

*Storey Park Community
Development District*

Agenda

February 8, 2022

AGENDA

Storey Park

Community Development District

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

February 1, 2022

**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 **Tuesday, February 8, 2022 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. Approval of Minutes of the January 11, 2022 Meeting
4. Consideration of Disclosure of Public Financing Report for Assessment Area Four
5. Consideration of Streetlighting Agreements with Duke Energy
6. Discussion of Pending Real Property Conveyances
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Proposal for Preparation of Stormwater System Management Report
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Presentation of Arbitrage Rebate Calculation Report
8. Public Comment Period
9. Supervisor's Requests
10. Next Meeting Date – March 8, 2022 at 4:00 PM
11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the January 11, 2022 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of the Disclosure of Public Financing Report for Assessment Area Four. A copy of the report is enclosed for your review.

The fifth order of business is the consideration of street lighting agreements with Duke Energy for Parcel K Phase 2. A copy of the agreements are enclosed for your review.

The sixth order of business is the discussion of real property conveyances. This is an open discussion item.

The seventh order of business is Staff Reports. Sub-Section 1 of the District Engineer's Report is the consideration of proposal for preparation of the stormwater management system report per the new statutory requirement. A copy of the proposal is enclosed for your review. 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 presentation of the Field Manager's Report that details the field related matters in the community. A copy of the report will be presented at the meeting. Sub-Section 4 is the presentation of the arbitrage rebate calculation report for the Series 2015 bonds. A copy of the Report is enclosed for your review.

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

MINUTES

**MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, **January 11, 2022** at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Ben Kraljev	Assistant Secretary
Mike McQuarrie	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Christine Baxter	Engineer
Alan Scheerer	Field Manager

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: Only members of staff and the Board are present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022

Mr. Showe: There is a current Board vacancy. We can take any appointments at this time for that seat.

Mr. Kraljev: I would like to appoint Ms. Teresa Díaz.

Mr. Kraljev MOVED to appoint Ms. Teresa Díaz to fulfill the Board vacancy with a term ending November 2022 and Mr. McQuarrie seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor appointing Ms. Teresa Díaz to fulfill the Board vacancy with a term ending November 2022 was approved.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Showe: She is not here today, so we will administer the oath to her prior to your next Board meeting.

C. Consideration of Resolution 2022-05 Electing Assistant Secretary

Mr. Showe: This resolution is to appoint Ms. Teresa Díaz as Assistant Secretary.

Mr. McQuarrie MOVED to appoint Ms. Teresa Díaz as Assistant Secretary as evidenced by the adoption of Resolution 2022-05 and Mr. Kraljev seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor appointing Ms. Teresa Díaz as Assistant Secretary as evidenced by the adoption of Resolution 2022-05 was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 12, 2021 Meeting

Mr. Showe: The minutes of the October 12, 2021 meeting are included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve the minutes.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the Minutes of the October 12, 2021 Meeting as presented were approved.

FIFTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Agreement with the Orange County Property Appraiser

Mr. Showe: The Orange County Property Appraiser requires one of these to be completed every year. This is the same type of agreement that we typically have with them to put the assessments on the Tax Bill. So, it would be our recommendation to approve the agreement.

Ms. Trucco: This is to collect the special assessment from the landowners as opposed to direct billing. So, we recommend this manner of collection.

Mr. McQuarrie: What is the other method?

Ms. Trucco: Direct billing.

Mr. McQuarrie: Okay.

Mr. Showe: We do direct billing on unplatted properties, but everything else falls under this agreement, so once its platted, it goes on the Tax Bill.

Mr. McQuarrie: Okay.

Ms. Trucco: So, we can potentially foreclose if they don't pay their assessments.

Mr. McQuarrie: I understand.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor the Non-Ad Valorem Assessment Agreement with the Orange County Property Appraiser was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06
Authorizing Execution of Public
Depositor's Report**

Mr. Showe: The original one that was created, only allowed certain folks to approve that. So, we expanded that to include the District Manager, Treasurer and Assistant Treasurer. This is just to execute any documents in accordance with the Florida Statutes.

Ms. Trucco: Yes. Because we are a holder of public funds and a governmental entity, we have to deposit funds into a public depository that is deemed a public depository by the Finance Department in Florida. They have certain things like insurance requirements for banks and indemnification. This is just a standard procedural resolution.

Mr. McQuarrie: So, you are just changing the title of the account and not the institution.

Mr. Showe: Correct.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor Resolution 2022-06 Authorizing Execution of the Public Depositor's Report was adopted.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Mr. Showe: I didn't know if the Board wanted to discuss any pending real property conveyances.

Mr. Kraljev: Only to the extent that we are working our way through all of the different parcels. Rob, we have something for you to sign today. There are a couple of Parcels in I that relate to the work being done that we still need to transfer. For permitting purposes, we are going to leave it with Lennar until that work is finished.

Mr. Scheerer: The cell tower tract.

Mr. Kraljev: The cell tower tract and the two related parcels.

Mr. Scheerer: Yeah. There is that one parcel. I think it is Parcel 8 or something like that.

Mr. Kraljev: Yes. Then we will transfer those. So that is the only thing that's outstanding. I think these are going to clear up most of the other parcels.

Ms. Trucco: All of the remaining phases. We are nearly finished with all of the conveyances that are ready to be transferred to the District right now and are working in conjunction with the developer to finalize the remainder of them.

Mr. Showe: Alright.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Other than those conveyances, we are working with the District Engineer on a requisition for the Developer. You should be seeing that for ratification on the next agenda.

Mr. Showe: We are actually going to have the Chair sign it now.

Ms. Trucco: Great. So, there may be some additional improvement conveyances that we will have ratified at next month's meeting. We are just going to be reviewing that requisition and signing off on it.

Mr. Kraljev: Okay.

Mr. Trucco: That's my only legal update.

B. Engineer

Mr. Showe: Are there any updates, Christina?

Ms. Baxter: I have nothing for the Board today.

Mr. Kraljev: I don't know if this is the appropriate time, Christy, but I wanted to touch base on the closing of Parcel K-3 with MPP.

Ms. Baxter: Okay.

Mr. Kraljev: I think you received an email from Shamus, trying to put together a meeting. We have a number of obligations that are required from Lennar to MPP on a Master DRI. Parcel K-3 is the last closing. Storey Park is at last closing a parcel that Lennar has an obligation to. So, we have a laundry list of outstanding obligations that we need to clear up. There is going to be a requirement and coordination between the CDD, Poulos & Bennett and an Environmental Consultant to close out all of those obligations. If they are not closed out, we need to address how we are going to handle them on a going forward basis and still get Parcel K-3 closed. Christy, I spoke late this afternoon with Mr. Mark McDonald and Mr. Brian Cipollone. What we are thinking of is for that list to go out to everyone individually. So, Poulos & Bennett will look at their prospective items, clear what they can or identify what is not satisfied. We will do the same with Darla on the environmental side and work our way through that list. We want to get as many obligations closed out as possible. Of course, MPP is going to have to review it and agree or tell us what their position is. So, I just want to make sure that Christy, you are in the loop and Jane and Chris are also in the loop because there are some CDD tasks in there as well. I will go ahead and send that information to you also, Kristen.

Ms. Trucco: That would be great.

Mr. Kraljev: Then we can all individually reconvene, Christy and go through that list and go from there. Does that sound reasonable?

Ms. Baxter: Yes. It looks like there is a meeting on my calendar for January 12th, which is tomorrow.

Mr. Kraljev: Yes, but not everyone has accepted or communicated, so you may receive another email from Shamus pushing that out to give everyone an opportunity to review the information. There is no sense getting together when no one really has any information to add because they haven't seen the material yet. Okay?

Ms. Baxter: Okay.

Mr. Kraljev: I just wanted to put that out.

Ms. Baxter: I got it.

Mr. Kraljev: Okay. Because that is going to be a big deal to get closed out. Thanks. That's it.

Mr. Showe: Is there anything else for the District Engineer? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 726 through 774 for \$329,324.55 and October payroll for \$369.40 for a total of \$329,693.95. Staff can answer any questions about those invoices should you have any.

Mr. Kraljev: No questions.

Mr. Showe: Otherwise, we need a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the October 1, 2021 through December 31, 2021 Check Register in the amount of \$329,693.95 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. It is through December, so we are starting to see some trends. We are spending less than what is in the budget. Obviously, we haven't received much in assessments, yet, but those will start coming in.

iii. **Field Manager's Report**

Mr. Scheerer: I just have one thing that we need to update on, which the Board may not be aware of. We had some vandalism over the holidays. Somebody ripped one of the letters off of the Storey Park monument on Dowden Road on the south side of the road and a couple of covers that go over the books. So, we are working right now to get the same vendor to assist us and price all of that for us. I've already talked to them and sent them some photos since they did the same ones for the Storey Creek CDD, the most recent ones. So, we are working on those right now. The lights are out on that whole side because of the damage. I'm not sure what happened, but all of the other monuments work fine. The landscaper is doing a good job.

Mr. Kraljev: OmegaScapes?

Mr. Scheerer: Yes. The pond guys are doing a good job. Other than that, I don't think I have any other issues or concerns right now, unless you do about the Storey Park Boulevard landscaping.

Mr. Kraljev: Ms. Teresa Díaz will be taking on that work.

Mr. Scheerer: I got you.

Mr. Kraljev: A lot of that work has been contracted. Mike has some contracts done. We are getting very close to having the wood fencing done, as well as the landscaping, which Teresa will be focused on. We do have the permits for the I-5 cell tower park.

Mr. Scheerer: Okay.

Mr. Kraljev: That permit has been issued. Site Development will be doing the site work and then Teresa will be handling the equipment that goes in there and the dog park.

Mr. Scheerer: So, in the next few months, you will see once that Bahia starts growing, we will probably alternate cuts to try to get those seed heads to pop and regerminate some of the islands on Storey Time and Storey Park Boulevard. We did that towards the end of the season last year and I think it really helped.

Mr. Kraljev: It did.

Mr. Scheerer: If anybody calls, we will handle any complaints from residents, but if the Board or Lennar see that out there, know that we are doing that.

Mr. Kraljev: Can we communicate something to the HOA?

Mr. Scheerer: Of course. We are not there yet, obviously, but in the next few months, when we start getting into the growing season, that is what we are going to be doing. That's it.

