECT TO A LATE FEE OF 1.5%

9150 Curry Ford Road Lobby and Drive Thru Hours: 8:00 a.m. - 5:00 p.m. Monday - Friday

Telephone Numbers:

General Inquiry and Trouble Calls: 407-836-5515 TDD Number (Hearing Impaired): 407-254-9977
24-HOUR EMERGENCY: 407-836-2777 Toll Free (Outside Orange County): 800-626-1140

Mail All Correspondence To: PO Box 312 Orlando, FL 32802-0312

Para más información, por favor llame al Departamento de Servicios Públicos del Condado de Orange y pida hablar con un representante en español. El número de teléfono es 407-836-5515.



Total Charge for All Services at This Address

\$10.26

Service Address: 11836 PROLOGUE AVE, ORLANDO, FL 32832-0000

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049073	2138	2111	+27 KGAL

Reclaim Commercial

Service from 6/16/21 - 7/15/21

Meter Fixed Charge \$20.52	20.52
8 kgal at \$1.11 per kgal	8.88
Subtotal	\$29.40

Total Charge for All Services at This Address

\$29.40

Service Address: 11883 PROLOGUE AVE, ORLANDO, FL 32832-5140

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049089	2447	2398	+49 KGAL

Reclaim Commercial

Service from 6/16/21 - 7/15/21

Meter Fixed Charge \$20.52	20.52
30 kgal at \$1.11 per kgal	33.30
Subtotal	\$53.82

Total Charge for All Services at This Address

\$53.82

Service Address: 11943 HOMETOWN PL, ORLANDO, FL 32832-5188

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
19080338	3079	3011	+68 KGAL

Reclaim Commercial

Service from 6/16/21 - 7/15/21

Meter Fixed Charge \$20.52	20.52
49 kgal at \$1.11 per kgal	54.39
Public Service Tax	7.49
Subtotal	\$82.40

Total Charge for All Services at This Address

\$82.40

Service Address: 11950 DOWDEN RD, ORLANDO, FL 32832-0000

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
15053285	22686	22140	+546 KGAL

Reclaim Commercial

Service from 6/16/21 - 7/15/21

Meter Fixed Charge \$32.80	32.80
515 kgal at \$1.11 per kgal	571.65
Subtotal	\$604.45

Total Charge for All Services at This Address

\$604.45

Service Address: 12069 SATIRE ST, ORLANDO, FL 32832-5165

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049084	3157	2819	+338 KGAL

Reclaim Commercial	
Service from 6/16/21 - 7/15/21	
Meter Fixed Charge \$20.52	20.52
319 kgal at \$1.11 per kgal	354.09
Subtotal	\$374.61

Total Charge for All Services at This Address

\$374.61

Service Address: 12094 BALLAD PL, ORLANDO, FL 32832-0000

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
19080349	1880	1850	+30 KGAL

Reclaim Commercial	
Service from 6/16/21 - 7/15/21	
Meter Fixed Charge \$20.52	20.52
11 kgal at \$1.11 per kgal	12.21
Subtotal	\$32.73

Total Charge for All Services at This Address

\$32.73

Service Address: 12181 PHILOSOPHY WAY, ORLANDO, FL 32832-5151

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049091	3151	2980	+171 KGAL

Reclaim Commercial	
Service from 6/16/21 - 7/15/21	
Meter Fixed Charge \$20.52	20.52
152 kgal at \$1.11 per kgal	168.72
Subtotal	\$189.24

Total Charge for All Services at This Address

\$189.24

Service Address: 12281 SATIRE ST, ORLANDO, FL 32832-5168

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
18049082	438	129	+309 KGAL

Reclaim Commercial	
Service from 6/16/21 - 7/15/21	
Meter Fixed Charge \$20.52	20.52
290 kgal at \$1.11 per kgal	321.90
Public Service Tax	34.24
Subtotal	\$376.66

Total Charge for All Services at This Address

\$376.66



Service Address: 12330 FOLKLORE LN, ORLANDO, FL 32832-5175

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
19052743	1092	1021	+71 KGAL

Reclaim Commercial

Service from 6/16/21 - 7/15/21

Meter Fixed Charge	\$10.26
61 kgal at \$1.11 per kgal	67.71
Public Service Tax	7.80
Subtotal	\$85.77

Total Charge for All Services at This Address

\$85.77

Invoice Details

Billed Account Name: Storey Park Cdd - Attn: Stacie Vanderbilt
Billed Account Number: CU00430236
Invoice Number: 039161743000
Invoice Amount: \$3,029.58
Billing Period: 07/05/21 - 07/11/21
Due Date: 08/10/21



INVOICE

Page 1 of 2

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
✓ 06/29/21	OSC39161743	Classified Listings, Online				
✓ 07/06/21		Orlando Sentinel				
		6983508				3,029.58

\$1
26,577.48



Invoice Total: \$3,029.58

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
3,029.58	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Return Service Requested

9046000166 PRESORT 186 1 SP 0.510 P3C1



STOREY PARK CDD - ATTN: STACIE VANDERBILT
STACIE VANDERBILT
219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

Remittance Section

Billed Period: 07/05/21 - 07/11/21
Billed Account Name: Storey Park Cdd - Attn: Stacie Vanderbilt
Billed Account Number: CU00430236
Invoice Number: 039161743000