Mr. Showe: One other update that is not on the agenda, but we communicated with the Board about, was the assessment issue that we had with the Orange County Tax Collector. There were about 500 parcels that got mis-assessed, although they were correct when we sent the file in. Residents were very understanding. We sent letters out to all of them explaining what happened and what their assessments should've been. The Tax Collector has been processing all of those. So, folks that should get a credit, should be receiving a check and folks that paid too little, should be getting a revised bill. That process should be on its way of completion.

iv. **Discussion of Relocation of Select Meetings to Orange County Southeast Library**

Mr. Showe: We had originally scheduled some meetings at Innovation Middle School, but due to some restrictions, we found out after we set that meeting schedule, that it's not a good location. They need all of the names of the people that are attending upfront and they can only conduct meetings when school is in session, which doesn't work for your public meetings. So, we found the South Semoran Library. We just need a motion from the Board, if you are amenable, to hold your April and July meeting at that location, just to have something separate and a little closer to the District, but it is up to the Board.

Mr. McQuarrie: Where is that library?

Mr. Showe: 5575 South Semoran Boulevard.

Mr. Scheerer: It's on Narcoossee Road and 436.

Mr. Bonin: Is this for the annual meeting?

Mr. Showe: Yes, for the April and July meetings.

Mr. Bonin: Okay.

Mr. Showe: It would be at the same time, 4:00 p.m. We need a motion to approve it.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor changing the meeting location to the South Semoran Library, 5575 South Semoran Boulevard, Orlando, Florida was approved.

NINTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Showe: Is there anything else from the Board? Hearing none,

ELEVENTH ORDER OF BUSINESS

**Next Meeting Date – February 8, 2022 at
4:00 PM**

Mr. Showe: The next meeting date is February 8th at 4:00 p.m. Is there anything else? If not, we need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

This space reserved for use by the Clerk of
the Circuit Court

This Instrument Prepared by
and return to:

Storey Park Community Development District
c/o Governmental Management Services
219 E Livingston St.
Orlando, Florida 32801

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA FOUR**

Board of Supervisors¹
Storey Park Community Development District

Rob Bonin Chairman	Lane Register Assistant Secretary
Ben Kraljev Vice Chairman	Michael McQuarie Assistant Secretary
	Jeresa Diaz Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 E Livingston St
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of February 8, 2022. For a current list of Board Members, please contact the District Manager's office.

Deleted: Susan Kane

Deleted: Andrew Ashby

Deleted: June 28

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DRAFT

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Introduction

The following information is provided to give you a description of the Storey Park Community Development District's ("District") services, the bonds issued by the District, the assessments that are levied within the District to pay for certain community infrastructure and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, provision of public infrastructure improvements such as stormwater management facilities, utility improvements, transportation improvements, recreation improvements and entry and landscaping improvements.

The District is here to serve the needs of the community and we encourage your participation in District activities.

DRAFT

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the district and to all prospective district residents. The following information describing the District and the assessments, fees and charges that are expected to be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and How is it Governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. The District encompasses approximately 993.3 acres of land located entirely within the boundaries of the City of Orlando in Orange County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Orange County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What Infrastructure Improvements Does the District Provide and
How are the Improvements Paid for?**

The District is comprised of approximately 993.3 acres located entirely within the City of Orlando in Orange County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the Storey Park development program includes master infrastructure and neighborhood infrastructure improvements including, but not limited to, the following: stormwater management and drainage control facilities, transportation improvements, entryway, landscaping, and hardscaping improvements, street lighting, and potable and reclaimed watermain and sewer extensions. Each of these infrastructure improvements is more fully detailed below. These public infrastructure improvements were or will be funded in part by the District's sale of bonds as discussed below.

On June 15, 2021, the District issued \$6,030,000 Storey Park Community Development District Special Assessment Bonds, Series 2021 (Assessment Area Four Project) ("Series 2021 Bonds") for the purpose of: (1) financing a portion of the cost of acquiring, constructing, and equipping certain infrastructure improvements comprising the Series 2021 Assessment Area Four Project (the "Series 2021 Assessment Area Four Improvements"); (2) paying certain costs associated with the issuance of the Series 2021 Bonds; (3) making a deposit into the Series 2021 Reserve Account for the benefit of the Series 2021 Bonds; and (4) paying a portion of the interest to become due on the Series 2021 Bonds.

Stormwater Management Facilities

The stormwater management system associated with roadway systems that provide collection of the stormwater is consistent with the specifications of the City of Orlando and the South Florida Water Management District to ensure that adequate stormwater management facilities are available to provide stormwater management capacity. The stormwater management system includes stormwater ponds, culverts, control structures, spreader swales, inlets, manholes and storm pipes. The stormwater management system is owned and maintained by the District.

Transportation Improvements

The District has provided for the design and construction of a series of roadway improvements within and adjacent to the boundaries of the District. The interior District roadways and alleys are owned and maintained by the District. Roadway improvements funded by the District may consist of pavement asphalt, base, sub-base stabilization, signing and striping, sidewalks, landscaping, and the secondary drainage system including curbs and gutters, inlets, and culverts.

Entryway, Landscape, & Hardscape Improvements

The District will fund landscape and hardscape construction and maintenance which may include entry drives, rights of way, and perimeter landscape buffers, may include master signage,

way finding signage, entry hardscape features, entry landscape, irrigation, 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.

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.

Utility Facilities

Utility improvements, which consists of potable and reclaimed water distribution and wastewater collection systems providing services to the residents within the District will be constructed by the District. Upon clearance for use and acceptance by Orange County Utilities (OCU), the District intends to convey these utilities to OCU for ownership, operation, and maintenance.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2021 Bonds in the amount of \$6,030,000. The annual debt service payments, including interest due thereon, for the Bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each platted lot will depend upon the type of property purchased. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.

The current maximum annual debt service assessment for the Series 2021 Bonds is as follows:

Product Type	Series 2021 Bonds Maximum Annual Assessment Per Unit¹
Townhome 25’	\$633
Single Family 32’	\$810
Single Family 40’	\$1,013
Single Family 50’	\$1,266

Single Family 60'	\$1,519
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¹Note: The maximum annual assessments level amounts have been grossed up to include collection costs from Orange County and a maximum discount for early payment as authorized by law.

The District may undertake the construction, acquisition or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods that are authorized by Chapter 190, Florida Statutes.

The amounts described above exclude any operations and maintenance assessments which may be determined and calculated annually by the District’s Board of Supervisors against benefited lands in the District. These assessments will also be collected in the same manner as Orange County ad valorem taxes.

Method of Collection

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file with the District Manager. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled “non-ad valorem assessments,” which would then be collected by the Orange County Tax Collector in the same manner as county ad valorem taxes (“Uniform Method”). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District’s discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager for further information regarding collection methods.

Conclusion

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development and continued operation of this community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Storey Park Community Development District, 219 E Livingston St, Orlando, Florida 32801 or call (407) 841-5524.

DRAFT

IN WITNESS WHEREOF, this Amended Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed effective as of the 8 day of February, 2022, and recorded in the Official Records of Orange County, Florida.

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Deleted: July
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STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

Chairman, Board of Supervisors

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Rob Bonin, Chairman of the Board of Supervisors of the Storey Park Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Deleted: 1

Notary Public, State of Florida

Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A: Legal Description

EXHIBIT A

**Metes and Bounds legal description of the external boundaries of the
Storey Park Community Development District**

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 ACCOROINGTO THE PLAT THEREOF AS RECORDED IN PLAT B00K 104, PAGES 118 THROUGH 127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OFAFORESAID 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 TRACKFD-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 WESTLINE 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 ANGLE OF 82° 16' 00" FOR A DISTANCE: OF 14.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 242. 20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10:00 FEET, WITH A CHORD BEARING OF NORTH 58° 50' 54" WEST, AND A CHORD DISTANCE OF 15.06 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 44' 00" FOR A DISTANCE OF 17.06 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 10.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET; WITH A CHORD BEARING OF SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT ON A NON TANGENT LINE THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 72° 17' 06" EAST FOR A DISTANCE OF 136.54 FEET; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 207.64 FEET, WITH A CHORD BEARING OF NORTH 82° 05' 26" WEST, AND A CHORD DISTANCE .OF 179.60 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 14' 56" FOR A DISTANCE OF 185.73 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 90° 00' 00" WEST FOR A DISTANCE OF 92.46 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20200355298 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY LINE: NORTH 18° 52' 05" WEST FOR A DISTANCE OF 147.80 FEET; THENCE RUN NORTH 20° 07' 53" WEST FOR A DISTANCE OF 146.55 FEET; THENCE RUN NORTH 13° 03' 16" WEST FOR A DISTANCE OF 149.20 FEET; THENCE RUN NORTH 27° 20' 15" WEST FOR A DISTANCE OF 159.90 FEET; THENCE RUN NORTH 21° 09' 32" EAST FOR A DISTANCE OF 112.59 FEET; THENCE RUN NORTH 05° 47' 23" WEST FOR A DISTANCE OF 162.38 FEET; THENCE RUN NORTH 00° 19' 09" WEST FOR A DISTANCE OF 150.81 FEET; THENCE RUN NORTH 16° 44' 41" WEST FOR A DISTANCE OF 152.03 FEET; THENCE RUN NORTH 07° 06' 25" EAST FOR A DISTANCE OF 89.96 FEET; THENCE RUN NORTH 13° 57' 50" WEST FOR A DISTANCE OF 124.65 FEET; THENCE RUN NORTH 24° 30' 16" WEST FOR A DISTANCE OF 144.90 FEET; THENCE RUN NORTH 04° 19' 33" EAST FOR A DISTANCE OF 152.59 FEET; THENCE RUN NORTH 03° 16' 49" EAST FOR A DISTANCE OF 130.72 FEET; THENCE RUN NORTH 22° 31' 47" EAST FOR A DISTANCE OF 102.70 FEET; THENCE RUN NORTH 12° 32' 22" EAST FOR A DISTANCE OF 111.23 FEET; THENCE RUN NORTH 18° 47' 13" WEST FOR A DISTANCE OF 145.20 FEET; THENCE RUN NORTH 41° 58' 09" WEST FOR A DISTANCE OF 146.44 FEET; THENCE RUN NORTH 35° 36' 32" WEST FOR A DISTANCE OF 105.69 FEET; THENCE RUN NORTH 13° 46' 22" WEST FOR A DISTANCE OF 138.5 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 NUMBER20200355298; 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, DISTANCEOF 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 FO.R 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 FORA 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.

DRAFT

SECTION V



FLO1 LIGHTING SERVICE AGREEMENT

Account Information:
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE
SAINT CLOUD FL 34771-8588

Project Information:

Florida

Account Number:
9100 8604 5155

Work Order Number:
41792272

Customer Contact Information:
STOREY PARK COMM DEV DIST
MARK.MCDONALD@LENNAR.COM

Duke Energy Representative Contact Info:

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This Lighting Service Agreement is hereby entered into this 31st day of January., 2022, between Duke Energy (hereinafter called the "Company") and STOREY PARK COMM DEV DIST (hereinafter referred to as the "Customer") for lighting service at the above location(s). The Customer agrees to receive and pay for lighting service from the Company in accordance with the rates, terms and provisions of the Company's Rate Schedule FLO1 and Service Regulations, or its successor, as the same is on file with the Florida Public Service Commission (PUBLIC SERVICE COMMISSION OF FLORIDA) and as may be amended and subsequently filed with the PUBLIC SERVICE COMMISSION OF FLORIDA.

To the extent there is any conflict between this Agreement and the Lighting Service Rate Schedule, the Lighting Service Rate Schedule shall control. In the event of termination by the Customer during the initial term of this agreement under this rate schedule or upon early termination of service under this schedule, the customer agrees to pay remaining terms of this agreement as delegated by the PUBLIC SERVICE COMMISSION OF FLORIDA.

The date of *initiation* of service shall be defined as the date the first light(s) is energized or billing is transferred and shall continue hereafter until terminated *by either party upon written notice 3 days prior to termination*. It is further agreed that Duke Energy reserves the right to discontinue service and remove the fixtures from the Customers premise if the Customer violates any of the terms of the Service Regulations, Rate Schedule or this Agreement.

Customer Signature _____

Date Signed _____

Duke Energy Representative _____

Date Signed _____

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.



Summary of Estimated Charges				
Minimum Service Term	Initial Monthly Cost	Total One Time Charges	Total Cost for Initial term	Ongoing Monthly Charge post Term
0 Years (0) Months	0.00	21404.94	21404.94	0.00
10 Years (120) Months	472.03	0.00	56643.60	472.03

Monthly Base Charges							
Service Required	Quantity	Product Description Fixtures and Poles	Equipment Rental**	Maintenance	Energy	Unit Total	Sub-Total
I	013	Light Fixture Sanibel LED 50W Black Type III 3000K Quic	17.55	1.39	1.21	20.15	261.95
I	013	Light Pole Colonial Concrete 22 foot long Black(RAL9017	16.16	0.00	0.00	16.16	210.08
		Rental, Maintenance, F&E Totals:	\$420.16	\$0	\$0		
Estimated Change to Base Monthly Charge Total							\$472.03

One Time Charges			
Quantity Required	One Time Charge Description	Unit Price	Sub-Total
001	CIAC <i>Ex: Includes Construction Costs or possible Early Termination charges for removals</i>	21404.94	21404.94
Total Estimated One Time Amount			\$21,404.94

DA Note: REMAINING TOTAL COST = (INITIAL TERM) - (# OF MONTHS BILLED) * (INITIAL MONTHLY COST)

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.



Outdoor lighting Terms and Conditions

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Rate per Month:

The monthly charges consist of the items below. These charges may be adjusted subject to review and approval by the Florida Public Service Commission.

Customer Charge	
Pole Charge	
Light Fixture Charge	
Light Fixture Maintenance Charge	
Energy and Demand Charge:	
Non-fuel Energy Charge	
Plus the Cost Recovery Factors listed in	
Rate Schedule BA-1, Billing Adjustments**,	
except the Fuel Cost Recovery Factor and	
Asset Securitization Charge Factor:	See Sheet No. 6.105 and 6.106
Fuel Cost Recovery Factor **:	See Sheet No. 6.105
Asset Securitization Charge Factor:	See Sheet No. 6.105

***Charges are normally revised on an annual basis.*

Additional Charges:

Certain additional charges may also apply to the installation.

Gross Receipts Tax Factor:	See Sheet No. 6.106
Right-of-Way Utilization Fees:	See Sheet No. 6.106
Municipal Tax:	See Sheet No. 6.106
Sales Tax:	See Sheet No. 6.106

THE CUSTOMER AGREES:

1. To purchase from the Company all of the electric energy used for the operation of the Lighting System.
2. To be responsible for paying, when due, all bills rendered by the Company pursuant to the Company's currently effective Lighting Rate Schedule LS-1, or its successor, for facilities and service provided in accordance with this Contract.
3. To be responsible for trimming trees that may either obstruct the light output from fixture(s) or that obstruct maintenance access to the facilities.

IT IS MUTUALLY AGREED THAT:

4. Requests for exchanging facilities, upgrades, relocations, etc. are subject to Section III, paragraph 3.05, of the Company's General Rules and Regulations Governing Electric Service.

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.

5. The Company does not guarantee continuous lighting service and will not be liable for damages for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repairs to lines or equipment. Nothing in this Contract is intended to benefit any third party or to impose any obligation on the Company to any such third party.

6. Installation shall be made only when, in the judgment of the Company, the location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company's equipment and personnel for both construction and maintenance. In the event the Customer or its contractor, subcontractor or other agent changes the grading, which requires the Company to move its facilities or otherwise incur costs to ensure compliance with applicable code requirements, Customer shall compensate the Company for all such costs incurred by the Company to comply with any applicable code requirements. In the event Customer fails to pay the Company within 30 days of the completion of such work, Customer shall pay the Company any amounts owing the Company, including interest and any attorneys and other fees and costs the Company incurs to collect any amounts owed to the Company.

7. Modification of the facilities provided by the Company under this Contract may only be made through the execution of a written amendment to this Contract.

8. The Company will, at the request of the Customer, relocate the lighting facilities covered by this Agreement, if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of the Company's lighting facilities.

9. The Company may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.

10. Customer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole which has been willfully damaged. The Company shall not be required to make such repair or replacement prior to payment by the Customer for damage.

11. The Company will repair or replace malfunctioning lighting fixtures maintained by the Company in accordance with Section 768.1382, Florida Statutes (2005).

12. This Contract shall be for a term of ten (10) years from the date of initiation of service. The date of initiation of service shall be defined as the date the first lights are energized.

13. Should the Customer fail to pay any bills due and rendered pursuant to this Contract or otherwise fail to perform the obligations contained in this Contract, said obligations being material and going to the essence of this Contract, the Company may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Contract. Service charges associated with the reconnection of service after disconnection for nonpayment or violation of Company or Commission Rules may be assessed for each lighting installation on an account. Any failure of the Company to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Contract by the Company, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Contract.

14. If the Customer no longer wishes to receive service under this schedule, the Customer may terminate the Contract by giving the Company at least sixty (60) days advance written notice to the Company. Upon early termination of service, the Customer shall pay an amount equal to the remaining monthly customer charges, remaining Contribution in Aid of Construction ("CIAC"), if applicable, and remaining pole and fixture lease amounts for the term of the contract. The Customer will be responsible for the cost of removing the facilities.

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.

15. In the event of the sale of the real property upon which the facilities are installed, or if the Customer's obligations under this Contract are to be assigned to a third party, upon the written consent of the Company, this Contract may be assigned by the Customer to the Purchaser or to the third party. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the Purchaser or third party and agreed to by the Company.

16. This Contract supersedes all previous contracts or representations, either written, oral or otherwise between the Customer and the Company with respect to the facilities referenced herein and constitutes the entire Contract between the parties. This Contract does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by the Company to third parties.

17. This Contract shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and the Company.

18. This Contract is subject to the Company's Tariff for Retail Service, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Contract and the provisions of the Company's Tariff for Retail Services, the provisions of the Company's Tariff for Retail Service and FPSC Rules shall control, or as they may be hereafter revised, amended or supplemented.

19. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Contract by strikes, lockouts, fires, riots, acts of God, the public enemy, governmental or court actions, lightning, hurricanes, storms, floods, inclement weather that necessitates extraordinary measures and expense to construct facilities and/or maintain operations, or by any other cause or causes not under the control of the party thus prevented from compliance, and the Company shall not have the obligation to furnish service if it is prevented from complying with this Contract by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of the Company, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating, transmission, distribution or other electrical equipment.

20. In no event shall the Company, its parent corporation, affiliate corporations, officers, directors, employees, agents, and contractors or subcontractors be liable to the Customer, its employees, agents or representatives, for any incidental, indirect, special, consequential, exemplary, punitive or multiple damages resulting from any claim or cause of action, whether brought in contract, tort (including, but not limited to, negligence or strict liability), or any other legal theory.



FLO1 LIGHTING SERVICE AGREEMENT

Account Information:
STOREY PARK COMM DEV DIST
1408 HAMLIN AVE
SAINT CLOUD FL 34771-8588

Project Information:

Florida

Account Number:
9100 8604 5155

Work Order Number:
41498980

Customer Contact Information:
STOREY PARK COMM DEV DIST
MARK.MCDONALD@LENNAR.COM

Duke Energy Representative Contact Info:

..

This Lighting Service Agreement is hereby entered into this 31st day of January., 2022, between Duke Energy (hereinafter called the "Company") and STOREY PARK COMM DEV DIST (hereinafter referred to as the "Customer") for lighting service at the above location(s). The Customer agrees to receive and pay for lighting service from the Company in accordance with the rates, terms and provisions of the Company's Rate Schedule FLO1 and Service Regulations, or its successor, as the same is on file with the Florida Public Service Commission (PUBLIC SERVICE COMMISSION OF FLORIDA) and as may be amended and subsequently filed with the PUBLIC SERVICE COMMISSION OF FLORIDA.

To the extent there is any conflict between this Agreement and the Lighting Service Rate Schedule, the Lighting Service Rate Schedule shall control. In the event of termination by the Customer during the initial term of this agreement under this rate schedule or upon early termination of service under this schedule, the customer agrees to pay remaining terms of this agreement as delegated by the PUBLIC SERVICE COMMISSION OF FLORIDA.