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



00043023600043023603039161743 00302958 00302958 8

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

Storey Park CDD - Attn: Stacie Vanderbilt - CU00430236
219 E. Livingston Street
Orlando, FL 32801

Bill To:

Storey Park CDD - Attn: Stacie Vanderbilt - CU00430236
219 E. Livingston Street
Orlando, FL 32801

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared
Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11220-2 Column Legals, . was published in said newspaper in the issues of Jun 29, 2021; Jul 06, 2021.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County



Signature of Affiant

Jeremy Gates

Name of Affiant

Sworn to and subscribed before me on this 7 day of July, 2021,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6983508

Orlando Sentinel

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, Regular Meeting

The Board of Supervisors ("Board") for the Storey Park Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: July 22, 2021
TIME: 6:00 P.M.
LOCATION: Rosen Plaza Hotel
9700 International Drive
Orlando, FL 32819

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhome - 20'	18	\$340
Townhome - 25'	325	\$425
Single Family - 32'	364	\$545
Single Family - 40'	386	\$681
Single Family - 50'	461	\$851
Single Family - 60'	173	\$1,021

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Orange County ("County") may impose on assessments.

Orlando Sentinel

that are collected on the County tax bill. Moreover, pursuant to Section 197.363(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 E. Livingston Street, Orlando, Florida, Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at these public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

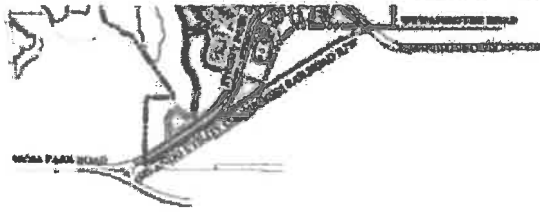
Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Services - Central Florida, LLC

Tricia Adams
Governmental Management
District Manager



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Storey Park Community Development District
District Boundary Map

6983508

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407-487-2594

RECEIVED
AUG 11 2021
BY: _____

Storey Park CDD
1408 Hamlin Avenue, Unit E
St Cloud, FL 34771

#644
31093311

Invoice number 15-060(80)
Date 07/30/2021

Project 15-060 STOREY PARK CDD

Professional services for the period ending: June 30, 2021

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.01 MISC. SERVICES CDD	0.00	0.00	23,312.50	23,982.50	0.00	670.00
.05 2019 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	6,487.50	6,487.50	0.00	0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	245.22	245.92	0.00	0.70
.06 2020 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	4,997.50	4,997.50	0.00	0.00
.07 2021 ENGINEER'S ANNUAL INSPECTION REPORT	0.00	0.00	0.00	3,855.00	0.00	3,855.00
Total	0.00		35,042.72	39,568.42		4,525.70

Hourly Tasks:

.01 Misc. Services CDD

	Hours	Rate	Billed Amount
Practice Team Leader	1.75	200.00	350.00
Senior Project Engineer	2.00	160.00	320.00
Phase subtotal			670.00

.99 Reimbursable Expenses

Reimbursables

Units	Rate	Billed Amount
		0.70

.07 2021 Engineer's Annual Inspection Report

	Hours	Rate	Billed Amount
Practice Team Leader	0.75	200.00	150.00
Project Manager	19.00	150.00	2,850.00
Senior Project Engineer	5.00	160.00	800.00
Staff Engineer	0.50	110.00	55.00

Storey Park CDD

Net 30 days

Invoice date 07/30/2021

Page 1 of 2

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Phase subtotal

3,855.00

.01 Miscellaneous Services CDD - Respond to roundabout and speed control questions, board meeting June; Storm structure vs skateboarders questions.

Invoice total 4,525.70

.07 2021 Engineer's Annual Inspection Report - Site visit/Photos/Prepare 2021 Engineers annual inspection report .

**Bill To:**

Storey Park CDD
c/o Storey Park CDD
1408 Hamlin Av.
Unit E
St. Cloud, FL 34771

Property Name: Storey Park CDD

#3170
320536-462

INVOICE

INVOICE #	INVOICE DATE
ON 249654	8/1/2021
TERMS	PO NUMBER
Net 30	

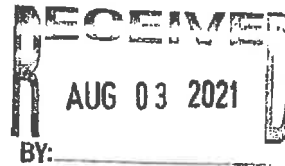
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2021

Invoice Amount: \$2,940.00

Description	Current Amount
Monthly Landscape Maintenance August 2021	\$2,940.00



Invoice Total **\$2,940.00**

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*A
Landscape*

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Bill To:**

Storey Park CDD
c/o GMS-CF, LLC
1408 Hamlin Av.
Unit E
St. Cloud, FL 34771

Property Name: Storey Park CDD

INVOICE

INVOICE #	INVOICE DATE
ON 252776A	8/11/2021
TERMS	PO NUMBER
Net 30	

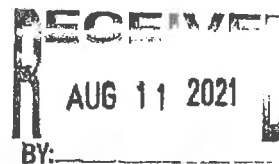
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 10, 2021

Invoice Amount: \$1,242.63

Description				Current Amount
Irrigation Repairs per July Inspection				
	Quantity	Unit Price	Total	\$1,242.63
Irrigation Labor	2.50	\$ 73.06	\$182.65	
Misc PVC	3.00	\$ 71.43	\$214.28	Hunter
node Single Station	4.00	\$211.43	\$845.70	



Invoice Total

\$1,242.63

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Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286