The date of *initiation* of service shall be defined as the date the first light(s) is energized or billing is transferred and shall continue hereafter until terminated *by either party upon written notice 3 days prior to termination*. It is further agreed that Duke Energy reserves the right to discontinue service and remove the fixtures from the Customers premise if the Customer violates any of the terms of the Service Regulations, Rate Schedule or this Agreement.

Customer Signature _____

Date Signed _____

Duke Energy Representative _____

Date Signed _____

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.



Summary of Estimated Charges				
Minimum Service Term	Initial Monthly Cost	Total One Time Charges	Total Cost for Initial term	Ongoing Monthly Charge post Term
0 Years (0) Months	0.00	41901.70	41901.70	0.00
10 Years (120) Months	1125.61	0.00	135073.20	1125.61

Monthly Base Charges							
Service Required	Quantity	Product Description Fixtures and Poles	Equipment Rental**	Maintenance	Energy	Unit Total	Sub-Total
I	031	Light Fixture Sanibel LED 50W Black Type III 3000K Quic	17.55	1.39	1.21	20.15	624.65
I	031	Light Pole Colonial Concrete 22 foot long Black(RAL9017	16.16	0.00	0.00	16.16	500.96
Rental, Maintenance, F&E Totals:			\$1,001.92	\$0	\$0		
Estimated Change to Base Monthly Charge Total							\$1,125.61

One Time Charges			
Quantity Required	One Time Charge Description	Unit Price	Sub-Total
001	CIAC <i>Ex: Includes Construction Costs or possible Early Termination charges for removals</i>	41901.70	41901.70
Total Estimated One Time Amount			\$41,901.70

DA Note: REMAINING TOTAL COST = (INITIAL TERM) – (# OF MONTHS BILLED) * (INITIAL MONTHLY COST)

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Outdoor lighting Terms and Conditions

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Rate per Month:

The monthly charges consist of the items below. These charges may be adjusted subject to review and approval by the Florida Public Service Commission.

Customer Charge	
Pole Charge	
Light Fixture Charge	
Light Fixture Maintenance Charge	
Energy and Demand Charge:	
Non-fuel Energy Charge	
Plus the Cost Recovery Factors listed in	
Rate Schedule BA-1, Billing Adjustments**,	
except the Fuel Cost Recovery Factor and	
Asset Securitization Charge Factor:	See Sheet No. 6.105 and 6.106
Fuel Cost Recovery Factor **:	See Sheet No. 6.105
Asset Securitization Charge Factor:	See Sheet No. 6.105

***Charges are normally revised on an annual basis.*

Additional Charges:

Certain additional charges may also apply to the installation.

Gross Receipts Tax Factor:	See Sheet No. 6.106
Right-of-Way Utilization Fees:	See Sheet No. 6.106
Municipal Tax:	See Sheet No. 6.106
Sales Tax:	See Sheet No. 6.106

THE CUSTOMER AGREES:

1. To purchase from the Company all of the electric energy used for the operation of the Lighting System.
2. To be responsible for paying, when due, all bills rendered by the Company pursuant to the Company's currently effective Lighting Rate Schedule LS-1, or its successor, for facilities and service provided in accordance with this Contract.
3. To be responsible for trimming trees that may either obstruct the light output from fixture(s) or that obstruct maintenance access to the facilities.

IT IS MUTUALLY AGREED THAT:

4. Requests for exchanging facilities, upgrades, relocations, etc. are subject to Section III, paragraph 3.05, of the Company's General Rules and Regulations Governing Electric Service.

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.



5. The Company does not guarantee continuous lighting service and will not be liable for damages for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repairs to lines or equipment. Nothing in this Contract is intended to benefit any third party or to impose any obligation on the Company to any such third party.

6. Installation shall be made only when, in the judgment of the Company, the location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company's equipment and personnel for both construction and maintenance. In the event the Customer or its contractor, subcontractor or other agent changes the grading, which requires the Company to move its facilities or otherwise incur costs to ensure compliance with applicable code requirements, Customer shall compensate the Company for all such costs incurred by the Company to comply with any applicable code requirements. In the event Customer fails to pay the Company within 30 days of the completion of such work, Customer shall pay the Company any amounts owing the Company, including interest and any attorneys and other fees and costs the Company incurs to collect any amounts owed to the Company.

7. Modification of the facilities provided by the Company under this Contract may only be made through the execution of a written amendment to this Contract.

8. The Company will, at the request of the Customer, relocate the lighting facilities covered by this Agreement, if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of the Company's lighting facilities.

9. The Company may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.

10. Customer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole which has been willfully damaged. The Company shall not be required to make such repair or replacement prior to payment by the Customer for damage.

11. The Company will repair or replace malfunctioning lighting fixtures maintained by the Company in accordance with Section 768.1382, Florida Statutes (2005).

12. This Contract shall be for a term of ten (10) years from the date of initiation of service. The date of initiation of service shall be defined as the date the first lights are energized.

13. Should the Customer fail to pay any bills due and rendered pursuant to this Contract or otherwise fail to perform the obligations contained in this Contract, said obligations being material and going to the essence of this Contract, the Company may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Contract. Service charges associated with the reconnection of service after disconnection for nonpayment or violation of Company or Commission Rules may be assessed for each lighting installation on an account. Any failure of the Company to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Contract by the Company, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Contract.

14. If the Customer no longer wishes to receive service under this schedule, the Customer may terminate the Contract by giving the Company at least sixty (60) days advance written notice to the Company. Upon early termination of service, the Customer shall pay an amount equal to the remaining monthly customer charges, remaining Contribution in Aid of Construction ("CIAC"), if applicable, and remaining pole and fixture lease amounts for the term of the contract. The Customer will be responsible for the cost of removing the facilities.

THIS IS NOT A BILL. PLEASE DO NOT SEND A PAYMENT IN RESPONSE TO THIS COMMUNICATION.

15. In the event of the sale of the real property upon which the facilities are installed, or if the Customer's obligations under this Contract are to be assigned to a third party, upon the written consent of the Company, this Contract may be assigned by the Customer to the Purchaser or to the third party. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the Purchaser or third party and agreed to by the Company.

16. This Contract supersedes all previous contracts or representations, either written, oral or otherwise between the Customer and the Company with respect to the facilities referenced herein and constitutes the entire Contract between the parties. This Contract does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by the Company to third parties.

17. This Contract shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and the Company.

18. This Contract is subject to the Company's Tariff for Retail Service, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Contract and the provisions of the Company's Tariff for Retail Services, the provisions of the Company's Tariff for Retail Service and FPSC Rules shall control, or as they may be hereafter revised, amended or supplemented.

19. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Contract by strikes, lockouts, fires, riots, acts of God, the public enemy, governmental or court actions, lightning, hurricanes, storms, floods, inclement weather that necessitates extraordinary measures and expense to construct facilities and/or maintain operations, or by any other cause or causes not under the control of the party thus prevented from compliance, and the Company shall not have the obligation to furnish service if it is prevented from complying with this Contract by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of the Company, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating, transmission, distribution or other electrical equipment.

20. In no event shall the Company, its parent corporation, affiliate corporations, officers, directors, employees, agents, and contractors or subcontractors be liable to the Customer, its employees, agents or representatives, for any incidental, indirect, special, consequential, exemplary, punitive or multiple damages resulting from any claim or cause of action, whether brought in contract, tort (including, but not limited to, negligence or strict liability), or any other legal theory.



USP: BREAKER W0502
FIELD CHECK FOR ACCURACY



Safety Reminders / Adverse Conditions

911 ADDRESS:
8604 LAUNCH POINT RD
ORLANDO, FL 32832
DISTANCE FROM 911 TO SITE: .3 MILES

STOREY PARK PARCEL K PHASE 2 PART 1 OF 2 (128 LOTS) FINAL DESIGN PLOT

REMEMBER: Work zone area conditions may have changed for this job! Everyone is responsible for verifying the above safety information is correct prior to any work being performed each day.

GENERAL NOTES:

- ROW (RIGHT OF WAY) WIDTH
 - STREET A/C = 55FT.
 - STREET B = 50FT.
 - STREET H = 60FT.
 - PAVEMENT WIDTH
 - STREET I = 55FT.
 - STREET J = 55FT.
 - STREET K = 55FT.
 - STREET L = 55FT.
 - STREET M = 55FT.
 - STREET N = 55FT.
 - STREET O = 55FT.
 - STREET P = 55FT.
 - STREET Q = 55FT.
 - STREET R = 55FT.
 - STREET S = 55FT.
 - STREET T = 55FT.
 - STREET U = 55FT.
 - STREET V = 55FT.
 - STREET W = 55FT.
 - STREET X = 55FT.
 - STREET Y = 55FT.
 - STREET Z = 55FT.
- DISTANCE FROM BACK OF CURB TO ROW LINE (LOOKING NORTH)
 - STREET A = 12FT ON EAST AND WEST SIDE.
 - STREET B = 12FT ON EAST AND WEST SIDE.
 - STREET H = 12FT ON EAST AND WEST SIDE.
 - STREET I = 12FT ON EAST AND WEST SIDE.
 - STREET J = 12FT ON EAST AND WEST SIDE.
 - STREET K = 12FT ON EAST AND WEST SIDE.
 - STREET L = 12FT ON EAST AND WEST SIDE.
 - STREET M = 12FT ON EAST AND WEST SIDE.
 - STREET N = 12FT ON EAST AND WEST SIDE.
 - STREET O = 12FT ON EAST AND WEST SIDE.
 - STREET P = 12FT ON EAST AND WEST SIDE.
 - STREET Q = 12FT ON EAST AND WEST SIDE.
 - STREET R = 12FT ON EAST AND WEST SIDE.
 - STREET S = 12FT ON EAST AND WEST SIDE.
 - STREET T = 12FT ON EAST AND WEST SIDE.
 - STREET U = 12FT ON EAST AND WEST SIDE.
 - STREET V = 12FT ON EAST AND WEST SIDE.
 - STREET W = 12FT ON EAST AND WEST SIDE.
 - STREET X = 12FT ON EAST AND WEST SIDE.
 - STREET Y = 12FT ON EAST AND WEST SIDE.
 - STREET Z = 12FT ON EAST AND WEST SIDE.
- UTILITY EASEMENT = 10FT (FRONT OF LOT).
- DISTANCE FROM BACK OF CURB TO ROW LINE (LOOKING NORTH) FROM BACK OF CURB.
- CONDUIT SYSTEM TO BE INSTALLED 18" DEPT FROM BACK OF CURB EXCEPT FOR STREET LIGHT POLES WHICH SHALL BE 4FT FROM BACK OF CURB.
- NO TRENCHING TO BE INSTALLED AT ANY CROSSINGS IN TRENCH.
- NO DIRECTIONAL CORES REQUIRED.

FACILITIES ARE N.T.S (NOT TO SCALE)

LEGEND

- UNINSULATED TRANSFORMER
- PULLBOX
- POLE ABOVE GROUND FEDESTAL
- ROAD CROSSING
- SECONDARY CABLE
- STREET LIGHT CABLE
- SERVICE CABLE
- 1/0 AL PRIMARY CABLE A PHASE
- 1/0 AL PRIMARY CABLE B PHASE
- 1/0 AL PRIMARY CABLE C PHASE
- 1/0 AL PRIMARY CABLE ABC PHASE



QUANTITY OF LIGHT POLES FIELD TAG IDS:

LP1	8794424
LP2	8794425
LP3	8794426
LP4	8794427
LP5	8794428
LP6	8794429
LP7	8794430
LP8	8794431
LP9	8794432
LP10	8794433
LP11	8794434
LP12	8794435
LP13	8794436
LP14	8794437
LP15	8794438
LP16	8794439
LP17	8794440
LP18	8794441
LP19	8794442
LP20	8794443
LP21	8794444
LP22	8794445
LP23	8794446
LP24	8794447
LP25	8794448
LP26	8794449
LP27	8794450
LP28	8794451
LP29	8794452
LP30	8794453

Work Order Number	4188882
Customer/Contract	ANCE BUCKWORTH
Contact Name	ANCE BUCKWORTH
Contact Phone	386-543-2388
Job Site Address	DOWNSIDE RD
City	ORLANDO
County	ORANGE
State, Zip	FL 32832
Designer	ALFREDO MERIDA
Designer Phone	688-295-7266
Circuit ID	W0502
Primary Voltage	7.2
Permit Required	NO PERMIT REQUIRED.
Permit Type/No.	NO PERMIT REQUIRED.
Permit Type/No. 2	
Permit Type/No. 3	
Permit Type/No. 4	

DRAWN BY: DANIE GREENBERG

C PHASE CONTINUES ON PART 2 AND ENDS AT 56 070300 AND ENDS AT 56 0706751

USP - BREAKER W0502
 FIELD CHECK FOR ACCURACY



Safety Reminders / Adverse Conditions

-911 ADDRESS:
 9504 LAUNCH POINT RD
 ORLANDO, FL 32832
 DISTANCE FROM 911 ADDRESS TO SITE: .30 MILES

**STOREY PARK PARCEL K
 PH 2 PART 2 OF 2 (69 UNITS)
 FINAL CONSTRUCTION PLOT**

REMEMBER: Work zone area conditions may have changed for this Job! Everyone is responsible for verifying the above safety information is correct prior to any work being performed each day.



QUANTITY OF LIGHT POLE FIELD TAG IDs:

LP1	6788430
LP2	6788431
LP3	6788432
LP4	6788433
LP5	6788434
LP6	6788435
LP7	6788436
LP8	6788437
LP9	6788438
LP10	6788439
LP11	6788440
LP12	6788441
LP13	6788442
LP14	6788443
LP15	6788444
LP16	6788445
LP17	6788446
LP18	6788447
LP19	6788448
LP20	6788449
LP21	6788450
LP22	6788451
LP23	6788452
LP24	6788453
LP25	6788454

EXISTING B PHASE FROM PHASE 1 PART 2 FROM PHASE 1 PART 1 WHEN PHASE 2 IS TIE IN:

W05021	6788455
W05022	6788456
W05023	6788457
W05024	6788458
W05025	6788459
W05026	6788460
W05027	6788461
W05028	6788462
W05029	6788463
W05030	6788464
W05031	6788465
W05032	6788466
W05033	6788467
W05034	6788468
W05035	6788469
W05036	6788470
W05037	6788471
W05038	6788472
W05039	6788473
W05040	6788474
W05041	6788475
W05042	6788476
W05043	6788477
W05044	6788478
W05045	6788479
W05046	6788480
W05047	6788481
W05048	6788482
W05049	6788483
W05050	6788484
W05051	6788485
W05052	6788486
W05053	6788487
W05054	6788488
W05055	6788489
W05056	6788490
W05057	6788491
W05058	6788492
W05059	6788493
W05060	6788494
W05061	6788495
W05062	6788496
W05063	6788497
W05064	6788498
W05065	6788499
W05066	6788500
W05067	6788501
W05068	6788502
W05069	6788503
W05070	6788504
W05071	6788505
W05072	6788506
W05073	6788507
W05074	6788508
W05075	6788509
W05076	6788510
W05077	6788511
W05078	6788512
W05079	6788513
W05080	6788514
W05081	6788515
W05082	6788516
W05083	6788517
W05084	6788518
W05085	6788519
W05086	6788520
W05087	6788521
W05088	6788522
W05089	6788523
W05090	6788524
W05091	6788525
W05092	6788526
W05093	6788527
W05094	6788528
W05095	6788529
W05096	6788530
W05097	6788531
W05098	6788532
W05099	6788533
W05100	6788534

SECTION VII

SECTION B

SECTION 1

*This item will be provided under
separate cover*

SECTION C

SECTION 1

Storey Park Community Development District

Summary of Checks

January 1, 2022 to January 31, 2022

Bank	Date	Check #	Amount
General Fund	1/7/22	775-780	\$ 31,821.99
	1/11/22	781	\$ 5,760.06
	1/18/22	782-785	\$ 661,518.14
	1/26/22	786	\$ 1,305.00
			<hr/>
			\$ 700,405.19
Payroll	<u>January 2022</u>		
	Michael McQuarrie	50015	\$ 184.70
	Patrick Bonin Jr.	50016	\$ 184.70
			<hr/>
			\$ 369.40
			<hr/>
			\$ 700,774.59

*** CHECK DATES 01/01/2022 - 01/31/2022 *** STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
1/07/22	00012	12/31/21	199612	202112	320-53800-47000				*	285.00	
					AQUATIC PLANT MGMT DEC21						
12/31/21	199613	202112	320-53800-47000						*	295.00	
					L-6 POND MANAGEMENT DEC21						
12/31/21	199614	202112	320-53800-47000						*	300.00	
					POND L2/L4/L5 MGMT DEC21						
1/07/22	00034	12/15/21	5728760	202112	310-51300-31500			APPLIED AQUATIC MANAGEMENT, INC.	*	155.15	880.00 000775
					SER.21 POST CLOSING COST						
1/07/22	00005	12/10/21	100147	202111	310-51300-31500			GREENBERG TRAUERIG P.A.	*	150.00	155.15 000776
					TRACT PRCL I PH5 PLAT/PHN						
1/07/22	00028	1/01/22	5735	202201	320-53800-46200			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	24,990.00	150.00 000777
					LAWN MAINTENANCE JAN22						
1/01/22	5735	202201	320-53800-46200						*	583.00	
					LAWN MNT PH L1 JAN22						
1/01/22	5735	202201	320-53800-46200						*	874.00	
					LAWN MNT PH L2 JAN22						
1/01/22	5735	202201	320-53800-46200						*	291.50	
					LAWN MNT PH I5 JAN22						
1/01/22	5735	202201	320-53800-46200						*	958.34	
					LAWN MNT PH K JAN22						
1/07/22	00006	12/29/21	15-060(8	202111	310-51300-31100			OMEGASCAPES INC	*	80.00	27,696.84 000778
					REV.STOP SGN IMAGINARY WY						
12/29/21	15-060(8	202111	310-51300-31100						V	80.00-	
					REV.STOP SGN IMAGINARY WY						
1/07/22	00031	1/01/22	ON 31118	202201	320-53800-46200			POULOS & BENNETT	*	2,940.00	.00 000779
					MTHLY LANDSCAPE MNT JAN22						
1/07/22	00002	1/01/22	179	202201	310-51300-34000			YELLOWSTONE LANDSCAPE	*	3,094.33	2,940.00 000780
					MANAGEMENT FEES JAN22						
1/01/22	179	202201	310-51300-35200						*	50.00	
					WEBSITE ADMIN JAN22						
1/01/22	179	202201	310-51300-35100						*	87.50	
					INFORMATION TECH JAN22						
1/01/22	179	202201	310-51300-31300						*	1,166.67	
					DISSEMINATION FEE JAN22						

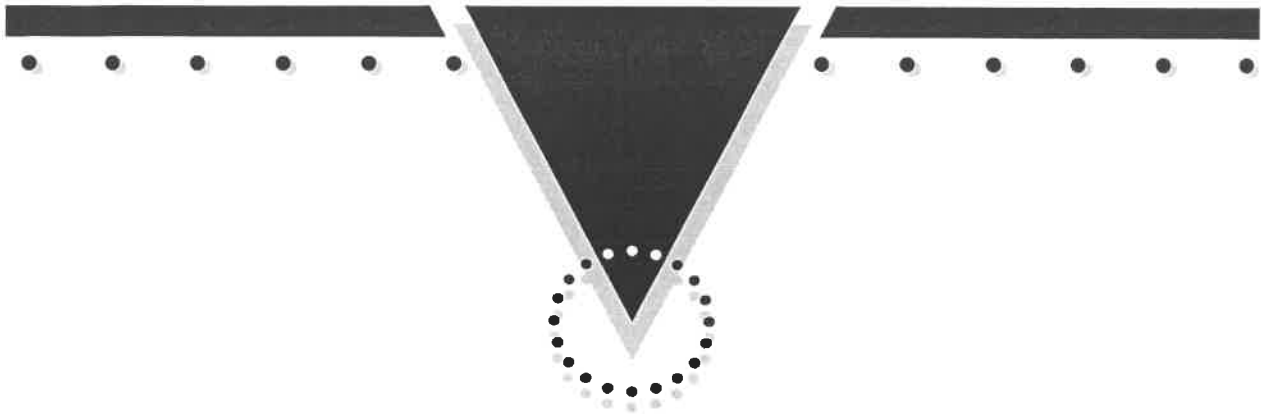
STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
1/01/22	179	202201	310	51300	51000				*	.18	
1/01/22	179	202201	310	51300	42000			OFFICE SUPPLIES	*	34.55	
1/01/22	180	202201	320	53800	12000			POSTAGE	*	1,326.83	
								FIELD MANAGEMENT JAN22			
								GOVERNMENTAL MANAGEMENT SERVICES			
1/17/22	00015	01172022	202201	300	20700	10000			*	324,265.97	5,760.06 000781
								FY22 DEBT SERV SER2015			
1/17/22	00015	01172022	202201	300	20700	10100			*	130,572.56	324,265.97 000782
								FY22 DEBT SERV SER2018			
1/17/22	00015	01172022	202201	300	20700	10200			*	125,697.30	130,572.56 000783
								FY22 DEBT SERV SER2019			
1/17/22	00015	01172022	202201	300	20700	10500			*	80,982.31	125,697.30 000784
								FY22 DEBT SERV SER2021			
1/20/22	00035	I-012022	202201	320	53800	48100			*	1,305.00	80,982.31 000785
								SPEED ENFORCEMENT JAN22			
								CITY OF ORLANDO - POLICE DEPARTMENT			1,305.00 000786

TOTAL FOR BANK A 700,405.19
 TOTAL FOR REGISTER 700,405.19

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
January 31, 2022**



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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
January 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>				
CASH	\$952,257	---	---	\$952,257
DUE FROM DEVELOPER	\$428	---	---	\$428
DUE FROM GENERAL FUND	---	\$180,474	---	\$180,474
SERIES 2015				
RESERVE	---	\$308,636	---	\$308,636
REVENUE	---	\$466,873	---	\$466,873
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$1,362	---	\$1,362
PREPAYMENT	---	\$0	---	\$0
SERIES 2018				
RESERVE	---	\$64,480	---	\$64,480
REVENUE	---	\$188,466	---	\$188,466
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$119,699	---	\$119,699
REVENUE	---	\$185,334	---	\$185,334
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
PREPAYMENT	---	\$1	---	\$1
SERIES 2021				
RESERVE	---	\$167,161	---	\$167,161
REVENUE	---	\$104,864	---	\$104,864
CAPITALIZED INTEREST	---	\$6	---	\$6
CONSTRUCTION	---	---	\$5,567,243	\$5,567,243
TOTAL ASSETS	<u>\$952,685</u>	<u>\$1,787,420</u>	<u>\$5,567,243</u>	<u>\$8,307,348</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$8,935	---	---	\$8,935
DUE TO DEBT SERVICE 2021	\$180,474	---	---	\$180,474
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$776,872	---	\$776,872
RESTRICTED FOR DEBT SERVICE 2018	---	\$253,009	---	\$253,009
RESTRICTED FOR DEBT SERVICE 2019	---	\$305,033	---	\$305,033
RESTRICTED FOR DEBT SERVICE 2021	---	\$452,506	---	\$452,506
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$5,567,243	\$5,567,243
UNASSIGNED	\$763,276	---	---	\$763,276
TOTAL LIABILITIES & FUND EQUITY	<u>\$952,685</u>	<u>\$1,787,420</u>	<u>\$5,567,243</u>	<u>\$8,307,348</u>

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$845,800	\$576,099	\$576,099	\$0
ASSESSMENTS - DIRECT BILLED	\$258,097	\$258,097	\$258,097	\$0
INTEREST	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$1,103,897	\$834,196	\$834,204	\$8
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$4,000	\$800	\$3,200
FICA EXPENSE	\$918	\$306	\$61	\$245
ENGINEERING	\$12,000	\$4,000	\$413	\$3,587
ATTORNEY	\$25,000	\$8,333	\$2,888	\$5,445
ARBITRAGE	\$1,200	\$0	\$0	\$0
DISSEMINATION AGENT	\$14,000	\$4,667	\$4,667	(\$0)
ANNUAL AUDIT	\$7,300	\$2,500	\$2,500	\$0
TRUSTEE FEES	\$14,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION MANAGEMENT FEES	\$5,000	\$5,000	\$5,000	\$0
	\$37,132	\$12,377	\$12,377	\$0
INFORMATION TECHNOLOGY	\$1,050	\$350	\$350	\$0
WEBSITE ADMINISTRATION	\$600	\$200	\$200	\$0
TELEPHONE	\$300	\$100	\$0	\$100
POSTAGE	\$750	\$250	\$405	(\$155)
INSURANCE	\$6,400	\$6,400	\$6,013	\$387
PRINTING & BINDING	\$750	\$250	\$262	(\$12)
LEGAL ADVERTISING	\$2,500	\$833	\$408	\$426
OTHER CURRENT CHARGES	\$250	\$83	\$163	(\$79)
PROPERTY APPRAISER	\$1,500	\$0	\$0	\$0
OFFICE SUPPLIES	\$200	\$67	\$17	\$50
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,922	\$5,307	\$5,307	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$430,008	\$143,336	\$122,547	\$20,789
LAKE MAINTENANCE	\$32,520	\$10,840	\$3,520	\$7,320
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$4,583	\$0	\$4,583
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$1,667	\$0	\$1,667
OPERATING SUPPLIES	\$5,000	\$1,667	\$0	\$1,667
LANDSCAPE CONTINGENCY	\$10,000	\$3,333	\$0	\$3,333
IRRIGATION REPAIRS	\$20,000	\$6,667	\$2,509	\$4,157
ROADWAYS & SIDEWALKS	\$15,000	\$5,000	\$665	\$4,335
TRAIL MAINTENANCE	\$5,000	\$1,667	\$0	\$1,667
DOG PARK MAINTENANCE	\$2,500	\$833	\$0	\$833
SIGNAGE	\$5,000	\$1,667	\$0	\$1,667
PRESSURE WASHING	\$5,000	\$1,667	\$2,175	(\$508)
ENHANCED TRAFFIC ENFORCEMENT	\$39,500	\$13,167	\$2,816	\$10,351
UTILITY				
ELECTRIC	\$3,000	\$1,000	\$313	\$687
STREETLIGHTS	\$241,740	\$80,580	\$52,311	\$28,269
WATER & SEWER	\$30,000	\$10,000	\$6,648	\$3,352
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$9,961	(\$3,961)
CONTINGENCY	\$1,977	\$659	\$1,635	(\$976)
CAPITAL OUTLAY	\$73,956	\$24,652	\$0	\$24,652
TOTAL EXPENDITURES	\$1,103,897	\$374,182	\$247,105	\$127,077
EXCESS REVENUES (EXPENDITURES)	\$0		\$587,098	
FUND BALANCE - Beginning	\$0		\$176,177	
FUND BALANCE - Ending	\$0		\$763,276	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$616,298	\$419,892	\$419,892	\$0
INTEREST	\$50	\$17	\$23	\$6
TOTAL REVENUES	\$616,348	\$419,908	\$419,914	\$6
EXPENDITURES:				
SPECIAL CALL - 11/1	\$0	\$0	\$10,000	(\$10,000)
INTEREST - 11/1	\$211,359	\$211,359	\$211,359	\$0
PRINCIPAL - 11/1	\$180,000	\$180,000	\$180,000	\$0
INTEREST - 5/1	\$207,309	\$0	\$0	\$0
TOTAL EXPENDITURES	\$598,668	\$391,359	\$401,359	(\$10,000)
EXCESS REVENUES (EXPENDITURES)	\$17,680		\$18,555	
FUND BALANCE - Beginning	\$425,432		\$758,317	
FUND BALANCE - Ending	\$443,112		\$776,872	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$248,827	\$169,078	\$169,078	\$0
INTEREST	\$0	\$0	\$7	\$7
TOTAL REVENUES	\$248,827	\$169,078	\$169,086	\$7
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$88,853	\$88,853	\$88,853	\$0
PRINCIPAL - 6/15	\$70,000	\$0	\$0	\$0
INTEREST - 6/15	\$88,853	\$0	\$0	\$0
TOTAL EXPENDITURES	\$247,706	\$88,853	\$88,853	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,121		\$80,232	
FUND BALANCE - Beginning	\$102,841		\$172,777	
FUND BALANCE - Ending	\$103,962		\$253,009	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$238,964	\$162,765	\$162,765	\$0
INTEREST	\$0	\$0	\$10	\$10
TOTAL REVENUES	\$238,964	\$162,765	\$162,775	\$10
EXPENDITURES:				
INTEREST - 12/15	\$80,981	\$80,981	\$80,981	\$0
PRINCIPAL - 6/15	\$75,000	\$0	\$0	\$0
INTEREST - 6/15	\$80,981	\$0	\$0	\$0
TOTAL EXPENDITURES	\$236,962	\$80,981	\$80,981	\$0
EXCESS REVENUES (EXPENDITURES)	\$2,002		\$81,794	
FUND BALANCE - Beginning	\$95,933		\$223,240	
FUND BALANCE - Ending	\$97,935		\$305,033	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$153,826	\$104,864	\$104,864	\$0
ASSESSMENTS - DIRECT BILLED	\$180,474	\$180,474	\$180,474	\$0
INTEREST	\$0	\$0	\$11	\$11
TOTAL REVENUES	\$334,300	\$285,338	\$285,350	\$11
EXPENDITURES:				
INTEREST - 12/15	\$104,450	\$104,450	\$104,450	\$0
PRINCIPAL - 6/15	\$125,000	\$0	\$0	\$0
INTEREST - 6/15	\$104,450	\$0	\$0	\$0
TOTAL EXPENDITURES	\$333,900	\$104,450	\$104,450	\$0
EXCESS REVENUES (EXPENDITURES)	\$400		\$180,900	
FUND BALANCE - Beginning	\$104,450		\$271,606	
FUND BALANCE - Ending	\$104,850		\$452,506	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$242	\$242
TOTAL REVENUES	\$0	\$0	\$242	\$242
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$242	
FUND BALANCE - Beginning	\$0		\$5,567,001	
FUND BALANCE - Ending	\$0		\$5,567,243	

**Storey Park
Community Development District**

REVENUES:	Dec	Nov	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$91,090	\$401,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$576,059
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,097
INTEREST	\$2	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
TOTAL REVENUES	\$91,031	\$401,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$834,204
EXPENDITURES:										
ADMINISTRATIVE:										
SUPERVISOR FEES	\$400	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA EXPENSE	\$91	\$0	\$91	\$0	\$0	\$0	\$0	\$0	\$0	\$91
ENGINEERING	\$173	\$80	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$413
ATTORNEY	\$1,690	\$150	\$1,048	\$0	\$0	\$0	\$0	\$0	\$0	\$2,888
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DESEMINATION AGENT	\$1,167	\$1,167	\$1,167	\$0	\$0	\$0	\$0	\$0	\$0	\$4,667
ANNUAL AUDIT	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$13,094	\$13,094	\$13,094	\$0	\$0	\$0	\$0	\$0	\$0	\$12,377
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$350
WEBSITE ADMINISTRATION	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$200
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$15	\$327	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$409
INSURANCE	\$6,013	\$241	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$6,013
PRINTING & BINDING	\$19	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$20
LEGAL ADVERTISING	\$204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$204
OTHER CURRENT CHARGES	\$41	\$35	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$123
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$16	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$17
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:										
CONTRACT SERVICES	\$1,327	\$1,327	\$1,327	\$0	\$0	\$0	\$0	\$0	\$0	\$5,307
FIELD MANAGEMENT	\$30,637	\$30,637	\$30,637	\$0	\$0	\$0	\$0	\$0	\$0	\$121,547
LANDSCAPE MAINTENANCE	\$880	\$880	\$880	\$0	\$0	\$0	\$0	\$0	\$0	\$3,520
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MITIGATION MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE:										
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$732	\$0	\$1,737	\$0	\$0	\$0	\$0	\$0	\$0	\$2,469
ROADWAYS & SIDEWALKS	\$665	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$665
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DOG PARK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRESSURE WASHING	\$0	\$2,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,175
ENHANCED TRAFFIC ENFORCEMENT	\$0	\$0	\$2,816	\$0	\$0	\$0	\$0	\$0	\$0	\$2,816
UTILITY:										
ELECTRIC	\$85	\$80	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$313
STREETLIGHTS	\$14,027	\$11,059	\$14,071	\$0	\$0	\$0	\$0	\$0	\$0	\$57,311
WATER & SEWER	\$1,633	\$1,633	\$1,777	\$0	\$0	\$0	\$0	\$0	\$0	\$6,648
OTHER:										
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$685	\$650	\$0	\$0	\$0	\$0	\$0	\$0	\$1,635
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$78,127	\$55,724	\$56,266	\$0	\$0	\$0	\$0	\$0	\$0	\$247,105
EXCESS REVENUES (EXPENDITURES)	\$12,904	\$344,447	\$342,934	\$0	\$0	\$0	\$0	\$0	\$0	\$587,099

**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	\$308,636	
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)	
LESS: PRINCIPAL PAYMENT 11/1/21	(\$180,000)	
LESS: SPECIAL CALL 11/1/21	(\$10,000)	
CURRENT BONDS OUTSTANDING	\$8,270,000	

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	\$64,480	
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	\$119,699	
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	\$167,161	
BONDS OUTSTANDING - 6/15/21	\$6,030,000	
CURRENT BONDS OUTSTANDING	\$6,030,000	

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2022

TAX COLLECTOR

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	GENERAL FUND 40.21%	DEBT SERVICE 29.31%	2015 616,464 \$	DEBT SERVICE 11.80%	2018 248,232 \$	DEBT SERVICE 11.36%	2019 238,964 \$	DEBT SERVICE 7.32%	2021 153,956 \$	TOTAL 100%
11/4/21	1	\$ 4,411.18	\$ 237.21	\$ -	\$ -	\$ 4,173.97	\$ 1,678.39	\$ 1,223.30	\$ 655,813	\$ 492.59	\$ 264,077	\$ 474.19	\$ 254,217	\$ 305.51	\$ 163,783	\$ 1,106,417.28
11/10/21	2	\$ 31,716.00	\$ 1,268.64	\$ -	\$ -	\$ 30,447.36	\$ 12,243.12	\$ 8,923.44	\$ 899,788	\$ 3,593.21	\$ 264,077	\$ 3,459.05	\$ 238,964	\$ 2,228.54	\$ 30,447.36	\$ 1,106,417.28
11/18/21	3	\$ 67,998.00	\$ 2,719.92	\$ -	\$ -	\$ 65,278.08	\$ 26,248.83	\$ 19,131.53	\$ 845,801	\$ 7,703.72	\$ 248,232	\$ 7,416.08	\$ 238,964	\$ 4,777.92	\$ 153,956	\$ 1,106,417.28
12/2/21	4	\$ 78,394.46	\$ 3,113.94	\$ -	\$ -	\$ 75,280.52	\$ 30,270.89	\$ 22,063.02	\$ 899,788	\$ 8,884.14	\$ 248,232	\$ 8,552.43	\$ 238,964	\$ 5,510.03	\$ 75,280.52	\$ 1,106,417.28
12/9/21	5	\$ 133,244.33	\$ 5,329.78	\$ -	\$ 27.94	\$ 127,914.55	\$ 51,435.45	\$ 37,488.87	\$ 845,801	\$ 15,095.69	\$ 248,232	\$ 14,532.05	\$ 238,964	\$ 9,362.49	\$ 127,914.55	\$ 1,106,417.28
12/16/21	6	\$ 24,123.50	\$ 964.94	\$ -	\$ -	\$ 23,158.56	\$ 9,323.47	\$ 6,795.44	\$ 845,801	\$ 2,736.33	\$ 248,232	\$ 2,634.16	\$ 238,964	\$ 1,697.10	\$ 23,158.56	\$ 1,106,417.28
1/12/22	7	\$ 1,152,518.00	\$ 46,100.72	\$ -	\$ -	\$ 1,106,417.28	\$ 444,899.13	\$ 324,265.97	\$ 845,801	\$ 130,572.56	\$ 248,232	\$ 125,697.30	\$ 238,964	\$ 80,982.31	\$ 1,106,417.28	\$ 1,106,417.28
TOTALS		\$ 1,492,405.47	\$ 59,735.15	\$ -	\$ 27.94	\$ 1,432,698.26	\$ 576,099.29	\$ 419,891.58	\$ 616,464	\$ 169,078.24	\$ 248,232	\$ 162,765.27	\$ 238,964	\$ 104,863.89	\$ 1,432,698.26	\$ 1,432,698.26

DIRECT BILLED ASSESSMENTS

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2021
1/31/22	12/1/21	1744679	\$ 219,285.55	\$ 219,285.54	\$ 129,048.36	\$ 90,237.18
1/31/22	2/1/21	1744679	\$ 109,642.78	\$ 109,642.78	\$ 64,524.19	\$ 45,118.59
1/31/22	4/1/22	1744679	\$ 109,642.78	\$ 109,642.78	\$ 64,524.19	\$ 45,118.59
TOTALS			\$ 438,571.11	\$ 438,571.10	\$ 258,096.74	\$ 180,474.36

**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
8/1/21		Interest		\$ 47.29
9/1/21		Interest		\$ 47.29
TOTAL				\$ 118.99
Acquisition/Construction Fund at 6/15/21				\$ 5,566,882.40
Interest Earned thru 9/30/21				\$ 118.99
Requisitions Paid thru 9/30/21				\$ -
Remaining Acquisition/Construction Fund				<u>\$ 5,567,001.39</u>

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2022				
TOTAL				\$ -
Fiscal Year 2022				
10/1/21		Interest		\$ 45.76
11/1/21		Interest		\$ 47.29
12/1/21		Interest		\$ 101.43
1/3/22		Interest		\$ 47.29
TOTAL				\$ 241.77
Acquisition/Construction Fund at 9/30/21				\$ 5,567,001.39
Interest Earned thru 1/31/22				\$ 241.77
Requisitions Paid thru 1/31/22				\$ -
Remaining Acquisition/Construction Fund				<u>\$ 5,567,243.16</u>

SECTION 4

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
\$9,210,000
SPECIAL ASSESSMENT BONDS
SERIES 2015
ARBITRAGE REBATE REQUIREMENT
AUGUST 31, 2021**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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October 7, 2021

Storey Park Community Development District
City of Orlando, Florida

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

Storey Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended August 31, 2021 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

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

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$418,235) for August 31, 2021. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

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

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (August 31, 2021).

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

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

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

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

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

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

<i>Anniversary Date</i>	05/01/2016
<i>Future-Value Date</i>	08/31/2021
<i>Arbitrage Yield Limit</i>	5.1188657
<i>Total of Purpose Expenditures</i>	\$8,820,435.00
<i>Internal Rate of Return</i>	0.4013354
<i>90% of rebate liability</i>	-\$376,411.90
<i>Full rebate liability</i>	-\$418,235.44

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

Dated: 08/28/2015
Delivered: 08/28/2015
Future Valued To: 08/31/2021

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
9/17/2005	2016	COI	Vendor payment	31.9111111	1,250.00	100.0000000	2.2399789	2,799.97
8/28/2015	-1	COI	Beg. Arbitrage Gross Proceeds	12.0166667	-9,100,563.60	100.0000000	1.3548470	-12,329,871.25
9/10/2015	2016	COI	Vendor payment	11.9500000	25,000.00	100.0000000	1.3525662	33,814.16
9/10/2015	2016	COI	Vendor payment	11.9500000	5,000.00	100.0000000	1.3525662	6,762.83
9/10/2015	2016	COI	Vendor payment	11.9500000	27,500.00	100.0000000	1.3525662	37,195.57
9/10/2015	2016	COI	Vendor payment	11.9500000	27,500.00	100.0000000	1.3525662	37,195.57
9/10/2015	2016	COI	Vendor payment	11.9500000	12,500.00	100.0000000	1.3525662	16,907.08
9/10/2015	2016	COI	Vendor payment	11.9500000	36,500.00	100.0000000	1.3525662	49,368.67
9/10/2015	2016	COI	Vendor payment	11.9500000	37,500.00	100.0000000	1.3525662	50,721.23
9/10/2015	2016	COI	Vendor payment	11.9500000	5,077.00	100.0000000	1.3525662	6,866.98
9/10/2015	2016	COI	Vendor payment	11.9500000	1,551.00	100.0000000	1.3525662	2,097.83
9/10/2015	2016	COI	Trustee reimbursement	11.9500000	-27,500.00	100.0000000	1.3525662	-37,195.57
9/10/2015	2016	COI	Underwriter's Discount	11.9500000	197,278.00	100.0000000	1.3525662	266,831.56
9/10/2015	2016	COI	Vendor payment	11.9500000	2,608.00	100.0000000	1.3525662	3,527.49
9/10/2015	2016	COI	Vendor payment	11.9500000	51,000.00	100.0000000	1.3525662	68,980.88
9/10/2015	2016	COI	Vendor payment	11.9500000	2,093.00	100.0000000	1.3525662	2,830.92
9/10/2015	2016	COI	Vendor payment	11.9500000	1,954.00	100.0000000	1.3525662	2,642.91
9/25/2015	2016	CONSTRUCT	Req payment	11.8666667	4,929,563.00	100.0000000	1.3497207	6,653,533.26
1/7/2016	2016	CONSTRUCT	Req payment	11.3000000	1,371.00	100.0000000	1.3305292	1,824.16
3/18/2016	2016	RESERVE	Tranf	10.9055556	114.00	100.0000000	1.3173317	150.18
4/5/2016	2016	COI	Transf to close acct	10.8111111	8,223.00	100.0000000	1.3141912	10,806.59
4/13/2016	2016	CONSTRUCT	Req payment	10.7666667	1,253,955.00	100.0000000	1.3127159	1,646,086.64
8/8/2016	2016	CONSTRUCT	Req payment	10.1277778	1,464.00	100.0000000	1.2916907	1,891.04
6/30/2017	2017	CONSTRUCT	Req payment	8.3388889	2,205,691.00	100.0000000	1.2345947	2,723,134.34
3/7/2019	2019	CONSTRUCT	Disbursement	4.9666667	3,500.00	100.0000000	1.1337367	3,968.08
5/24/2019	2019	CONSTRUCT	Disbursement	4.5388889	2,644.00	100.0000000	1.1215460	2,965.37
12/16/2020	2021	CONSTRUCT	Disbursement	1.4166667	3,500.00	100.0000000	1.0364510	3,627.58
3/19/2021	2021	CONSTRUCT	Disbursement	0.9000000	3,247.00	100.0000000	1.0230057	3,321.70
4/15/2021	2021	COI	Revenue	0.7555556	352.00	100.0000000	1.0192781	358.79
8/31/2021	-1		Unspent Proceeds as of 08/31/2021	0.0000000	308,620.00	100.0000000	1.0000000	308,620.00
					28,491.40			-418,235.44

Arbitrage Yield Limit (AYL)	5.1188657
Internal Rate of Return (IRR)	0.4013354
Future Valued To.....	8/31/2021

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

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

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

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

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

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

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

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

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

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

9,210,000.00

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

Storey Park CDD

Special Assessment Bonds, Series 2015

T.I.C. Verification Report (Regular)

9,210,000.00

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

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

True Interest Cost (TIC)	5.3098694
Net Interest Cost (NIC)	5.2136843
Arbitrage Yield Limit (AYL)	5.1188657
Arbitrage Net Interest Cost (ANIC)	5.1784599

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

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

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

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
09/17/2005	2016	Y	COI	Vendor payment	1,250.00	100.0000000		1,250.00	-1,250.00
08/28/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			9,099,313.60
09/10/2015	2016	Y	COI	Vendor payment	25,000.00	100.0000000		25,000.00	9,074,313.60
09/10/2015	2016	Y	COI	Vendor payment	5,000.00	100.0000000		5,000.00	9,069,313.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	9,041,813.60
09/10/2015	2016	Y		Underwriter's Discount	197,278.00	100.0000000		197,278.00	8,844,535.60
09/10/2015	2016	Y	COI	Vendor payment	12,500.00	100.0000000		12,500.00	8,832,035.60
09/10/2015	2016	Y	COI	Vendor payment	36,500.00	100.0000000		36,500.00	8,795,535.60
09/10/2015	2016	Y	COI	Vendor payment	37,500.00	100.0000000		37,500.00	8,758,035.60
09/10/2015	2016	Y	COI	Vendor payment	5,077.00	100.0000000		5,077.00	8,752,958.60
09/10/2015	2016	Y	COI	Vendor payment	1,551.00	100.0000000		1,551.00	8,751,407.60
09/10/2015	2016	Y	COI	Vendor payment	51,000.00	100.0000000		51,000.00	8,700,407.60
09/10/2015	2016	Y	COI	Trustee reimbursement	-27,500.00	100.0000000		-27,500.00	8,727,907.60
09/10/2015	2016	Y	COI	Vendor payment	1,954.00	100.0000000		1,954.00	8,725,953.60
09/10/2015	2016	Y	COI	Vendor payment	2,608.00	100.0000000		2,608.00	8,723,345.60
09/10/2015	2016	Y	COI	Vendor payment	2,093.00	100.0000000		2,093.00	8,721,252.60
09/10/2015	2016	Y	COI	Vendor payment	27,500.00	100.0000000		27,500.00	8,693,752.60
09/25/2015	2016	Y	CONSTRUCTI	Req payment	4,929,563.00	100.0000000		4,929,563.00	3,764,189.60
01/07/2016	2016	Y	CONSTRUCTI	Req payment	1,371.00	100.0000000		1,371.00	3,762,818.60
03/18/2016	2016	Y	RESERVE	Tranf	114.00	100.0000000		114.00	3,762,704.60
04/05/2016	2016	Y	COI	Transf to close acct	8,223.00	100.0000000		8,223.00	3,754,481.60
04/13/2016	2016	Y	CONSTRUCT	Req payment	1,253,955.00	100.0000000		1,253,955.00	2,500,526.60
08/08/2016	2016	Y	CONSTRUCT	Req payment	1,464.00	100.0000000		1,464.00	2,499,062.60
06/30/2017	2017	Y	CONSTRUCT	Req payment	2,205,691.00	100.0000000		2,205,691.00	293,371.60
03/07/2019	2019	Y	CONSTRUCT	Disbursement	3,500.00	100.0000000		3,500.00	289,871.60
05/24/2019	2019	Y	CONSTRUCT	Disbursement	2,644.00	100.0000000		2,644.00	287,227.60
12/16/2020	2021	Y	CONSTRUCT	Disbursement	3,500.00	100.0000000		3,500.00	283,727.60
03/19/2021	2021	Y	CONSTRUCT	Disbursement	3,247.00	100.0000000		3,247.00	280,480.60
04/15/2021	2021	Y	COI	Revenue	352.00	100.0000000		352.00	280,128.60

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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
					8,820,435.00		0.00	8,820,435.00	

<i>First Investment Date</i>	9/17/2005
<i>Calculation Date</i>	8/31/2021
<i>Arbitrage Yield Limit (AYL)</i>	5.1188657
<i>Internal Rate of Return (IRR)</i>	0.4013354

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

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

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	08/28/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(9,100,563.60)	100.000	1.0000000	(9,100,563.60)
2016	09/17/2005	COI	Vendor payment	-19.8944444	1,250.00	100.000	1.0406877	1,250.00
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9998664	27,496.33
	09/10/2015		Underwriter's Discount	0.0666667	197,278.00	100.000	0.9998664	197,251.64
	09/10/2015	COI	Vendor payment	0.0666667	5,077.00	100.000	0.9998664	5,076.32
	09/10/2015	COI	Vendor payment	0.0666667	1,551.00	100.000	0.9998664	1,550.79
	09/10/2015	COI	Vendor payment	0.0666667	2,093.00	100.000	0.9998664	2,092.72
	09/10/2015	COI	Vendor payment	0.0666667	1,954.00	100.000	0.9998664	1,953.74
	09/10/2015	COI	Vendor payment	0.0666667	2,608.00	100.000	0.9998664	2,607.65
	09/10/2015	COI	Vendor payment	0.0666667	51,000.00	100.000	0.9998664	50,993.18
	09/10/2015	COI	Vendor payment	0.0666667	37,500.00	100.000	0.9998664	37,494.99
	09/10/2015	COI	Vendor payment	0.0666667	27,500.00	100.000	0.9998664	27,496.33
	09/10/2015	COI	Vendor payment	0.0666667	5,000.00	100.000	0.9998664	4,999.33
	09/10/2015	COI	Vendor payment	0.0666667	25,000.00	100.000	0.9998664	24,996.66
	09/10/2015	COI	Vendor payment	0.0666667	12,500.00	100.000	0.9998664	12,498.33
	09/10/2015	COI	Trustee reimbursement	0.0666667	(27,500.00)	100.000	0.9998664	(27,496.33)
	09/10/2015	COI	Vendor payment	0.0666667	36,500.00	100.000	0.9998664	36,495.12
	09/25/2015	CONSTRUCTI	Req payment	0.1500000	4,929,563.00	100.000	0.9996993	4,928,080.90
	01/07/2016	CONSTRUCTI	Req payment	0.7166667	1,371.00	100.000	0.9985644	1,369.03
	03/18/2016	RESERVE	Tranf	1.1111111	114.00	100.000	0.9977751	113.75
	04/05/2016	COI	Transf to close acct	1.2055556	8,223.00	100.000	0.9975862	8,203.15
	04/13/2016	CONSTRUCT	Req payment	1.2500000	1,253,955.00	100.000	0.9974973	1,250,816.73
	08/08/2016	CONSTRUCT	Req payment	1.8888889	1,464.00	100.000	0.9962206	1,458.47
2017	06/30/2017	CONSTRUCT	Req payment	3.6777778	2,205,691.00	100.000	0.9926544	2,189,488.86
2019	03/07/2019	CONSTRUCT	Disbursement	7.0500000	3,500.00	100.000	0.9859665	3,450.88
	05/24/2019	CONSTRUCT	Disbursement	7.4777778	2,644.00	100.000	0.9851213	2,604.66
2021	12/16/2020	CONSTRUCT	Disbursement	10.6000000	3,500.00	100.000	0.9789747	3,426.41
	03/19/2021	CONSTRUCT	Disbursement	11.1166667	3,247.00	100.000	0.9779613	3,175.44
	04/15/2021	COI	Revenue	11.2611111	352.00	100.000	0.9776781	344.14
99999	08/31/2021		Unspent Proceeds as of 08/31/2021	12.0166667	308,620.00	100.000	0.9761984	301,274.36
					28,491.40			(0.01)

Arbitrage Yield Limit	5.1188657
Internal Rate of Return	0.4013354
Calculation Standard	MSRB 30/360 SEMI 4/3